

PUBLIC NOTIFICATION



Approval Sought:	Material Change of Use and Reconfiguring a Lot
Proposed Development:	Two (2) Dwelling Houses (Building Envelopes) and Reconfiguration of a Lot (two lots into three lots)
Where:	25 Mill Street, Bajool
Lot Description:	Lot 2 on B28617 and Lot 188 on SP107818
Application Reference:	D/69-2026

Make a submission from:

16 June 2026 to 6 July 2026

You may make a submission to Rockhampton Regional Council

PO BOX 1860, Rockhampton QLD 4700

Email: enquiries@rrc.qld.gov.au

Phone: 07 4932 9000 or 1300 22 55 77

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

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



DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)	Christopher Andrew Galvin & Simone Irene Galvin
Contact name (only applicable for companies)	Bristi Basak / Nirmala Kumar
Postal address (P.O. Box or street address)	C/- GSPC, PO BOX 379
Suburb	Gracemere
State	QLD
Postcode	4702
Country	Australia
Contact number	(07) 4922 7033
Email address (non-mandatory)	admin@gspc.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	(07) 4922 7044
Applicant's reference number(s) (if applicable)	261421

1.1) Home-based business

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

2) Owner's consent

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

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		25	Mill Street	Bajool
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4699	2	B28617	Rockhampton Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		25	Mill Street	Bajool
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4699	188	SP107818	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: <input type="text"/>	

- 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: <input type="text"/>	

3.3) Additional premises

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

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

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

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

Name of airport:

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

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):*

Application for Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

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 checked="" 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 ²) (if applicable)
Dwelling House	<p><i>Dwelling house</i> means a residential use of premises involving—</p> <ul style="list-style-type: none"> a. 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or b. dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling. 		

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

- Yes
 No

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

- Yes – provide details below or include details in a schedule to this development application
 No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

2

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

- | | |
|---|--|
| <input checked="" 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	3			

10.2) Will the subdivision be staged?

- Yes – provide additional details below
 No

How many stages will the works include?	2
What stage(s) will this development application apply to?	Both of the 2 stages

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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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)

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.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: _____		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots: _____
<input type="checkbox"/> No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Rockhampton Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- 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

<input type="checkbox"/> Erosion prone area in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> 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
Matters requiring referral to the local government: <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
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <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
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <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?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> 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 <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> • <i>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</i> • <i>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</i>

- 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. An ERA requires an environmental authority to operate. See 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 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 for further information on environmental offsets.

Koala habitat in SEQ Region

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

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

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

No

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

Water resources

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

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

No

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

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

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

Date received: Reference number(s):

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

Note: For completion by assessment manager if applicable

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

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

I, Christopher Andrew Galvin

[Insert full name]

and

I, Simone Irene Galvin

[Insert full name]

as owners of the premises identified as follows:

Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

[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 2 on B28617 & Lot 188 on SP107818

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

C. Galvin

Christopher Andrew Galvin
[Signature of owner]

31/3/26

Date signed

S. I. Galvin

Simone Irene Galvin
[Signature of owner]

31/03/2026

Date signed

GSPC

(Gracemere Surveying and Planning Consultants Pty Ltd)

ABN: 40 124 780 445

Operations Office:

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Email: jag@gspc.com.au

Our Ref: 261421

29th April 2026

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

Attention: Development Assessment

Dear Sir/Madam,

RE: Resubmitting Application for Development Permit for Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

We refer to abovementioned proposed Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street in Bajool 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.
- We understand, Council Fees for Reconfiguring of a Lot application is payable. Please contact our Rockhampton office on 4922 7033 to provide details of payment of Council Fees.

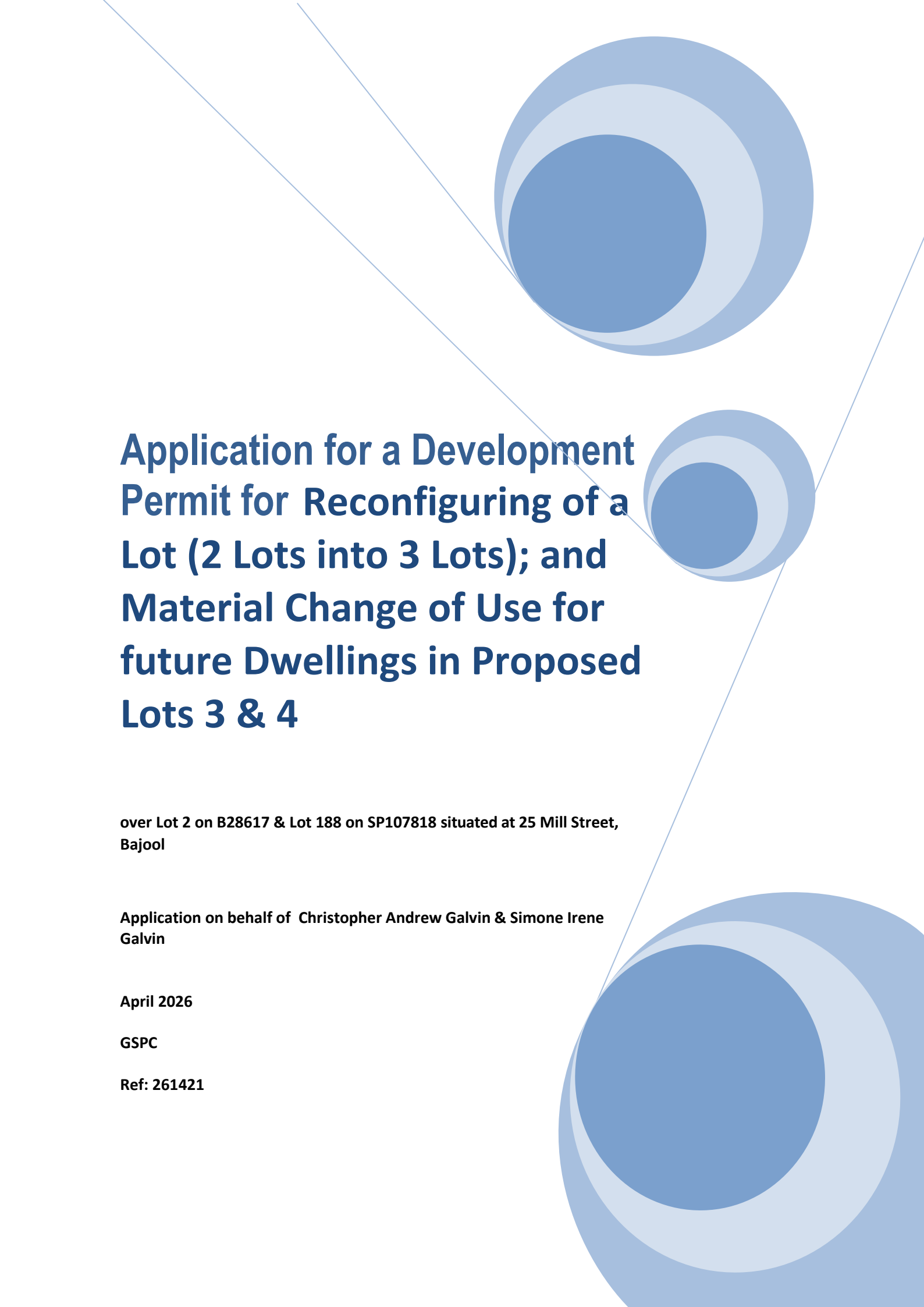
We hope this information is satisfactory to your requirements. Please contact our Rockhampton office if you require further information.

Yours sincerely,

GSPC



Bristi Basak
Urban & Regional Planner



Application for a Development Permit for Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4

over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

Application on behalf of Christopher Andrew Galvin & Simone Irene Galvin

April 2026

GSPC

Ref: 261421

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Appendix A – Assessment against Rockhampton Regional Planning Scheme 2015

- Addressing Township Zone Code
- Addressing Special purpose zone code
- Addressing Reconfiguring a lot code
- Addressing Water and sewer code
- A copy of the Duty Planner’s email dated 1st September 2025

Appendix B – Proposal Plans

Appendix C – Site Information

Appendix D – Site Mapping

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

1 APPLICATION DETAILS AND OVERVIEW

PROPOSED DEVELOPMENT:	Development Permit for Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4
SITE ADDRESSES:	25 Mill Street, Bajool
REAL PROPERTY DESCRIPTIONS:	Lot 2 on B28617 & Lot 188 on SP107818
EXISTING SITE AREA:	Lot 2 on B28617 – 607 m ² Lot 188 on SP107818 – 1.15ha
ASSESSMENT MANAGER:	Rockhampton Regional Council
OWNER/APPLICANT DETAILS:	Christopher Andrew Galvin & Simone Irene Galvin
REFERRAL AGENCY	A state referral may be required since development Site is within 25m of railway corridor
PLANNING INSTRUMENT DETAILS	
PLANNING SCHEME:	Rockhampton Region Planning Scheme (2015)
ZONE:	Special Purpose & Township Zones
LEVEL OF ASSESSMENT:	Impact Assessment
APPLICABLE OVERLAYS:	<ul style="list-style-type: none"> • Acid Sulfate Soils (Land above 5m and below 20m AHD); • Floodplain Investigation Area; • Road Hierarchy - Rural Access; and • Transport Noise Corridors – (Railway Noise Corridor - Categories 2 & 3.
STATE PLANNING POLICY	<p>NATURAL HAZARDS RISK AND RESILIENCE</p> <ul style="list-style-type: none"> • Flood hazard area - local government flood mapping area • Flood hazard area - Level 1 - Queensland floodplain assessment overlay <p>TRANSPORT INFRASTRUCTURE</p> <ul style="list-style-type: none"> • Railway corridor <p>WATER RESOURCES</p> <ul style="list-style-type: none"> • Water resource planning area boundaries <p>AREAS WITHIN 25M OF A STATE TRANSPORT CORRIDOR</p> <ul style="list-style-type: none"> • Area within 25m of a railway corridor
APPLICABLE DEVELOPMENT CODES:	<ul style="list-style-type: none"> • Special Purpose zone code; • Township Zone code; • Access, parking and transport code; • Filling and excavation code; • Landscape code; • Reconfiguring a lot code; • Stormwater management code; • Waste Management code; and • Water and sewer code
PRIMARY CONTACT	Gracemere Surveying and Planning Consultants (GSPC) Pty Ltd.

2 INTRODUCTION

This report has been prepared on behalf of the Applicants, Christopher Andrew Galvin & Simone Irene Galvin, to accompany a development application for Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street in Bajool.

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

This proposal is within Special Purpose & Township Zones of Bajool directly across Mill Street from Bajool State School, and is in close proximity to Bajool Country Store, Marmor BP Service Station and Marmor Police Station. Existing Lot 188 on SP107818 is in the Special Purpose Zone, only because it was, historically, Qld Rail land. When it became surplus to Qld Rail requirements, it was sold to private ownership for Township Zone use; and being adjoining to existing residential uses and across Mill Street from Bajool State School, the most compatible use for the land is some form of residential purpose.

The purpose of the subdivision is to make the existing Lot 2 on B28617 bigger in Stage 1 and create 2 Lots for future use in Stage 2. Please refer to **Figure 3** of this report.

Stage-1: Proposed Lot 2 (4000 m²)

Stage-2 : Proposed Lots 3 (4007 m²) and 4 (4098 m²).

The site has total area of 12,107m² as follows:

Lot 2 on B28617 – 607 m² and
Lot 188 on SP107818 – 1.15ha.

Existing Lot 2 on B28617 has an existing single dwelling house whereas Lot 188 on SP107818 is currently vacant land. The size of proposed Lot 2 shall be 4,000m², proposed Lot 3 shall be 4,007m², and proposed Lot 4 shall be 4,098m² which are greater than the minimum Lot size requirements in Special Purpose & Township Zones; however, are considered optimum sizes for on-site septic disposal purposes, according to Council's Planning Scheme requirements. Proposed Lots 2 to 4 shall continue to have access from Mill Street. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01 in **Appendix B**.

The subject allotments are situated at Mill Street, Bajool. The subject land is identified within Special Purpose & Township Zones under the Current *Rockhampton Region Planning Scheme 2015*. The proposed Reconfiguring of a Lot (2 Lots into 3 Lots) and Material Change of Use for future Dwellings over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street in Bajool is considered Impact Assessable development in accordance with the Prelodgement Advice of Council dated 1st September 2025. A copy of the Duty Planner's email dated 1st September 2025 is in **Appendix A** of this submission. An assessment against relevant Codes is in **Appendix A** of this submission. Ergon Energy's overhead electricity and Telstra are available at the site for connection. The existing house on Lot 2 on B28617 has two rain water tanks for water supply and septic tank for sewer purposes. Please refer to **Appendix D** for details.

This proposal is for Residential Uses. The proposal is consistent with the residential character and amenity of Mill Street and surrounding area, as shown in Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, contained in **Appendix B** of this submission.

The purpose of this report is to describe the site, its existing and proposed uses and to address the relevant Town Planning and Engineering issues with respect to the proposed development for Reconfiguring of a Lot (2 Lots into 4 Lots) over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street in Bajool. This report should be read in conjunction with the DA Form 1 and proposal plan prepared by GSPC within the Appendices of this submission.

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

3 PLANS AND ILLUSTRATIONS

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

Appendices	Document / Plan / Report
Appendix A – Assessment against the Rockhampton Region Planning Scheme (2015)	<ul style="list-style-type: none"> Addressing Special Purpose & Township Zone Codes; Addressing Reconfiguring a Lot code; Addressing Water and Sewer code; and A copy of the Duty Planner’s email dated 1st September 2025
Appendix B – Proposal Plan	<ul style="list-style-type: none"> Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, Sheets 01 & 02.
Appendix C – Site Information	<ul style="list-style-type: none"> SmartMap & QLD Globe Image; Current Rate Notice from Rockhampton Regional Council; Survey Plans SP107818 and B28617.
Appendix D – Site Mapping	<ul style="list-style-type: none"> Council’s Services and Contours map; SARA DA Mapping; State Planning Policy Mapping; Ergon Energy Map; and Telstra Plans.

4 SITE AND REAL PROPERTY DESCRIPTION

Site features and proposed layout are shown on the accompanying GSPC Plan 261421-01 prepared by Gracemere Surveying & Planning Consultants in **Appendix B** of this Report. The locality of the subject allotment is in Special Purpose & Township Zone and real property description is below:

Lot 2 on B28617 – 607 m² and
 Lot 188 on SP107818 – 1.15ha

Table 1 – Site Characteristics

SITE CHARACTERISTICS	DESCRIPTION
EXISTING LAND USE	Lot 2 on B28617 has an existing single dwelling house whereas Lot 188 on SP107818 is currently vacant land.
EXISTING STRUCTURES	Existing use as shown in Figure 1 - QLD Globe image over the allotments.
FRONTAGE AND ACCESS	Proposed Lots 2 & 3 shall continue to have access from Mill Street.

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

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool



Figure 1: QLD Globe image showing subject allotments

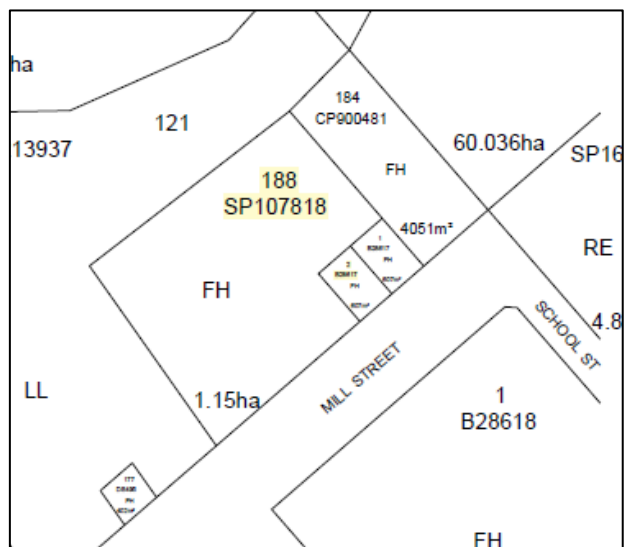


Figure 2: An extract of the SmartMap showing subject allotments

5 CERTIFICATES AND TITLES

Both the Lots are owned by Christopher Andrew Galvin & Simone Irene Galvin. A copy of Rate Notice from Rockhampton Regional Council mentioning Lot on Plan number and owner's name is in **Appendix C** of this submission. Due to the nature of the existing residential Lot and the establishment of adjoining uses, a search of the contaminated Land and Environmental Management Registers is not necessary.

5.1 EASEMENTS

No easements have been identified in this submission.

5.2 PRELODGEMENT ADVICE

A copy of the Duty Planner's email dated 1st September 2025 is in **Appendix A** of this submission. The proposed Reconfiguring of a Lot (2 Lots into 3 Lots) and Material Change of Use for future Dwellings over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street in Bajool is considered as Impact Assessable development in accordance with the Prelodgement Advice of Council dated 1st September 2025.

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

5.3 SITE AREA AND SHAPE

The subject allotments are generally rectangular in shape, totalling an area of 12,107m². Please refer to **Appendix C** – SmartMap and Aerial Map for details.

6 PROPOSED DEVELOPMENT

6.1 EXISTING AND PROPOSED USE OF LAND

The site is located within the Special Purpose & Township Zones under the Current *Rockhampton Region Planning Scheme 2015*. Lot 2 on B28617 has an existing single dwelling house whereas Lot 188 on SP107818 is currently vacant land as shown in QLD Globe in **Figure 1** and **Appendix C**. The size of proposed Lot 2 shall be 4,000m², proposed Lot 3 shall be 4,007m², and proposed Lot 4 shall be 4,098m² which are greater than the minimum Lot size requirements in Special Purpose & Township Zones; however, are considered optimum sizes for on-site septic disposal purposes, according to Council’s Planning Scheme requirements. Proposed Lots 2 to 4 shall continue to have access from Mill Street. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01 in **Appendix B**.

The proposed Impact assessable development will remain consistent with the surrounding residential character, environment and road appearance.

The subject development continues to utilise the land for existing residential purposes and the landowners are proposing to reconfigure the lots (2 Lots into 3 Lots) as shown in **Figure 3** below and **Appendix B**.



Figure 3: An extract of Proposal Plan

Development aspects of the Reconfiguring a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 are in **Table 2** below.

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

Table 2 – Development aspects of the Reconfiguring a Lot (2 Lots into 3 Lots)

SITE CHARACTERISTICS	DESCRIPTION
Site access	Proposed Lots 2, 3 & 4 shall have access from Mill Street.
Infrastructure	The existing house on proposed Lot 2 has two rain water tanks for water supply and septic tank for sewer purposes. Ergon Energy's overhead electricity and Telstra are available at the site for connection. Please refer to Appendix D for details.

7 SERVICES & INFRASTRUCTURE

The site is not connected with Council's water supply and sewer infrastructure. The existing house on proposed Lot 2 has two rain water tanks for water supply and septic tank for sewer purposes. Ergon Energy's overhead electricity and Telstra are available at the site for connection. Please refer to **Appendix D** for details. Stormwater shall be dispersed and disposed of over the land. Further noting, the subject development is for a subdivision and no changes or alterations to the existing services are considered as part of the development. Please refer to **Appendix D** of this submission.

8 STATUTORY FRAMEWORK

8.1 PLANNING ACT (PA) 2016

The PA 2016 is the statutory instrument for the State of Queensland under which development applications are assessed by local and state governments. The proposal involves Reconfiguring a Lot (2 Lot into 3 2 Lots) which is a Impact Assessable Development Application to be lodged with Rockhampton Regional Council.

8.1.1 Level of Assessment

The assessable development of this application is Impact assessment. In accordance with Section 45 (5) of the PA 2006:

An impact assessment is an assessment that-

- (a) must be carried out—
 - (i) against the assessment benchmarks in a categorising instrument for the development; and
 - (ii) having regard to any matters prescribed by regulation for this subparagraph; and
- (b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter—

- a planning need
- the current relevance of the assessment benchmarks in the light of changed circumstances
- whether assessment benchmarks or other prescribed matters were based on material errors

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

This application includes an assessment against relevant assessment benchmarks in Appendix A.

8.1.2 Public Notification

Section 53(1) of the Planning Act (PA) 2016 states:

An applicant must give notice of a development application if:

- any part of the application requires impact assessment; or
- the application includes a variation request

The application requires Impact assessment and therefore notice of the application is required to be published under Section 53(1) of the PA2016.

8.1.3 Referral

Under Section 54(2) of the PA2016:

A referral agency, for a development application, is:

- (a) the person prescribed by regulation as a referral agency for applications of that type; or*
- (b) if that person's functions have been devolved or delegated to another person—the other person; or*
- (c) if the Minister has decided that a person is a referral agency under section 48(6)—that person.*

Part 4, Section 22(1) of the Planning Regulation states that:

(1) Schedules 9 and 10 prescribe:

- (a) for section 54(2)(a) of the Act, the referral agency for the development applications stated in the schedules.*

The proposed development may need to be referred to SARA as it is located within 25m buffer of a railway corridor.

8.2 STATE PLANNING REQUIREMENTS

8.2.1 State Planning Policy (SPP) 2017

The SPP was released on 3 July 2017. It is a state planning instrument made under Chapter 2 Part 2, Section 10 of the PA2016. The SPP outlines 17 state interests that must be considered in every planning scheme across Queensland. These state interests are arranged under five broad themes:

- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the SPP represents an assessment benchmark and the assessment manager must have regard to SPP's, if it is not identified and addressed in the Rockhampton Region planning scheme.

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

The proposed development is to be assessed under the Rockhampton Region Planning Scheme 2015, and as such the proposal will be assessed against the assessment benchmarks in the SPP to the extent of any inconsistency (as set out by Section 8 of the Act).

The SPP Interactive Mapping System (IMS) indicates that the subject site is located within the following overlays; refer to **Figure 4**.

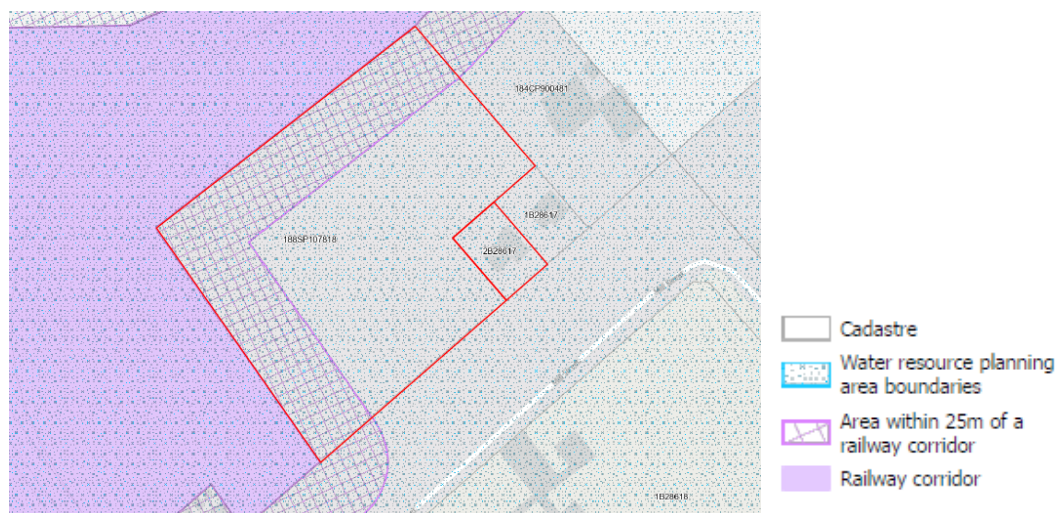


Figure 4: An Extract of State Interest (Source: SPP IMS)

- (a) **Safety and resilience to hazards** – Flood hazard area – (According to the Planning Scheme, the proposed allotments are located within Flood Investigation Area. Therefore, further assessment has not been done)

8.2.2 State Development Assessment Provisions

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



The proposed development is for the Reconfiguring a Lot - (2 Lots into 3 Lots) subdivision; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4. The proposal shall not have any adverse impact on any state interests. However, A state referral may be required since development Site is within 25m of railway corridor.

9 ROCKHAMPTON REGION PLANNING SCHEME (2015)

9.1 STRATEGIC FRAMEWORK

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

Proposal complies- as proposed additional residential content will bolster the ‘demand’ for the existing commercial & education facilities in the small township of Bajool, where facilities are struggling to survive due to dwindling population numbers.

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

Not Applicable- as the proposed development is not located in either Rockhampton or Gracemere.

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

Not Applicable- as the proposed development is not located in Mount Morgan.

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

Proposal complies- as it is in the existing township of Bajool and has been made compact enough to comply with all planning scheme code requirements, including Water & Sewer code.

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

Not Applicable- as the proposed development is not located in any industrial area.

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

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

Not Applicable- as the proposed development is not located in any future urban or future industrial area.

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

Proposal complies- as additional houses may be established on proposed Lots 3 & 4 in an affordable area, close to township services and facilities.

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

Not Applicable- as No higher density development is proposed in this submission; however, the proposed residential use is in very close proximity to existing active transport infrastructure.

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

Proposal complies- as future structures over proposed Lots 3 & 4, will be designed to comply, noting the structures may only be compatible with township residential use.

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

Not Applicable- as No Centres are proposed in this submission.

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

Not Applicable- as No Centres are proposed in this submission.

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

Not Applicable- as No Centres are proposed in this submission.

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

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

Not Applicable- as the proposal is not around a centre or high density area. Nonetheless, existing open space within the township of Bajool, is in close proximity to the subject proposal.

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

Proposal complies- Queensland Rail have disposed off Lot 188 on SP107818 as surplus to their Special Purpose use; and in being absolute proximity to Township residential & community (educational) facility, the proposed form of residential development, is the most compatible use for this site.

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

Proposal complies- The proposed lots are minimum 4000m² each, in area, to comply with Planning Scheme code AO17.1 of council's Water & Sewer codes.

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

Not Applicable- as the proposal is not over rural land.

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

Not Applicable- as the proposal is not over rural land.

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

Not Applicable- as the proposal is not over areas of scenic and environmental values identified in the Rockhampton Region Planning Scheme 2015.

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

Not Applicable- as the proposal has no impacts on identified areas of cultural heritage within the Rockhampton Region.

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

Proposal complies- The subject land is only mapped as Flood Investigation Area in the planning scheme ; and the current landowners, in speaking with older residents of Bajool, advise that the subject land has no history of flooding.

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,

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

culture, character and sense of place. These areas are to be protected from incompatible development.

Not Applicable- as this sympathetic & low scale development is proposed within the long established Township of Bajool, with no perceived impacts on the natural environment and hazards.

(2) *Development does not create unsustainable impacts on:*

- (a) *the natural functioning of floodplains;*
- (b) *environmentally significant areas, including areas of state and locally significant vegetation, which provide fauna habitat and support biodiversity; and*
- (c) *the quality of water entering waterways, wetlands and local catchments.*

(3) *Development does not increase the risk to human life and property in areas that are affected, or potentially affected, by storm-surge, erosion, sea-level rise or other coastal processes, flooding, bushfire, or landslide. This occurs through the avoidance of natural hazards in new development areas, particularly greenfield areas and the mitigation of risks in existing built-up areas.*

Not Applicable- as this sympathetic & low scale development is proposed within the long established Township of Bajool, with no perceived impacts on the natural environment and hazards.

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

Not Applicable- as this sympathetic & low scale development is proposed within the long established Township of Bajool, with no perceived impacts on the natural environment and hazards.

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.*

Proposal complies- Since Qld Rail has disposed of Lot 188 on SP107818 as surplus to their Special Purpose use, the proposed development is the most compatible and sympathetic towards maintaining the long existing identity of the Bajool Community.

- (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.*

Proposal complies- Since Qld Rail has disposed of Lot 188 on SP107818 as surplus to their special purpose use, the proposed development is the most compatible and sympathetic towards maintaining the long existing identity of the Bajool Community.

- (3) *Cultural heritage including character housing and heritage buildings are conserved and enhanced.*

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Not Applicable- as the proposal has no impacts on the cultural heritage character or buildings within the Rockhampton region.

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

Not Applicable- as No public place is proposed in this Application.

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- as the proposed residential use is proposed within the long established Township of Bajool, and is in very close proximity to existing active transport infrastructure.

(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- as No trunk infrastructure is proposed in this Application.

(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- as No trunk infrastructure is proposed in this Application.

(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.*

Not Applicable- as No trunk infrastructure is proposed in this Application.

Infrastructure and services

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

- (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.*

Not Applicable- as No trunk infrastructure or services are proposed in this Application.

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.*

Proposal complies- The proposed residential development is poised to boost demand for services in the township of Bajool, whilst strengthening the demand for services provided in Rockhampton, which is within easy reach.

(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).*

Proposal complies- as it enhances the importance of Rockhampton as the strategic centre for the region.

(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- as it is poised to enhance the locality community's opportunities to protect & conserve its traditional assets and resources, by growing number of participants within the community.

(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.*

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

Not Applicable- as the proposal is with well established Township of Bajool where it does not impact 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- as the proposal is not within areas of planning scheme identified natural assets.

10 LOCAL PLANNING INSTRUMENT

10.1 OVERVIEW

Section 10 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.

Planning Scheme	Rockhampton Regional Planning Scheme 2015.
Zone	Special Purpose zone & Township Zone
Overlays	<ul style="list-style-type: none"> ▪ Acid Sulfate Soils (Land above 5m and below 20m AHD); ▪ Floodplain Investigation Area; ▪ Road Hierarchy - Rural Access; and ▪ Transport Noise Corridors – (Railway Noise Corridor - Categories 2 & 3.
Codes	<ul style="list-style-type: none"> • Special Purpose zone code; • Township Zone code; • Access, parking and transport code; • Filling and excavation code; • Landscape code; • Reconfiguring a lot code; • Stormwater management code; • Waste Management code; and • Water and sewer code

10.2 ZONING

The subject Allotment is situated within Special Purpose zone & Township Zone.

10.3 SURROUNDING ZONING OF LAND

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

NORTH	North of the subject allotments is Special purpose zone.
EAST	East of the subject allotments contain Township zone.

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

SOUTH	South of the subject allotments contain Township zone.
WEST	West of the subject allotments contain Special purpose zone.

The size of proposed Lot 2 shall be 4,000m², proposed Lot 3 shall be 4,007m², and proposed Lot 4 shall be 4,098m² which are greater than the minimum Lot size requirements in Special Purpose & Township Zones; however, are considered optimum sizes for on-site septic disposal purposes, according to Council’s Planning Scheme requirements. Proposed Lots 2 to 4 shall continue to have access from Mill Street.





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

10.4 OVERLAYS

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

Overlays	Comment
<p>Acid Sulphate Soils</p>	<p>The proposal is located within land above 5m and Below 20m AHD. However, the proposed development is for reconfiguring a lot; Material Change of Use for future Dwellings in Proposed Lots 3 & 4. No building is proposed in this submission. Therefore, this overlay is not further addressed.</p>
<p>Floodplain Investigation Area</p>	<p>The site is located within Floodplain Investigation area. The proposal is not for storing any hazardous materials and no new building is proposed in this submission. Therefore, this overlay is not further addressed.</p>
<p>Road Hierarchy Overlay – Rural Access</p>	<p>The proposed development is for reconfiguring a lot; and Material</p>

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

 <p>Rural Access</p>	<p>Change of Use for future Dwellings in Proposed Lots 3 & 4, and shall not have any adverse impact on Road Hierarchy overlay. Therefore, further assessment of this overlay is not required.</p>
<p>Railway Noise Corridor</p>  <p>Railway Noise Corridor</p> <ul style="list-style-type: none"> ■ Rail Corridor Category 0 ■ Rail Corridor Category 1 ■ Rail Corridor Category 2 ■ Rail Corridor Category 3 ■ Rail Corridor Category 4 	<p>The proposal is for RoL and MCU for future Dwellings in Proposed Lots 3 & 4; and no building is proposed in this submission. Proposed Building Envelopes are shown on proposal plan for future dwelling house and ancillary structures excluding 25m buffer of the railway corridor. It is noted that the railway line to the north, in proximity to the proposed Building Envelopes, is only a 'spur line' used intermittently for basic wagon/carriage maintenance purposes. Therefore, noise emissions from this source are rare occurrences. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, Sheet 01 in Appendix B of this submission. There is a dwelling house over Lot 177 on DS395 within 25m of the Railway corridor. Please refer to the Qld Globe image in Appendix C of this application.</p>

10.5 LEVEL OF ASSESSMENT

The proposed development is considered as impact Assessable development application in accordance with the *Rockhampton Regional Planning Scheme 2015*. The proposed development requires assessment against the applicable codes in accordance with the *Planning Act 2016*. An Assessment against the applicable development codes of the *Planning Scheme* is contained in **Appendix A** of this submission. Some of the Secondary codes are addressed in **Section 11** of this report.

11 RELEVANT PLANNING SCHEME CODES

Table 5: PLANNING SCHEME OVERVIEW

Zone Code	Special Purpose zone & Township Zone.
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Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

Development Codes

- Access, parking and transport code;
- Filling and excavation;
- Landscape code;
- Reconfiguring a Lot code;
- Stormwater management code;
- Waste Management code; and
- Water and sewer code

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

- Access, parking and transport code;
- Filling and excavation;
- Landscape code;
- Stormwater management code;
- Waste Management code; and

11.1 ACCESS, PARKING AND TRANSPORT CODE

The proposed development does not intend to change the overall outcomes of the code. All proposed Lots 2 to 4 shall continue to have frontage and access from Mill Street. Existing accesses are marked on QLD Globe image in **Appendix C** of this submission. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, Sheets 01 & 02 in **Appendix B** of this submission. The proposal continues to comply with the code and does not require full assessment.

11.2 FILLING AND EXCAVATION

The proposal is for Reconfiguring a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4. The proposal does not propose any new building in this application. Hence, no filling or excavation activity is proposed in this submission. Therefore, no change in the outcome of the code has been suggested. Hence, the proposal is not required to be assessed against the filling and excavation code.

11.3 LANDSCAPE CODE

The subject development is for a Reconfiguring a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 and no non-residential related landscaping is occurring between the subject allotments. Therefore, the landscaping code is not applicable to this proposal and is not required to be addressed.

11.4 STORMWATER MANAGEMENT CODE

The proposal does not affect the natural waterway corridor and drainage paths. Stormwater shall disperse and dispose of on the ground. Please refer to the Council's Infrastructure and Contour Map in **Appendix D** of this submission. Therefore, the stormwater management code is not addressed in this submission.

11.5 WASTE MANAGEMENT CODE

The proposal is for RoL (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4. Council provided waste bins shall be screened from the view of the adjoining

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

lots, streets and public spaces. The proposed Lots shall be serviced by Council's existing waste collection system. Therefore, the waste management code is not addressed in this submission.

12 SUMMARY

The proposed Reconfiguring a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 is considered as impact assessable development in accordance with the prelodgement advice of Council dated 1st September 2025. The proposal generally meets the code requirements triggered as part of this Application. Given the nature of the proposal being reconfiguring a Lot, it is considered to create no likely impacts on the current and surrounding environment of the subject allotments. Further, all existing infrastructure will continue to be utilised within all allotments. Overall, this report and its relevant attachments are provided as a comprehensive submission to Council and we look forward to receiving Council's favourable consideration of this development application.



APPENDIX B – PROPOSAL PLANS

- Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, Sheets 01 & 02.

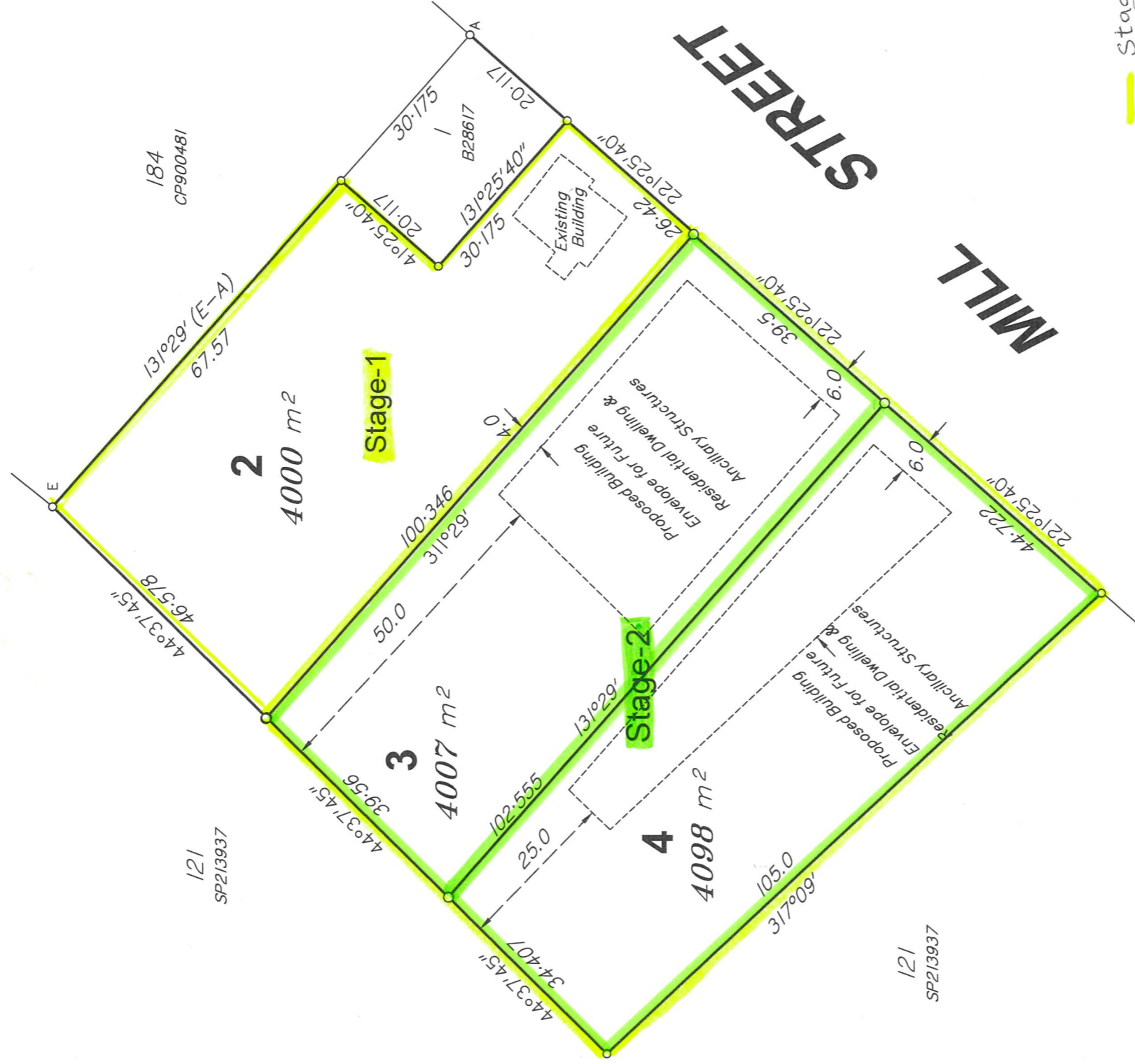
Application on behalf of Christopher Andrew Galvin & Simone Irene Galvin

April 2026

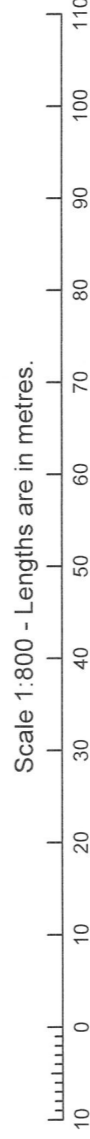
GSPC

Ref: 261421





— Stage-1
— Stage-2



Plan of

Proposed Lots 2 to 4 and Proposed Building Envelopes in Lots 3 & 4

*Cancelling Lot 188 on SP107818
& Lot 2 on B28617*

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

GSPC

(Gracemere Surveying and Planning Consultants Pty Ltd)

ABN: 40 124 780 445

PO Box 379 Gracemere QLD 4702

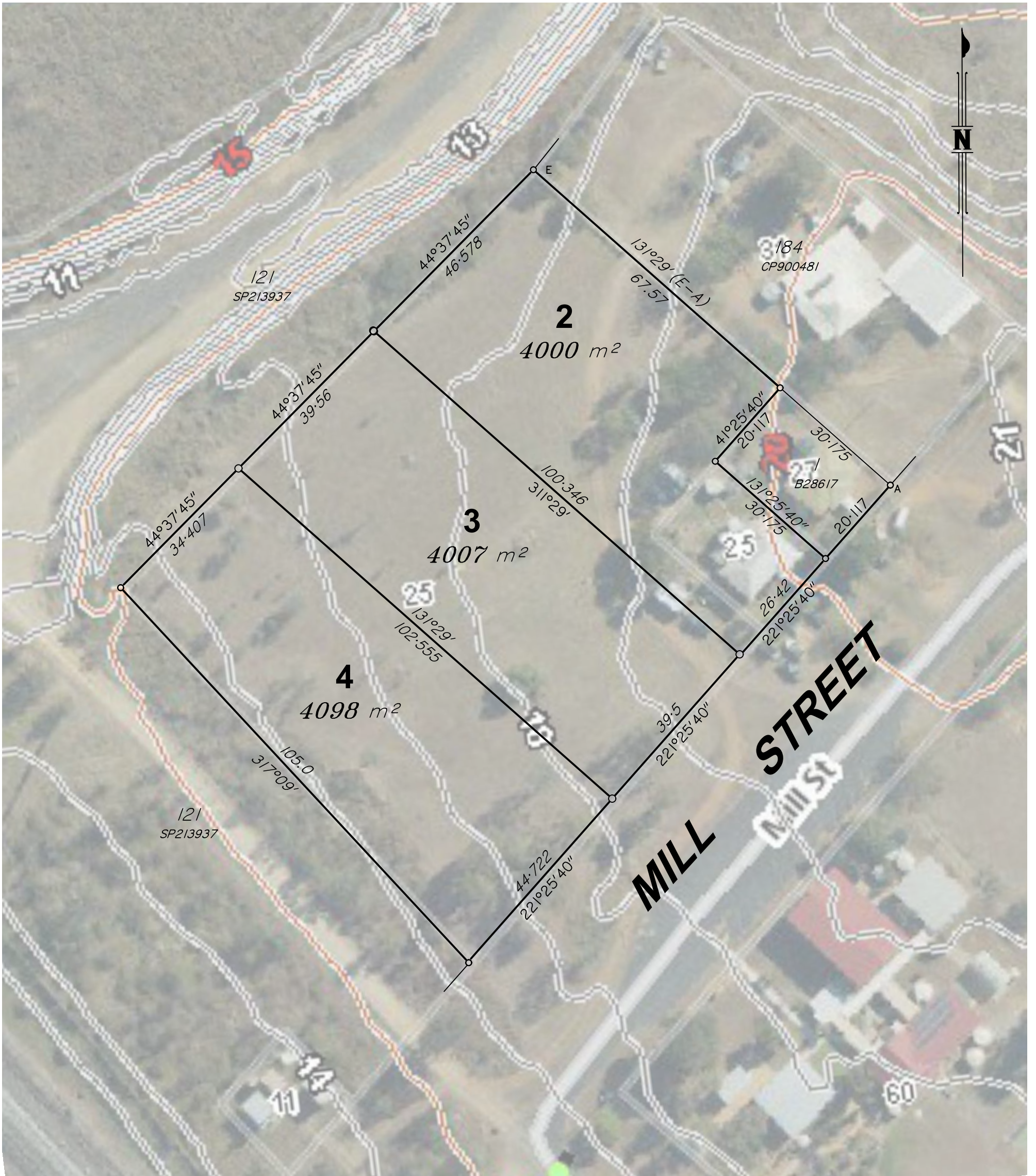
Rockhampton & Toowoomba

PH: (07) 4922 7033 email: admin@gspc.com.au FAX: (07) 4922 7044

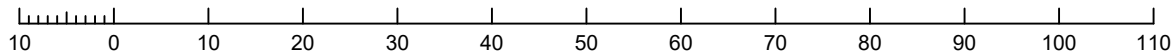
PLAN SCALE	1:800
AUTOCAD SCALE	1:1000
DATE	26/03/26
DRAWN	Bristi

SHEET 1 OF	2
REF.	261421-01

LOCALITY	BAJOOL
LOCAL GOVERNMENT	ROCKHAMPTON REGIONAL C.
HORIZONTAL DATUM	CAM
MERIDIAN	SP107818
VERTICAL DATUM	AHD
DERIVED vide	RRC Datum
MAP REF	9050-42442



Scale 1:800 - Lengths are in metres.



Plan of

Proposed Plan of Lots 2, 3 & 4 Superimposed on Google imagery and Contour Map

*Cancelling Lot 188 on SP107818
& Lot 2 on B28617*

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

GSPC

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LOCALITY BAJOOL
LOCAL GOVERNMENT ROCKHAMPTON REGIONAL C.
HORIZONTAL DATUM CAM
MERIDIAN SP107818
VERTICAL DATUM AHD
DERIVED vide RRC Datum
MAP REF 9050-42442

PLAN SCALE 1:800
AUTOCAD SCALE 1:1000
DATE 26/03/26
DRAWN Bristi

SHEET 2 OF 2
REF. 261421-01



APPENDIX A – ASSESSMENT AGAINST ROCKHAMPTON REGION PLANNING SCHEME 2015

- Addressing Township Zone code;
- Addressing Special Purpose Zone code;
- Addressing Reconfiguring a Lot Code;
- Addressing Water and Sewer code; and
- A copy of an email of Duty Planner's Advice dated 1st September 2025

**Application on behalf of Christopher Andrew Galvin &
Simone Irene Galvin**

April 2026

GSPC

Ref: 261421



Overall Outcomes	Proposal	Compliance
<p>(g) the establishment of one (1) precinct within the zone where particular requirements are identified:</p> <p>(i) Kabra and Stanwell precinct.</p>	<p>dwelling houses have been proposed over the proposed Lot 2. Adjoining lands are not rural land. No non residential development has been proposed in this submission. The proposal is not for establishing any precinct. The proposed development shall not have any adverse impact on scenic amenity and natural features, as no building has been proposed at this stage. Therefore, this proposal maintains the character of the neighbourhood.</p>	

6.7.7.3 Specific benchmarks for assessment

Table 6.7.7.3.1 — Development outcomes for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Where involving a new building or expansion to an existing building		PO1 to PO3. Not applicable. The proposal is not for a new building or expansion to an existing building.	N/A
Built form			
Amenity			
<p>PO4 Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby sensitive land use(s) are minimised.</p>	<p>AO4.1 Non-residential development, where adjoining a sensitive land use:</p> <p>(a) includes a 1.8 metre high screen fence for the full length of a common boundary;</p> <p>(b) locates car parking, service and waste storage areas a minimum of four (4) metres from a common boundary; and</p> <p>(c) provides a planting area that is:</p> <p>(i) a minimum of one (1) metre in width for the full length of all common side boundaries; and</p> <p>(ii) a minimum of three (3) metres in width for the full length of a common rear boundary.</p> <p>AND</p>	<p>PP4. Proposal complies. The proposal is for Reconfiguring a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4. Non residential development is not proposed in this submission.</p>	<p>✓</p>

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	<p>AO4.2 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of fifty (50) per cent transparent to obscure views and maintain privacy for residents.</p> <p>AND</p> <p>AO4.3 New building plant or air-conditioning equipment is located within, underneath or central to the building and screened from view of the street and any adjoining residential zone.</p>		
Streetscape and landscaping			
<p>PO5 Landscaping and streetscaping is provided to:</p> <ul style="list-style-type: none"> (a) enhance public streets and spaces; (b) create an attractive environment that is consistent with, and defines, the local character of the zone; (c) enhance the appearance of the development; (d) screen components of development from adjoining sensitive land use(s) and from the street; and (e) allow shading for pedestrian comfort. 	<p>AO5.1 Development includes a minimum landscaped area of ten (10) per cent of the total site area.</p>	<p>PP5. Proposal complies. The proposal is for Reconfiguring a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4, low density residential purpose Landscaping in future stages shall maintain the Planning Scheme requirements.</p>	✓
Land use			
Caretaker's accommodation			
<p>PO6 The development does not compromise the productivity of the use.</p>	<p>AO6.1 No more than one (1) caretaker's accommodation is established on the site.</p>	<p>PP6. Not applicable. The proposal is not for Caretaker's accommodation.</p>	N/A
Home based business			
<p>PO7</p>	<p>AO7.1 The home based business has a maximum gross floor area of 100 square metres.</p>	<p>PP7. Not applicable. The proposal is not for Home based business.</p>	N/A

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>Development for a home based business is operated, designed and sited in a manner that:</p> <ul style="list-style-type: none"> (a) is an appropriate scale and intensity; (b) is integrated with the primary use of the site for a dwelling house; (c) does not adversely affect the safety and private recreation needs of adjoining premises; (d) does not adversely affect the streetscape and street function; and (e) 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>AND</p> <p>AO7.2 The home based business is carried out within an existing building or structure.</p> <p>AND</p> <p>AO7.3 Hours of operation are between the hours of 07:00 and 19:00 Monday to Saturday, and 08:00 and 19:00 Sunday and public holidays (except for a bed and breakfast accommodation or home based child care).</p> <p>AND</p> <p>AO7.4 The home based business involves a minimum of one (1) resident of the dwelling.</p> <p>AND</p> <p>AO7.5 A maximum of one (1) worker, not residing in the dwelling house, is employed in the home based business.</p> <p>AND</p> <p>AO7.6 The home based business contains visitor parking within the site.</p> <p>AND</p> <p>AO7.7</p>		

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	<p>Where bed and breakfast accommodation does not exceed three (3) bedrooms.</p> <p>AND</p> <p>AO7.8 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>AND</p> <p>AO7.9 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.</p> <p>AND</p> <p>AO7.10 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.</p> <p>AND</p> <p>AO7.11 Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2019</i>, as updated from time to time.</p>		
Market			
<p>PO8 Development provides adequate separation, buffering and screening from residential</p>	<p>AO8.1 Temporary structures, active outdoor use areas, site access and car parking, servicing or</p>	<p>PP8 & PP9. Not applicable. The proposal is not for Market.</p>	<p>N/A</p>

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
premises so that the privacy and amenity of such premises are not adversely affected.	storage areas are set back from any boundary adjoining residential premises a minimum of six (6) metres.		
PO9 The development is temporary in nature having regard to length of time and operation of the use.	AO9.1 Development does not occur for more than twenty-eight (28) days in any one (1) calendar year.		
Roadside stall			
PO10 Roadside stalls minimise adverse impacts on the amenity of any adjoining land use and the surrounding area.	AO10.1 Any structure used for a roadside stall: (a) has a maximum floor area of twenty (20) square metres; (b) is located entirely within the property and not on the road reserve; and (c) is set back from any boundary adjoining residential premises a minimum of six (6) metres. AND AO10.2 Site access, car parking and storage areas: (a) are located entirely within the property and not on the road reserve; and (b) use the same driveway as the primary property access.	PP10 & PP11. Not applicable. The proposal is not for Roadside stall.	N/A
PO11 The development is temporary in nature having regard to length of time and operation of the use.	AO11.1 Roadside stalls do not operate for more than twenty-eight (28) days in any one (1) calendar year.		
Sales office			
PO12 The development for a sales office is temporary in nature having regard to length of time and operation of the use.	AO12.1 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.	PP12. Not applicable. The proposal is not for Sales office.	N/A
Effects of development			
PO13	AO13.1	PP13. Not applicable. The proposal is not for Non-residential development.	N/A

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Non-residential development maintains a high level of amenity for the surrounding area, having regard to hours of operation and noise.	Non-residential uses operate between the hours of 06:00 and 22:00.		
PO14 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.	AO14.1 Outdoor lighting is designed, installed and maintained in accordance 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.	PP14. Proposal complies. Any outdoor lighting shall be designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282.	✓
PO15 Outdoor storage areas are screened from the streetscape and adjoining sensitive land use(s).	AO15.1 Outdoor storage areas are: (a) located behind the front building line; (b) screened from view from off-site public places; and (c) screened from adjoining sensitive land use(s) by a 1.8 metre high solid screen fence.	PP15. Proposal complies. The proposal is for Ro ; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4. Any outdoor storage areas shall be screened from the streetscape and adjoining sensitive land use(s).	✓
Parking, access and transport			
PO16 The transport network is functional and has sufficient capacity to accommodate the demands generated by the development.	AO16.1 Developments for non-residential uses are located on a road classified minor urban collector or higher only, and access to the development is not from an urban access road or a rural access road.	PP16. Proposal complies. The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4. All proposed Lots shall continue to have access from Mill Street. The proposal is not for development of non residential uses.	✓

Table 6.7.7.3.2 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Built form – additional provisions			
PO17 Uses with more than two (2) dwellings on a site are at a scale and nature that is compatible with the local character, streetscape and role of the township.	AO17.1 Residential uses except for dwelling house, dwelling unit and home based business (bed and breakfast) are located on a site with a minimum area of 1,200 square metres.	PP17. Proposal complies. The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4. Building envelopes are shown for future residential development and ancillary structures. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on	✓

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
		SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, sheet-1 in Appendix B .	
<p>PO18 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for passive surveillance; (b) building designs which reduce opportunity for concealment; (c) adequate lighting; (d) clear definition of public and private property; (e) clear building entrances; and (f) appropriate way finding mechanisms (such as signage). 	No acceptable outcome is nominated.	PP18. Not applicable. The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4.	N/A
Land use			
<p>PO19 Non-residential uses are of a scale, and in a location that:</p> <ul style="list-style-type: none"> (a) is appropriate to serve the needs of visitors and residents of the township; (b) does not adversely affect the viability of other centres by limiting commercial and retail uses to 200 square metres in gross floor area; (c) are located on the town's main street or are collocated with other non-residential uses of a similar nature; and (d) do not unduly detract from the amenity of nearby residential land uses. <p>Editor's note—SC6.9 – Economic impact assessment planning scheme policy provides guidance on how to achieve compliance with this performance outcome.</p>	No acceptable outcome is nominated.	PP19. Not applicable. The proposal is not for Non-residential development.	N/A
Effects of development			

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>PO20 Development does not unduly impact on the existing amenity and character of the locality, having regard to:</p> <ul style="list-style-type: none"> (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; (c) the natural landform and avoidance of visual scarring; and (d) noise, odour and other emissions. 	No acceptable outcome is nominated.	PP20. Proposal complies. The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 and any future residential development shall maintain the scale, siting and design according to the Planning Scheme.	✓
<p>PO21 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and any adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development. 	No acceptable outcome is nominated.	PP21. Proposal complies. The proposal is for RoL ; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4. Any future residential development shall not create any adverse impact on surrounding topography, drainage patterns, utility services, access, vegetation and any adjoining land uses.	✓
<p>PO22 All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise, light, dust, odour or other nuisance from existing lawful uses including rural and industrial uses; and (b) minimise nuisance caused by noise, vibration, light and dust emissions generated by the state controlled road 	No acceptable outcome is nominated.	PP22. Proposal complies. The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 and any future residential development shall minimise noise, light, dust, odour or other nuisance.	✓

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
and rail network in the vicinity of land in the rural zone.			
Streetscape and landscaping			
PO23 Significant trees are retained onsite to maintain the streetscape and amenity of the surrounding area.	AO23.1 Landscaping complements the streetscape by retaining existing, significant trees with a height exceeding four (4) metres, or a trunk diameter of fifty (50) centimetres (whichever is lesser) except where nominated as an undesirable species by SC6.12 — Landscape design and street tree planning scheme policy.	PP23. Proposal complies. The proposal is for Reconfiguring a Lot (2 Lots into 3 Lots). Landscaping in future stages shall maintain the Planning Scheme requirements.	✓
Parking, access and transport			
PO24 Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.	PP24. Proposal complies. The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4. All proposed Lots shall continue to have access from Mill Street. The Existing access to the proposed Lots 3 & 4 are marked on Qld Globe image in Appendix C of this submission. Any future development shall not create adverse effect on existing roads and other infrastructures.	✓
Where in the Kabra and Stanwell precinct			
Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.			
PO25 Sensitive land use(s) are not exposed to environmental impacts generated from the Gracemere Industrial Area.	AO25.1 Sensitive land use(s) do not occur with the exception of one (1) dwelling house per lot.	PP25. Not applicable. The proposal is not located in Kabra and Stanwell precinct.	N/A
PO26 The land is not further subdivided.	AO26.1 No new lots are created.	PP26. Not applicable. The proposal is not located in Kabra and Stanwell precinct.	N/A

6.7.6.3 Specific benchmarks for assessment

Table 6.7.6.3.1 — Development outcomes for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Where involving a new building or expansion to an existing building		PO1 to PO3. Not applicable. The proposal is not for a new building or expansion to an existing building.	N/A
Where located in the Depot Hill precinct Note—Where acceptable outcomes in this section vary from this code, the precinct based acceptable outcomes take precedence.		PO4. Not applicable. The proposal is not located in the Depot Hill precinct.	N/A
Where located in the airport terminal sub-precinct Note—Where acceptable outcomes in this section vary from this code, the sub-precinct based acceptable outcomes take precedence.		PO5. Not applicable. The proposal is not located in the airport terminal sub-precinct.	N/A
Streetscape and landscaping			
PO6 Landscaping and streetscaping is provided to: <ul style="list-style-type: none"> (a) enhance public streets and spaces; (b) create an attractive environment that is consistent with, and defines, the local character of the zone; (c) enhance the appearance of the development; (d) screen components of development from adjoining sensitive land use(s) and from the street; and (e) allow shading for pedestrian comfort. 	AO6.1 Development includes a minimum landscaped area of ten (10) per cent of the total site area. AND AO6.2 Where buildings are set back from the street, a landscape planting bed with a minimum length of one (1) metre is provided along the full frontage of any road frontage (excluding vehicle and pedestrian access ways). AND AO6.3 For non-residential uses a two (2) metre wide vegetated buffer is provided to any vehicle	PP6. Proposal complies. The proposal is for Reconfiguring a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4. Landscaping in future stages shall maintain the Planning Scheme requirements.	✓

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	<p>movement and parking areas that adjoin a sensitive land use.</p> <p>AND</p> <p>AO6.4 For non-residential uses a 1.8 metres high solid screen fence is provided along side and rear property boundaries.</p> <p>AND</p> <p>AO6.5 Windows that have direct views into adjoining residential buildings in residential zones are provided with fixed screening that is a maximum of seventy-five (75) per cent transparent to obscure views into the adjoining residential building and maintain privacy for those residents.</p>		
Land use			
Caretaker's accommodation			
<p>PO7 The development does not compromise the productivity of the use.</p>	<p>AO7.1 No more than one (1) caretaker's accommodation is established on the site.</p>	<p>PO7. Not applicable. The proposal is not for Caretaker's accommodation.</p>	<p>N/A</p>
Effects of development			
<p>PO8 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.</p>	<p>AO8.1 Outdoor lighting is designed, installed and maintained in accordance 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.</p> <p>AND</p> <p>AO8.2</p>	<p>PP8. Proposal complies. Any outdoor lighting shall be designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282.</p>	<p>✓</p>

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, as updated from time to time.		
<p>PO9 Development provides for the appropriate storage, collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. All storage areas are screened from the streetscape and adjoining residential zones.</p>	<p>AO9.1 Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:</p> <ul style="list-style-type: none"> (a) being wholly enclosed in storage bins; or (b) a watering program so material can not become airborne. <p>AND</p> <p>AO9.2 Roof water is piped away from areas of potential contamination.</p> <p>AO9.3 Outdoor storage areas are:</p> <ul style="list-style-type: none"> (a) located behind the front building line; (b) screened from view from off-site public places; and (c) screened from adjoining sensitive land use(s) by a 1.8 metre high solid screen fence. (d) 	<p>PP9. Proposal complies. The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 and not for storing any hazardous materials. Roof water may dispersed and disposed onto the land. Any outdoor storage areas shall be screened from the streetscape and adjoining sensitive land use(s).</p>	✓

Table 6.7.6.3.2 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Built form – additional provisions			
<p>PO10 Buildings which are located in prominent positions such as corner sites or with frontages to</p>	<p>AO10.1 The building's main entrance faces the public place.</p>	<p>PP10. Proposal complies. The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 and no building is proposed in this application.</p>	✓

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
public spaces are designed to express or emphasise the importance of their location.	<p>AND</p> <p>AO10.2 Buildings on corner sites provide active frontages to both street frontages and the main entrance faces the principal street or the street corner.</p>	Proposed Building Envelope is shown on proposal plan for future dwelling house and ancillary structures excluding 25m buffer of the railway corridor. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, Sheet 01 in Appendix B of this submission.	
<p>PO11 The design of new buildings:</p> <ul style="list-style-type: none"> (a) has vertical and horizontal articulation to create shadow and break up the built form, such as steps, recesses and splays; (b) has a roof form that creates visual interest, is not flat and can conceal plant equipment; (c) fits responsively into the streetscape; (d) accommodates local climatic conditions; (e) creates an engaging, high quality built environment; and (f) provide a continuous pedestrian friendly facade at a human scale. 	No acceptable outcome is nominated.	<p>PP11. Proposal complies. The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4. No building is proposed in this application. Proposed Building Envelope is shown on proposal plan for future dwelling house and ancillary structures excluding 25m buffer of the railway corridor. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, Sheet 01 in Appendix B of this submission.</p>	✓
<p>PO12 Development avoids the creation of 'heat islands' such as large expanses of roofing and parking areas.</p>	<p>AO12.1 Hard surface areas are interspersed with spaces between buildings and car park areas, vegetated or covered with fabric sails.</p>	<p>PP12. Proposal complies. The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 for low density (with 4000m² lots) residential purposes and not for creating 'Heat islands'.</p>	✓
<p>PO13</p>	No acceptable outcome is nominated.	<p>PP13. Proposal complies.</p>	✓

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for passive surveillance and sightlines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate way finding mechanisms; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. 	<p>Editor's note—Applicants should have regard to Crime Prevention Through Environmental Design Guidelines for Queensland.</p>	<p>The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4, and no building is proposed in this application. Proposed Building Envelope is shown on proposal plan for future dwelling house and ancillary structures excluding 25m buffer of the railway corridor. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, Sheet 01 in Appendix B of this submission.</p>	
Effects of development			
<p>PO14</p> <p>Development is located and designed to respond sensitively to on-site and surrounding landscape and topography such that:</p> <ul style="list-style-type: none"> (a) hazards to people or property are avoided; (b) earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering from locally significant natural features. 	<p>No acceptable outcome is nominated.</p>	<p>PP14. Proposal complies.</p> <p>The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4. Any future residential building shall not create any hazard to people or property or natural drainage.</p>	<p>✓</p>
<p>PO15</p>	<p>No acceptable outcome is nominated.</p>	<p>PP15. Not applicable.</p> <p>The proposal is not for any non-residential use.</p>	<p>N/A</p>

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Hours of operation of a non-residential use do not impact on the amenity or privacy of adjoining residential zones.			
<p>PO16</p> <p>Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. 	No acceptable outcomes are nominated.	<p>PP16. Proposal complies.</p> <p>The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 and shall not have any impact on amenities within the centre.</p>	✓
Streetscape and landscaping			
<p>PO17</p> <p>On-site landscaping is provided to:</p> <ul style="list-style-type: none"> (a) create an attractive environment that is consistent with, and defines, the local character of the zone; (b) soften and enhance the appearance of the development; and (c) provide shade for visitors and adjoining footpaths. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—A landscape concept plan may be required in accordance with SC6.12 — Landscape design and street trees planning scheme policy.</p>	<p>PP17. Proposal complies.</p> <p>The proposal is for Reconfiguring a Lot (2 Lots into 3 Lots). Landscaping in future stages shall maintain the Planning Scheme requirements.</p>	✓
<p>Where located in the Rockhampton Airport precinct</p> <p>Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.</p>		PO18 to PO20. Not applicable.	N/A

9.3.5 Addressing Reconfiguring a lot code

Purpose	Proposal	Compliance
<p>(1) The purpose of the reconfiguring a lot code is to:</p> <ul style="list-style-type: none"> (a) facilitate the creation of attractive, accessible and functional neighbourhoods and districts, and a well-integrated, compact and sustainable urban form; (b) protect the productive capacity, landscape character and ecological and physical functions of the region’s diverse natural resources; and (c) provide a set of minimum requirements for the reconfiguring of land, including the creation of Community Titles Schemes made pursuant to the <i>Body Corporate and Community Management Act 1997</i>. <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> (a) lot reconfiguration results in: <ul style="list-style-type: none"> (i) safe, convenient, efficient and attractive urban settlements; (ii) maintaining the productive potential of rural land; (iii) a sequential pattern of development to maximise the efficiency of infrastructure provision and connect to surrounding movement and infrastructure networks; (iv) a variety and mix of lot sizes to enable a range of development options to accommodate the differing needs and circumstances in accordance with the relevant zone; (v) lots of a suitable size and dimension for the intended use of the site, including space for vehicle access and parking, on-site services and open space; and (vi) compact and walkable neighbourhoods connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities; <p>Editor’s note—In order to demonstrate compliance with this code, Council may request the preparation of a structure plan for the locality, prepared in accordance with SC6.19 — Structure plan planning scheme policy. This plan may form the basis of a preliminary approval for development in an area.</p> <ul style="list-style-type: none"> (b) lot reconfiguration responds effectively to the natural characteristics of the land including its topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas and the protection of important ecological values and ecosystems; (c) lots are orientated in a way which facilitates the siting of buildings that are appropriate for the local climatic conditions; 	<p>(1) Proposal complies. The proposal is for reconfiguring a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 and shall not hamper the existing landscape, character and ecological or physical functions of the region as no filling and excavation works have been proposed in this submission. Noting that the proposal is sequential development, nestled in amongst existing township residential use, and straight across Mill Street from Bajool State School; i.e.the proposal is compatible with adjoining uses.</p> <p>(2)</p> <ul style="list-style-type: none"> (a) Proposal complies. The proposed reconfiguring a Lot (2 Lots into 3 Lots) shall not create any safety issues as it shall continue compatible use of land. The size of proposed Lot 2 shall be 4,000m², proposed Lot 3 shall be 4,007m², and proposed Lot 4 shall be 4,098m² which are greater than the minimum Lot size requirements in Special Purpose & Township Zones and enough to accommodate the current uses and vehicle accesses. Proposed Lots 2 to 4 shall continue to have access from Mill Street. The existing house on proposed Lot 2 has two rain water tanks for water supply and septic tank for sewer purposes. Ergon Energy’s overhead electricity and Telstra are available at the site for connection. Please refer to Appendix D for details. (b) Proposal complies. The proposed reconfiguring a Lot (2 Lots into 3 Lots) shall not hamper the natural characteristics of the land as no filling and excavation works have been proposed in this submission. (c) Proposal complies. The proposed reconfiguring a Lot shall not have any adverse impact on any future building on site shall suit the local climatic conditions. Proposed Building Envelopes are shown 	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

<p>(d) the street network is grid based and where applicable, follows ridges and gullies perpendicular to the slope to minimise cut and fill;</p> <p>(e) lot and road design will provide for infrastructure within the road reserve;</p> <p>(f) infrastructure is provided to new lots in a way which minimises whole of life cycle costs and maximises the use of sustainable technologies;</p> <p>(g) public open space is provided in a way which is accessible, safe and integrated with drainage and transport networks;</p> <p>(h) streets and roads are designed to provide access, safety and convenience for all users; and</p> <p>(i) streets and roads create high quality streetscapes and facilitate the use of walking, cycling and public transport.</p>	<p>on proposal plan for future dwelling house and ancillary structures excluding 25m buffer of the railway corridor. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, Sheet 01 in Appendix B of this submission.</p> <p>(d) Not applicable. The proposed Lots shall have access from Mill Street and do not require any cut and fill.</p> <p>(e) Proposal complies. No change is proposed to the existing accesses from Mill Street, or to the infrastructure within the road reserve. Existing accesses are marked in QLD Globe image in Appendix C of this submission.</p> <p>(f) Proposal complies. The proposed development shall maintain existing infrastructure services arrangements within the Lots. The existing house on proposed Lot 2 has two rain water tanks for water supply and septic tank for sewer purposes. Ergon Energy's overhead electricity and Telstra are available at the site for connection. Please refer to Appendix D for details.</p> <p>(g) Not applicable. The development does not trigger any new design of public open spaces.</p> <p>(h) Proposal complies. Both proposed Lots shall have access from Mill Street as shown in Figure 3.</p> <p>(i) Not applicable. No new street or road are being proposed in this submission.</p>	<p>N/A</p> <p>✓</p> <p>✓</p> <p>N/A</p> <p>✓</p> <p>N/A</p>
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9.3.5.3 Specific benchmarks for assessment

Table 9.3.5.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment	Compliance
Provisions applicable to a boundary realignment only		PO1 to PO3. Not applicable. The proposed ROL is not for Boundary realignment.	N/A
Provisions applicable to all other reconfiguring a lot applications			
Lot design – general			
PO4			

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

<p>Lot reconfiguration is integrated with the surrounding natural, urban and rural environment, having regard to:</p> <ul style="list-style-type: none"> (a) the layout, access and dimensions of streets and lots; (b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks; (c) provision for shared use of public facilities; (d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and (e) connections to centres. 	<p>No acceptable outcome is nominated.</p>	<p>PP4 Proposal complies. The proposed ROL shall respond effectively to natural and urban characteristics of the land. The proposed layout shall comply with the existing neighbourhood design. Proposed Lots 2 to 4 shall continue to have access from Mill Street.</p>	<p>✓</p>
<p>PO5 Lot layout and movement network design protects areas with significant values and generally:</p> <ul style="list-style-type: none"> (a) follows the natural topography, minimising earthworks and avoiding development on steep slopes; (b) avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors; (c) maintains natural drainage features and hydrological regimes; and (d) retains key site characteristics, landmarks, views and vistas and places of cultural heritage significance. 	<p>No acceptable outcome is nominated.</p>	<p>PP5 Proposal Complies.</p> <ul style="list-style-type: none"> (a) Proposed Lot layout shall follow the natural topography. No movement network design is proposed in this submission. (b) There are no ecological corridors identified in the site; (c) All natural drainage features and hydrological regimes shall be maintained; (d) The proposed ROL shall not have any adverse effect on site characteristics, landmarks, views and vistas and places of cultural heritage significance. 	<p>✓</p>
<p>PO6 Street blocks are:</p> <ul style="list-style-type: none"> (a) rectilinear and arranged to provide an efficient neighbourhood pattern that supports walking, cycling and public transport use; and (b) laid out in a grid pattern taking account of topography and minimising cut and fill on steeper land. <p>Editor’s note—Smaller lot sizes (below the minimum lot size nominated in Table 9.3.5.3.2) may be considered to achieve the grid pattern layout.</p> <p>Editor’s note—Figure 9.3.5.3.1a provides a subdivision design that achieves this performance outcome.</p>	<p>AO6.1 Street block lengths do not exceed 200 metres.</p> <p>AND</p> <p>AO6.2 The use of a cul-de-sac is avoided unless the slope, shape or size of the site provides no alternative. Where provided, a cul-de-sac:</p> <ul style="list-style-type: none"> (a) is less than or equal to eighty (80) metres in length; (b) is straight, with a clear view from the start of the street to the turning head; and 	<p>PP6 Not Applicable The proposal is for a Reconfiguring a Lot (RoL); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 and no Street blocks are designed in this submission.</p>	<p>N/A</p>

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

	(c) provides a pedestrian connection from the head of the cul-de-sac to another road with a minimum width of ten (10) metres.		
Lot size and dimension			
<p>PO7 Lots have a regular shape and consistent dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for:</p> <ul style="list-style-type: none"> (a) appropriate buildings and structures; (b) adequate usable open space and landscaping; (c) ventilation and sunlight; (d) privacy for residents; (e) suitable vehicle access and on-site parking where required; and (f) any required on-site services and infrastructure such as effluent disposal areas. 	<p>AO7.1 The dimensions and minimum areas of lots are in accordance with Table 9.3.5.3.2 — Minimum lot sizes and dimensions.</p>	<p>PP7 Proposal complies. The size of proposed Lot 2 shall be 4,000m², proposed Lot 3 shall be 4,007m², and proposed Lot 4 shall be 4,098m² which are greater than the minimum Lot size requirements in Special Purpose & Township Zones; however, are considered optimum sizes for on-site septic disposal purposes, according to Council’s Planning Scheme requirements. Proposed Lots 2 to 4 shall continue to have access from Mill Street. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01 in Appendix B.</p>	✓
<p>PO8 Rear lots are only created where:</p> <ul style="list-style-type: none"> (a) the lots are not to prejudice future subdivisions or development of adjoining land; (b) it is not practicable for the site to be reconfigured so that all lots have full frontage to the road; (c) the siting of buildings is not likely to be detrimental to the use and amenity of the surrounding area; (d) sufficient width is provided for access for the use of the lot; and (e) infrastructure services to the lot can be easily constructed, monitored and maintained. 	<p>AO8.1 Only one (1) rear lot is provided behind each standard lot.</p> <p>AND</p> <p>AO8.2 No more than two (2) access driveways are located together.</p> <p>AND</p> <p>AO8.3 No more than two (2) rear lots gain access from the head of a cul-de-sac.</p> <p>AND</p> <p>AO8.4</p>	<p>PP8. Not applicable. No rear lot is proposed in this submission.</p>	N/A

	<p>An access strip for a rear lot is in accordance with Table 9.3.5.3.2 — Minimum lot sizes and dimensions.</p> <p>AND</p> <p>A08.5 In a residential category zone, rear lot is capable of containing a building envelope of fourteen (14) metres by twenty (20) metres.</p>		
<p>Additional requirements in the low density residential zone, low-medium density residential zone and in the emerging community zone when reconfiguring land for residential development</p>			
<p>PO9 Reconfiguration provides for the development of a range and mix of lot sizes to facilitate a range of housing choices and the creation of walkable neighbourhoods in accordance with the intent of the relevant zone.</p> <p>Editor’s note—Smaller lot sizes (below the minimum lot size nominated in Table 9.3.5.3.2) may be considered.</p>	<p>A09.1 In a development which results in the creation of ten (10) or more lots, at least twenty (20) per cent of the lots are smaller than 450 square metres.</p> <p>Editor’s note—For all lots smaller than 450 square metres, and on land steeper than ten (10) per cent, a plan is submitted demonstrating that future development can comply with Queensland Development Code: Part 1, MP 1.1 — Design and siting standard for single detached housing – on lots under 450 square metres.</p> <p>AND</p> <p>A09.2 Where a row of small lots are located in a development: (a) there are no more than eight narrow frontage (less than fifteen (15) metres) lots in a row; and (b) attached (terrace or row) housing lots are arranged in groups of four (4) to six (6) to enable group housing construction and integrated streetscape.</p>	<p>PP9 Not applicable. The proposed development is within Township zone and Special Purpose zone.</p>	<p>N/A</p>

Additional requirements in the emerging community zone			
<p>PO10 Reconfiguring in the emerging community zone does not compromise the future development potential of the area for urban purposes.</p>	<p>AO10.1 Reconfiguring below the minimum lot size specified in Table 9.3.5.3.2 — Minimum lot sizes and dimensions is undertaken only to facilitate new urban development and only in accordance with an approved structure plan prepared in accordance with SC6.19 — Structure plan planning scheme policy.</p>	<p>PP10 Not applicable. The proposed development is not in the emerging community zone.</p>	<p>N/A</p>
Climatic response			
<p>PO11 Street and lot orientation and lot size facilitate development that enhances climate responsiveness by minimising sun penetration and maximising cooling breezes into buildings by:</p> <ul style="list-style-type: none"> (a) optimising an east-west orientation for the long axis of street blocks or where north-south street orientation is unavoidable, proportioning lots to allow for appropriate building orientation; (b) creating lots that are generally rectangular in shape; (c) avoiding concentration of small lots where perpendicular to natural air flows such as south-east prevailing winds; and (d) locating built to boundary walls, where they are proposed, on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot. 	<p>No acceptable outcome is nominated.</p>	<p>PP11</p> <ul style="list-style-type: none"> (a) Proposal complies. The Lot orientations shall optimize east-west and north-south orientation. Proposed Building Envelope is shown on proposal plan for future dwelling house and ancillary structures excluding 25m buffer of the railway corridor. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, Sheet 01 in Appendix B of this submission. ✓ (b) Proposal complies. Both proposed Lots 2 to 4 are rectangular in shape. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, in Appendix B of this submission. ✓ (c) Proposal complies. There will not be any concentration of small Lots. The size of proposed Lot 2 shall be 4,000m², proposed Lot 3 shall be 4,007m², and proposed Lot 4 shall be 4,098m² which are greater than the minimum Lot size requirements in Special Purpose & Township Zones. Proposed Lots 2 to 4 shall continue to have access from Mill Street. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01 in Appendix B. ✓ 	

		(d) Not applicable. No new buildings are proposed in the application.	N/A
Development near infrastructure corridors			
<p>PO12 Reconfiguration within 100 metres of any trunk gas pipeline does not:</p> <ul style="list-style-type: none"> (a) affect the long-term operation of the pipe line; or (b) put at risk the safety and lives of people; or (c) put at risk the safety of property. 	<p>AO12.1 No additional lots are created within 100 metres of any trunk gas pipeline.</p>	<p>PP12 Not applicable. The properties are not directly impacted by trunk gas pipeline.</p>	N/A
<p>PO13 Lots are designed and oriented to:</p> <ul style="list-style-type: none"> (a) minimise the visual exposure of electricity transmission lines; (b) facilitate a substantive vegetated buffer adjoining electricity transmission line easements; (c) ensure habitable buildings and recreation areas are well separated from electricity transmission line easements; (d) avoid compromising or adversely impacting upon the efficiency and integrity of the major electricity and bulk water supply infrastructure works; and (e) ensure that access requirements of major electricity and bulk water supply infrastructure are maintained. 	<p>AO13.1 Where on land that includes or adjoins a high voltage (above 11kV) electricity easement, lot design and layout incorporates:</p> <ul style="list-style-type: none"> (a) a vegetated buffer along the boundary of the electricity transmission line easement; and (b) the orientation of the primary lot frontage away from the transmission line easement. <p>AND</p> <p>AO13.2 Lots are designed and oriented to ensure that a habitable building or primary open space areas on each lot can comply with the separation distances set out in Table 9.3.5.3.3 — Separation distances to electricity transmission line easement.</p> <p>AND</p> <p>AO13.3 Residential development including lots and buildings/structures are not located within an easement for, or an area otherwise affected by, a high voltage electricity</p>	<p>PP13 Not applicable. The proposed Lots do not adjoin any high voltage (above 11kV) electricity easement.</p>	N/A

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

	<p>transmission line as identified on the Regional Infrastructure Corridors Overlay Map OM-18.</p> <p>AND</p> <p>AO13.4 Major electricity or bulk water supply infrastructure traversing or within private land is protected by an easement in favour of the service provider for access and maintenance.</p>		
<p>PO14 Lots near a rail corridor or a regional arterial, sub-arterial or distributor road are of sufficient size and depth to ensure that noise attenuation measures can be facilitated to ensure that future dwellings are not exposed to road or rail noise greater than 63dB La10 (18 hours).</p>	<p>No acceptable outcome is nominated.</p>	<p>PP14 Proposal complies. The proposal is for RoL; and Material Change of Use for future Dwellings in Proposed Lots 3 & 4, and no building is proposed in this Application. Proposed Building Envelope is shown on proposal plan for future dwelling house and ancillary structures excluding 25m buffer of the railway corridor. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, Sheet 01 in Appendix B of this submission.</p>	<p>✓</p>
<p>PO15 Reconfiguration does not result in lots being subject to adverse air quality or odour impacts.</p> <p>Editor’s note—A report by a suitably qualified person may be required to allow an assessment to be made of the air quality or impacts.</p>	<p>No acceptable outcome is nominated.</p>	<p>PP15 Proposal complies. The proposed Lots are for residential development, and shall not result in Lots being subject to adverse air quality or odour impacts, as no insensitive use causing adverse air quality odour impacts are operating or poised to operate in this neighbourhood.</p>	<p>✓</p>
Infrastructure			
<p>PO16 Infrastructure, including roads and streets, water supply, stormwater drainage, sewage disposal, waste disposal, electricity and communication facilities are provided in a manner that: (a) is adequate for the projected needs of the development;</p>	<p>No acceptable outcome is nominated.</p> <p>Editor’s note—Services are provided in accordance with the desired standards of service in Part 4 of this planning scheme.</p>	<p>PP16 Proposal complies. The site is not connected to the Council Infrastructure. The proposed development shall maintain existing infrastructure services arrangements within the Lots. The existing house on proposed Lot 2 has two rain water tanks for water supply and septic tank for sewer purposes. Ergon Energy’s</p>	<p>✓</p>

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

<p>(b) is adaptable to allow for future infrastructure upgrades;</p> <p>(c) minimises risk of adverse environmental or amenity related impacts; and</p> <p>(d) minimises whole of life cycle costs for that infrastructure.</p>	<p>Editor’s note—All electrical reticulation in new developments or in new stages of existing developments must be underground unless agreed otherwise with Council.</p>	<p>overhead electricity and Telstra are available at the site for connection. Please refer to Appendix D for details. Proposed Lots 3 & 4 shall have septic tank for sewer disposal and water tank for water supply in the future development stage.</p>	
<p>PO17 Reconfiguration of land in areas unable to be connected to the reticulated sewerage system results in sites that are each able to efficiently dispose of domestic effluent in a manner that:</p> <p>(a) minimises any potential adverse ecological impacts, particularly on any nearby sensitive receiving environments;</p> <p>(b) limits any health risks during a system failure;</p> <p>(c) ensures the water quality of existing and/or proposed water supplies remains unaffected;</p> <p>(d) ensures the sustainable disposal of domestic effluent; and</p> <p>(e) does not impose a higher than normal cost to future land owners of the site for the installation and maintenance of pipes, pumps, etcetera, and ensures that systems are easily able to be properly maintained.</p>	<p>AO17.1 The minimum size of a lot is 4,000 square metres in areas unable to be connected to the reticulated sewerage system.</p>	<p>PP17 Proposal complies. The minimum size of proposed lots is 4,000 square metres, which enables the proposed lots to be connected to the reticulated sewerage system. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, Sheet 01 in Appendix B of this submission.</p>	<p>✓</p>
Movement network design			
<p>PO18 The street and road network has a clear structure, with roads that conform to their function in the network, having regard to:</p> <p>(a) convenient and safe movement between local streets and higher order roads;</p> <p>(b) traffic volumes, vehicle speeds and driver behaviour;</p> <p>(c) on street parking;</p> <p>(d) sight distance;</p> <p>(e) provision for public transport routes and stops;</p> <p>(f) permeability and connectivity for vehicles and pedestrians;</p> <p>(g) provision for pedestrian and cyclist movement, prioritising these where appropriate;</p>	<p>AO18.1 Roads and streets are designed in accordance with Capricorn Municipal Development Guidelines, SC6.15 — Road infrastructure and hierarchy planning scheme policy and SC6.19 — Structure plan planning scheme policy.</p> <p>AND</p> <p>AO18.2 No more than 200 lots are served by any one (1) road access point.</p>	<p>PP18. Not applicable. No new Road or Street is proposed in this submission.</p>	<p>N/A</p>

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

<ul style="list-style-type: none"> (h) multiple access points to every neighbourhood; (i) provision for waste collection and emergency vehicles; (j) lot access; (k) convenience; (l) public safety; (m) amenity; (n) the incorporation of public utilities and drainage; and (o) streetscaping and street furniture. 			
<p>PO19 Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).</p>	<p>No acceptable outcome is nominated.</p>	<p>PP19 Proposal complies. No externally generated traffic shall result from this development.</p>	<p>✓</p>
<p>PO20 Where lot reconfiguration involves the creation of a new street (other than in a rural zone or the rural residential zone), streetscape and landscape treatments are provided that:</p> <ul style="list-style-type: none"> (a) create an attractive and legible environment with a clear character and identity; (b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance; (c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and (g) minimise maintenance costs through: <ul style="list-style-type: none"> (i) street pavement, parking bays and speed control devices; (ii) street furniture, shading, lighting and utility installations; (iii) retention of existing vegetation; and (iv) on-street planting. 	<p>No acceptable outcome is nominated.</p> <p>Editor’s note—The following provides guidance (but not limited to):</p> <ul style="list-style-type: none"> (a) SC6.12 — Landscape design and street trees planning scheme policy; (b) SC6.15 — Road infrastructure and hierarchy planning scheme policy; and (c) SC6.19 — Structure plan planning scheme policy. 	<p>PP20 Not applicable. No Street is proposed in this submission.</p>	<p>N/A</p>
Road design			
<p>PO21 The geometric design features of each type of road:</p>	<p>AO21.1 AO21.1.1</p>	<p>PP21</p>	<p>N/A</p>

Reconfiguring of a Lot (2 Lots into 3 Lots); and Material Change of Use for future Dwellings in Proposed Lots 3 & 4 over Lot 2 on B28617 & Lot 188 on SP107818 situated at 25 Mill Street, Bajool

<p>(a) convey its primary function for all relevant design vehicle types;</p> <p>(b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds;</p> <p>(c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function;</p> <p>(d) ensure unhindered access by emergency and waste collection vehicles and buses; and</p> <p>(e) ensure safe access to lots.</p>	<p>Roads are designed in compliance with the Capricorn Municipal Development Guidelines.</p> <p>OR</p> <p>AO21.1.2 Within the rural residential zone new roads are constructed to a rural minor collector standard or higher.</p> <p>Note—A rural access road does not apply to new subdivisions within the rural residential zone regardless of the vehicles per day as identified by the Capricorn Municipal Development Guidelines Table D.1.21.01.</p>	<p>Not applicable. No new road is proposed in this submission.</p>	
<p>PO22 Intersections and road crossings for the safe and efficient movement of pedestrians and cyclists are provided at regular intervals.</p>	<p>No acceptable outcome is nominated.</p>	<p>PP22 Not applicable. No intersection is designed or proposed in this submission.</p>	<p>N/A</p>
<p>PO23 Access to each lot is designed to minimise impacts on the function, vehicle speeds, safety, efficiency and capacity of streets and roads.</p>	<p>AO23.1 Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in the Capricorn Municipal Development Guidelines.</p>	<p>PP23 Proposal complies. Access to each lot shall comply with Council requirements.</p>	<p>✓</p>
<p>Pedestrian and cycle networks</p>			
<p>PO24 A network of pedestrian paths and cycle ways is provided which links open space networks, employment areas and community facilities, including public transport stops, centres and schools, and is designed having regard to:</p> <p>(a) topography;</p> <p>(b) cyclist and pedestrian safety;</p> <p>(c) cost effectiveness;</p> <p>(d) likely user volumes and types;</p> <p>(e) convenience; and</p> <p>(f) accessibility.</p>	<p>No acceptable outcome is nominated.</p>	<p>PP24 Proposal complies. The proposal shall not have any adverse impact on existing Pedestrian and cycle networks.</p>	<p>✓</p>

<p>Editor's note—The bicycle network is to be in accordance with the SC6.4 — Bicycle network planning scheme policy.</p>			
<p>PO25 The alignment of pedestrian paths and cycle ways is designed so that they:</p> <ul style="list-style-type: none"> (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) are well lit and allow for casual surveillance; (d) do not compromise the operation of or access to other infrastructure services; (e) are widened at potential conflict points; and (f) retain existing trees and other features that provide shade. <p>Editor's note—The bicycle network is to be in accordance with the SC6.4 — Bicycle network planning scheme policy.</p>	<p>No acceptable outcome is nominated.</p>	<p>PP25 Proposal complies. The proposal shall not have any adverse impact on existing Pedestrian and cycle networks.</p>	<p>✓</p>
<p>Public transport</p>			
<p>PO26 The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.</p>	<p>AO26.1 Except in the rural zone and the rural residential zone, at least eighty (80) per cent of proposed lots are within 400 metres safe walking distance from an existing or potential bus route or 500 metres walking distance of an identified bus stop.</p>	<p>PP26 Not applicable. The proposed development does not propose public transport network or stops.</p>	<p>N/A</p>
<p>PO27 Public transport stops are located and designed to:</p> <ul style="list-style-type: none"> (a) ensure adequate sight distances are available to and for passing traffic; (b) be part of the pedestrian network and allow for safe pedestrian crossing; (c) provide shelter or shade, seats, adequate lighting and timetable information; (d) be in keeping with the character of the locality; (e) be able to be overlooked from nearby buildings where in urban areas; and (f) minimise adverse impacts on the amenity of nearby dwelling units. 	<p>No acceptable outcome is nominated.</p>	<p>PP27 Not applicable. The proposed development does not propose public transport network or stops.</p>	<p>N/A</p>
<p>Open space</p>			

<p>PO28 Neighbourhood design and lot layout provides a balanced variety of local park types, including:</p> <ul style="list-style-type: none"> (a) small local parks, which are designed to: <ul style="list-style-type: none"> (i) provide a small open space setting for adjoining dwellings; (ii) incorporate and retain existing natural features; and (iii) incorporate landscaping to assist in creating neighbourhood identity and way finding; (b) neighbourhood parks, which are designed to: <ul style="list-style-type: none"> (i) be centrally located; (ii) support the local community’s recreational needs; and (iii) provide opportunities for community and special events; (c) lineal or corridor parks, which are designed to: <ul style="list-style-type: none"> (i) connect with existing or planned open space in the locality; (ii) incorporate pedestrian and cycle paths; (iii) protect significant natural features; (iv) convey stormwater; and (v) provide for other recreational needs when not flooded; (d) natural parkland areas which: <ul style="list-style-type: none"> (i) retain locally significant wetlands, regulated vegetation and habitat for fauna; (ii) continue ecological corridors and linkages to areas outside of the neighbourhood; and (iii) maintain important landscape and visual amenity values. 	<p>AO28.1 Open space is provided in accordance with the rates and desired standards of service contained in SC6.14 — Local parks planning scheme policy.</p>	<p>PO28 Not applicable. The proposal is for Reconfiguring a Lot compatible with the neighbourhood design and existing local parks provisions.</p>	<p>N/A</p>
<p>PO29 Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> (a) provides a clear relationship between the public realm and adjoining land uses through treatments including alignment, fencing and landscaping; (b) enhances the area’s local identity and landscape amenity; (c) provides for a range of recreational opportunities to meet community needs; 	<p>No acceptable outcome is nominated.</p>	<p>PO29 Not applicable. The proposal is for Reconfiguring a Lot and does not propose any additional neighbourhood local parks design.</p>	<p>N/A</p>

<p>(d) forms a linkage to existing parkland or habitats; (e) respects and retains existing natural elements; and (f) protects biodiversity values and features. Note—The subdivision layout addresses the elements of crime prevention through environmental design described in the Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland.</p>			
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9.3.8 Addressing Water and sewer code

Specific Outcomes	Proposal	Compliance
Purpose		
<p>(1) The purpose of the water and sewer code is to ensure that development is provided with potable water and sewerage infrastructure in an efficient and sustainable way, which maintains public health.</p> <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <p>(a) development facilitates the efficient provision of water, including infrastructure for supply, treatment, storage and reticulation;</p> <p>(b) development facilitates the efficient provision of sewerage infrastructure, including reticulation, treatment, storage and disposal;</p> <p>(c) whole of life cycle costs for water and sewerage infrastructure are minimised; and</p> <p>(d) adverse impacts on the environment and the amenity of the locality are avoided and optimal use of water resources is maintained.</p>	<p>1. & 2. Proposal Complies.</p> <p>The existing house on proposed Lot 2 has two rain water tanks for water supply and septic tank for sewer purposes. The minimum size of proposed lots is 4,000 square metres, which enables the proposed lots to be connected to the reticulated sewerage system. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, Sheet 01 in Appendix B of this submission. The proposed Lots 3 & 4 may have water tanks for water supply.</p>	<p style="text-align: center;">✓</p>

9.3.8.3 Specific benchmarks for assessment

Table 9.3.8.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Water			
<p>PO1 A water supply is provided that is adequate for the current and future needs of the intended development.</p>	<p>AO1.1 Where within a water supply planning area, the development is connected to Council's reticulated water supply system in accordance with SC6.21 —</p>	<p>PP1.1. Proposal complies. The site is not located within water supply planning area. The existing house on proposed Lot 2 has two rain water tanks for</p>	<p style="text-align: center;">✓</p>

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	<p>Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>Editor's note—Where development is located outside of the water supply planning area to refer to the requirements under the Plumbing Code of Australia.</p>	<p>water supply. The proposed Lots 3 & 4 may have water tanks for water supply in future development stage.</p>	
<p>PO2 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.</p>	<p>AO2.1 Where within a water supply planning area, water supply systems and connections are designed and constructed in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>AND AO2.2 Where within a water supply planning area, staged developments are connected to the water supply network and operational prior to the commencement of the use or endorsement of the survey plan.</p>	<p>PP2. Proposal complies. Same as PP1.1.</p>	✓
Sewer			
<p>PO3 Sewerage treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p>	<p>AO3.1 Where within a sewer planning area, the development is connected to Council's reticulated waste water system in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p>	<p>PP3.1. Proposal complies. The proposal is not located within a sewer planning area. The existing house on proposed Lot 2 has septic tank for sewer purposes. The minimum size of proposed lots is 4,000 square metres, which enables the proposed lots 3 & 4 to be connected to the reticulated sewerage system. Please refer to the Plan of Proposed Lots 2 to 4 cancelling Lot 188 on SP107818 & Lot 2 on B28617 in GSPC Plan 261421-01, Sheet 01 in Appendix B of this submission.</p>	✓

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>PO4 Reticulated sewer networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.</p>	<p>Editor's note—Where development is located outside of the sewer planning area to refer to the requirements under the Plumbing Code of Australia.</p> <p>AO4.1 Where within a sewer planning area, waste water systems and connections are designed and constructed in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>AND AO4.2 Where within a sewer planning area, staged developments are connected to the waste water network and operational prior to the commencement of the use or endorsement of the survey plan.</p>	<p>PP4. Proposal complies. Same as PP3.1.</p>	<p>✓</p>
Point source waste water management			
<p>PO5 The waste water management plan provides that waste water is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids waste water discharge to waterways; or (b) minimises waste water discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater if it is agreed waste water discharge to waterways can not practically and reasonably be avoided. 	<p>AO5.1 A waste water management plan (WWMP) is prepared by a suitably qualified person. The waste water management plan accounts for:</p> <ul style="list-style-type: none"> (a) waste water type; (b) climatic conditions; (c) water quality objectives; and (d) best practice environmental management. 	<p>PP5. Proposal complies. The proposal is for Reconfiguring a Lot only. The existing house on proposed Lot 2 has septic tank for sewer purposes. The proposed Lots 3 & 4 may have septic tank or connection to the council's reticulated sewerage network, as the size of the proposed lots is minimum 4000m².</p>	<p>✓</p>

Subject: FW: Duty Planner enquiry (CR 875497) - 25 Mill Street, Bajool

From: Duty Planner <DutyPlanner@rrc.qld.gov.au>
Sent: Monday, September 1, 2025 10:36:55 AM
To: cgalvin1@outlook.com.au <cgalvin1@outlook.com.au>
Subject: Duty Planner enquiry (CR 875497) - 25 Mill Street, Bajool

Good morning Chris

Thanks for your time this morning. As discussed the subject site at 25 Mill Street, Bajool is located in the Special Purpose Zone. I recommend engaging a surveyor if you wished to proceed with your proposal, being two lots into three lots. The application fee for Reconfiguring a Lot (two lots into three lots) would be \$4,678.00. There is a separate fee to endorse the survey plan which would be \$1,545.00. Please note the reconfiguration would attract infrastructure charges for the new lot. The base fee is \$30,677.65 however Producer Price Index (PPI) would be applied at time of payment. For your information the base fee plus PPI is currently \$36,354.64.

The Special Purpose Zone would also trigger an impact assessable application for the proposed Dwelling Houses. I recommend engaging a Town Planning Consultant who would prepare and lodge these applications when you are ready to proceed. Please note there is no flood data for the site. The site is located in the “flood hazard investigation area” which means the structure should be sited on the highest part of the site to minimise the entrance of floodwaters. The application fee for a Material Change of Use for a Dwelling House is \$1,276.00 plus the impact assessable component = \$2,347.00 per application. As discussed, impact assessment means the application would be subject to a public notification period and would be “decided” by Councillors at a Council Meeting.

I hope this answers your enquiry. There is a link to **Rock-e-Plan** below, where you can view the Rockhampton Region Planning Scheme if required. Please contact me if you have any further enquiries.

Kind regards



Michelle Mackay
PLANNING OFFICER
Development Assessment | Planning and Regulatory Services
07 4932 9000
michelle.mackay@rrc.qld.gov.au



Accountable | Customer Focus | People Development | One Team | Continuous Improvement



The Duty Planner provides a general enquiry service for development related matters including information on land use controls and planning scheme provisions. The Duty Planner is available between 9:00am to 11:30am and 2:30pm to 4:00pm Monday to Friday. Appointments are for 20 minutes only and bookings can be made by calling 1300 22 55 77.
<http://www.rockhamptonregion.qld.gov.au/Planning-and-Building/Development-Applications>



APPENDIX C – SITE INFORMATION

- SmartMap & QLD Globe Image;
- Current Rate Notice from Rockhampton Regional Council;
- Survey Plans SP107818 and B28617.

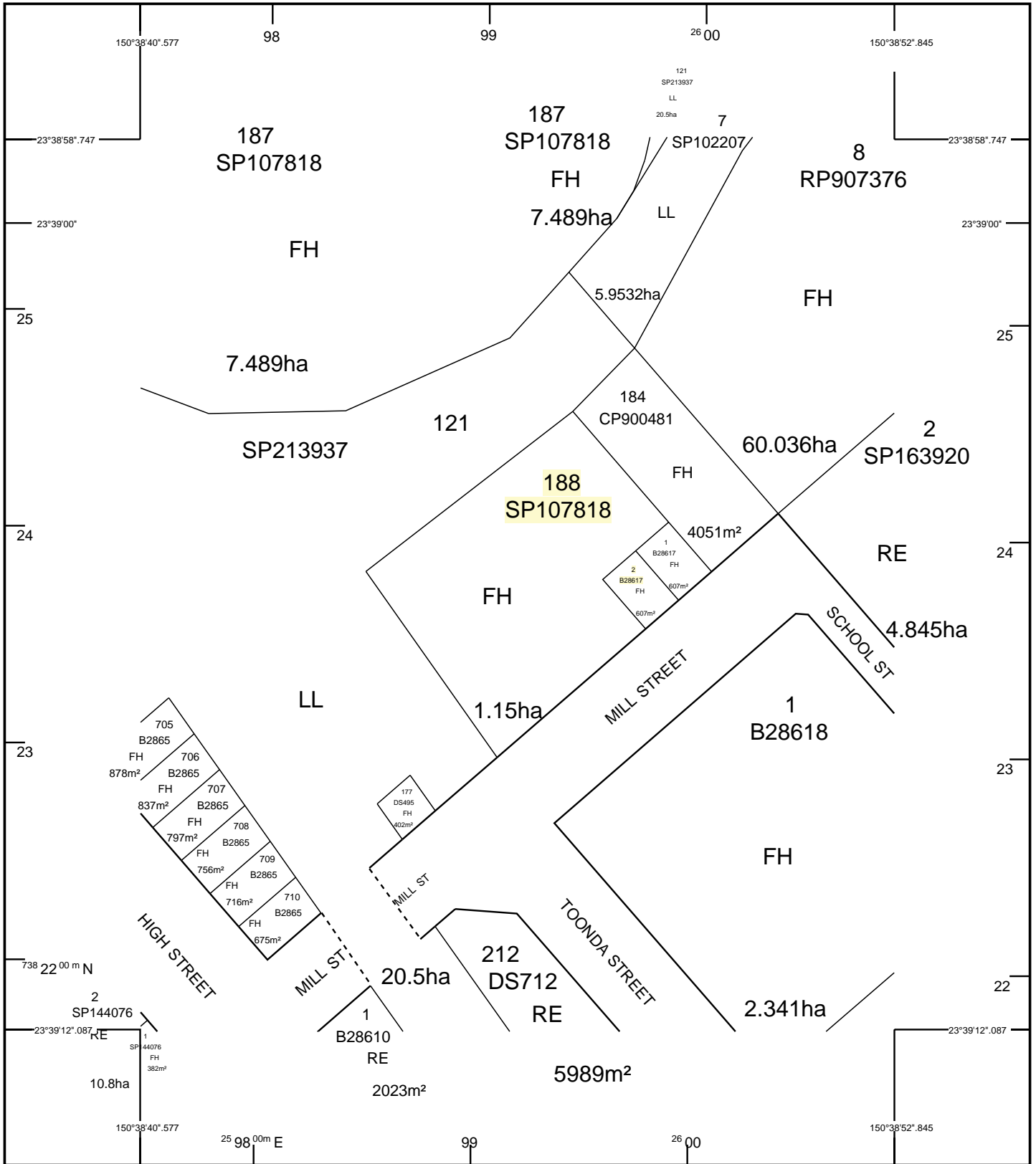
Application on behalf of Christopher Andrew Galvin & Simone Irene Galvin

April 2026

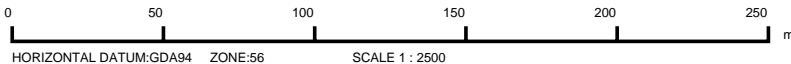
GSPC

Ref: 261421

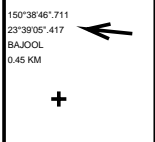




STANDARD MAP NUMBER
9050-42442



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	188/SP107818
Lot/Plan	1.15ha
Area/Volume	FREEHOLD
Tenure	ROCKHAMPTON REGIONAL
Local Government	BAJOOL
Locality	34951/616
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED 13/03/2026

DCDB 12/03/2026

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SmartMap

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SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



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Development) 2026.



25 Mill Street , Bajool 4699

Lot2 on B28617 & Lot188 on SP107818

23°39'1"S 150°38'41"E

23°39'1"S 150°38'53"E



Legend located on next page



Scale: 1:1119

Printed at: A3

Print date: 13/3/2026

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

23°39'9"S 150°38'41"E

23°39'9"S 150°38'53"E

25 Mill Street , Bajool 4699

Lot2 on B28617 & Lot188 on SP107818

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

Railway stations



Railways



Green bridges



Bridges



Tunnels



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

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Rockhampton Regional Council
 PO Box 1860, Rockhampton Q 4700
Phone 07 4932 9000 or 1300 22 55 77
Email enquiries@rrc.qld.gov.au
ABN 59 923 523 766

Rates Notice
FIRST AND FINAL NOTICE

C A Galvin and S I Galvin
 790 Hibbs Rd
 GOOVIGEN QLD 4702

Assessment No: 144188-8
Date of Issue: 02-Feb-2026
Half Year Ended: 30-Jun-2026
Rateable Value: 129,000
Unimproved Value: 129,000



For emailed notices:
rrc.enotices.com.au
 Reference No: BD0BB87B2Z

Property Location and Description: 25 Mill Street, Bajool QLD 4699
 L 2 B 28617, L 188 SP 107818

<u>Rate Type</u>	<u>Annual Rate / Charge</u>	<u>Valuation / Units</u>	<u>Half Yearly Charge</u>
Gen Rate Cat-8.1	0.0137980	129000	889.95
Road Network Charge			230.00
Environment Charge			27.50
Domestic Waste/Recyc.	583.00	1	291.50
RFL - Bajool			12.50
Total Council Rates & Utilities			1,451.45
State EML Group 01 E	30.00	1	15.00
State EML Group 02 E	123.00	1	61.50
TOTAL			\$1,527.95

COPY

Payments, Interest or changes made after 15-Jan-2026 may not be reflected on this notice

The Queensland Government waste levy for general waste is now \$97 per tonne. Council has received a payment of \$1,852,557 for the 2025-26 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 70% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers costs associated with managing waste in the Rockhampton Region, including the gap between the Queensland Government levy charged to Council and the 70% rebate received by Council.

*Payment for 10% Discount (Conditions apply see reverse)	Due Date	Gross Amount	Discount	Net Total Payable
	04-Mar-2026	\$1,527.95	\$141.15 CR	\$1,386.80

RATES NOTICE

HOW TO PAY - For a full list of payment options please see reverse



Bill Code: 115956
Ref No.: 1441888

Assessment No: 144188-8
Name: C A Galvin and S I Galvin
Due Date: 04-Mar-2026
Gross Amount: \$1,527.95
Discount: \$141.15 CR
Net Total Payable: \$1,386.80



Billpay Code: 2430
Ref No.: 11441888

Pay in person at any Post Office,
 phone 13 18 16, or go to
 postbillpay.com.au.



*2430 1 1441888



Bill Code: 115956
Reference Number: 1441888

Return this portion if paying by mail Please tick if receipt required

FOR OPENING NOTIFICATIONS SEE BACK

Port N ^o	Farm N ^o	Selector	D and B passed on	Remarks	Port N ^o	Farm N ^o	Selector	D and B passed on	Remarks
	Allot. 1 of Sec. 22	R.156	Dept. & Official Purps.	Res. GG. 1966.2.1922					
	Allot. 2 of Sec. 22	R.157	Dept. & Official Purps.	Res. GG. 1966.2.1922					

SURVEY OFFICE
No. 7600 LSS.
Date 21.10.63
QUEENSLAND

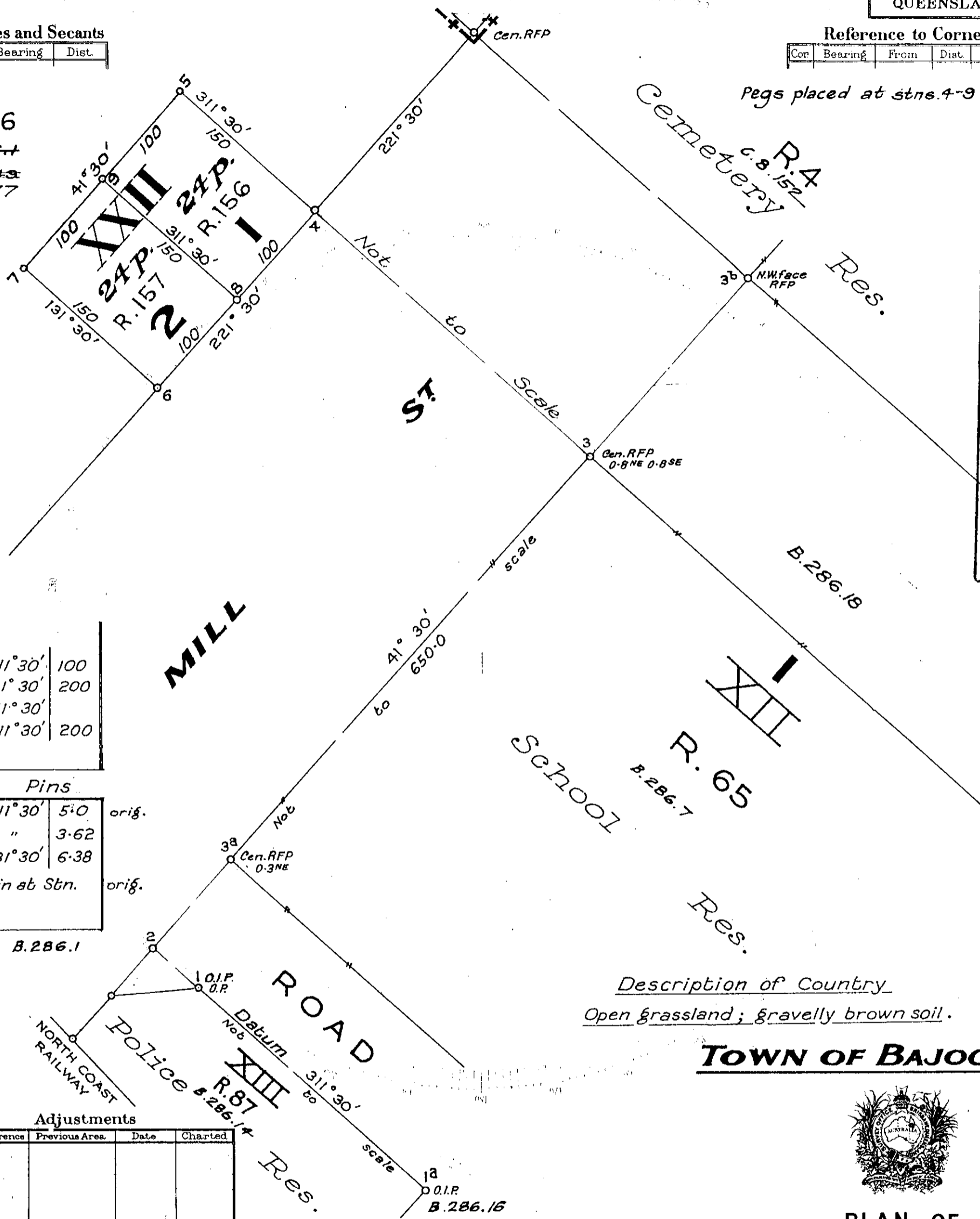
Traverses and Secants

Line	Bearing	Dist.
------	---------	-------

Reference to Corners

Cor	Bearing	From	Dist.	Marks
-----	---------	------	-------	-------

R.86
~~B.286.1~~
~~Ds.443~~
Ds.577



For Additional Plan & Document Notings Refer to CISP

1-2	311°30'	100
2-3 ^a	41°30'	200
3-3 ^b	41°30'	
3-4	311°30'	200

Iron Pins

1-Pin	311°30'	5.0	orig.
3-"	"	3.62	
4-"	131°30'	6.38	
1 ^a	Pin at Strn.		orig.

Noted on B.286.1

Description of Country
Open grassland; gravelly brown soil.

TOWN OF BAJOOL



Adjustments

Port	Reference	Previous Area	Date	Charted

CROWN COPYRIGHT RESERVED Allots. 1 & 2 PLAN OF Section 22

I hereby certify that I, in person, made, and on the 8.10.1963 completed the survey represented by this plan, on which are written the bearings and lengths of the lines surveyed by me, and that the survey has been executed in accordance with the existing regulations of the Surveyor General's Department.

Stephen Arnold
Surveyor

Meridian Observations

Station No.	Date	Lat.	Long.	Variation Observed	C.A.M.
Meridian of R.286.16					

Date of Instructions Res. 245 of PORTION Section 22
63.664.0.P.L. PARISH OF ULTIMO
Date of transmission of plans &c. 3.10.63 COUNTY OF DEAS THOMPSON
Examined by A.C.B. 18-24 Calc. Book No. 13530
Voucher No. 7600 Payment Adv. 23.10.63
Charted by J.P.C. 15.1.64 Land Agents Rockhampton
Sales Register Vol. Fol. District of
Scale 1 Chain to an Inch. Cat. No. **B.286.17**

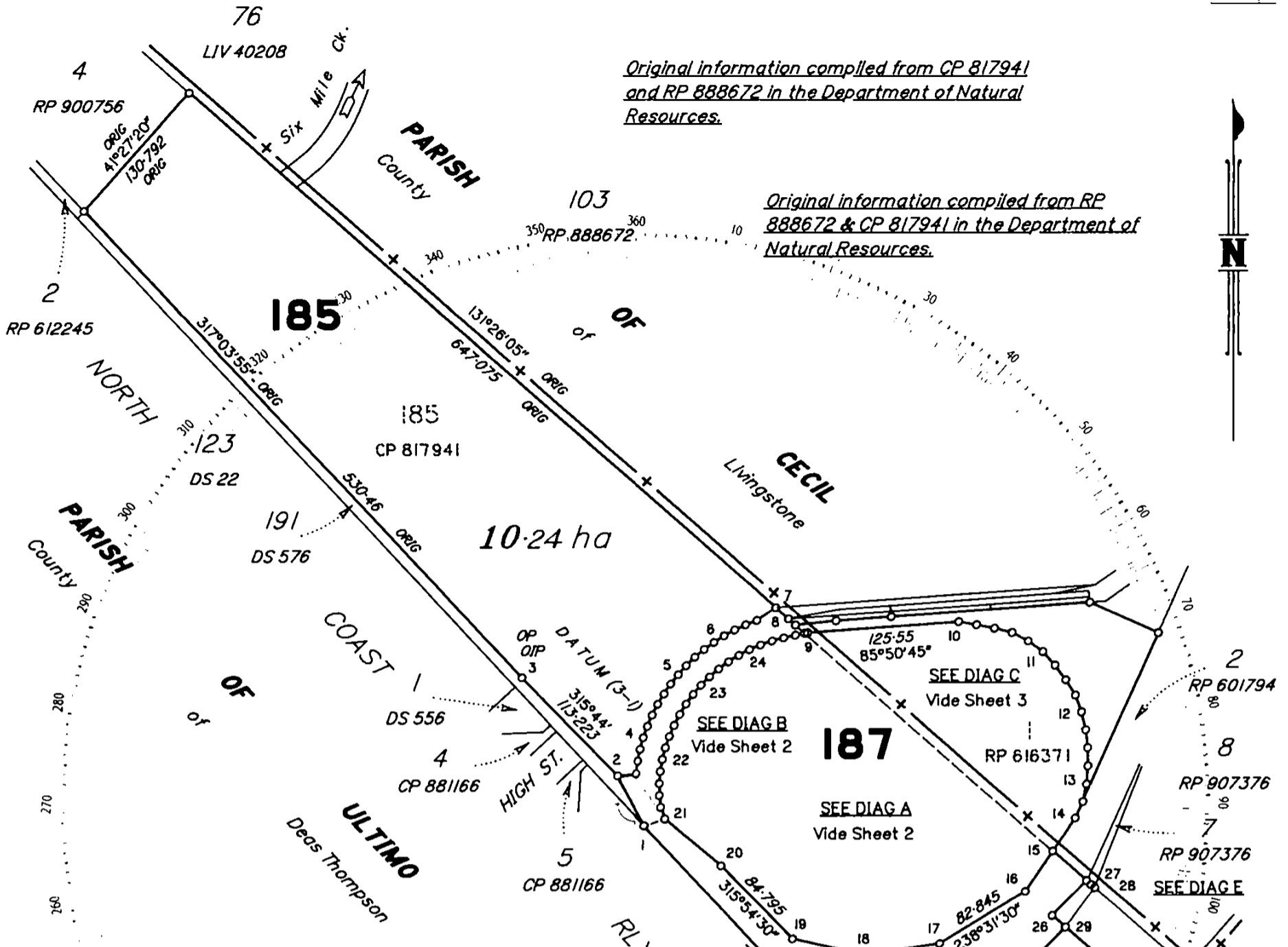
T.M.

98/4387

Land Title Act 1994 and Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet of
1 3



Original information compiled from CP 817941 and RP 888672 in the Department of Natural Resources.

Original information compiled from RP 888672 & CP 817941 in the Department of Natural Resources.

REFERENCE MARKS

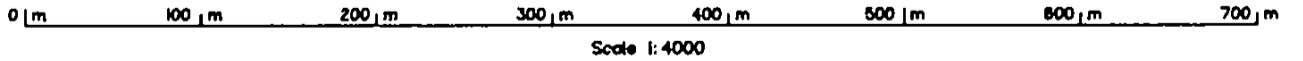
STN	TO	REMARKS	BEARING	DIST
1	O.Bolt		298°03'50"	10.662
3	OIP		47°04'20"	1.0
4	Pin		109°47'30"	0.825
5	Pin		135°47'30"	0.75
6	Pin		140°35'30"	0.83
7	OIP		131°27'50"	2.75
8	OIP		131°26'50"	1.006
9	Pin		339°09'	0.845
10	Pin		235°50'30"	0.97
11	Pin		47°12'30"	0.88
12	Pin		77°40'	0.855
13	Pin		104°46'	0.82
15	OIP		1°49'15"	3.577
17	Pin		67°00'30"	3.015
18	Pin		158°02'	1.21
19	Pin		28°14'	2.355
20	Pin		39°39'	1.37
21	Pin		39°19'	0.955
22	Pin		280°33'	0.8
23	Pin		308°15'	0.82
24	Pin		336°48'	0.68
25	Pin		187°41'30"	9.78
26	OIP		250°07'	1.973
28	OIP		3°20'	1.048
29	OIP	gone	299°52'30"	1.0
31	OIP		131°33'	1.283
32	Pin		148°24'30"	5.505
33	Pin		128°59'	1.325
34	Pin		130°43'30"	2.445
35	OIP		41°30'	1.006

PERMANENT MARKS

PM	BEARING	DIST	NO
2-OPM	42°05'20"	1.212	40224

Peg placed at all new and original corners, unless otherwise stated.

Can RFP (A) at stations 15-21.



I, Charles Rodney SCHLENCKER, hereby certify that I have surveyed the land comprised in this plan by Col John STEPHENSON, Surveying Associate, for whose work I accept responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 2/6/98.

[Signature]
Licensed Surveyor

Date 5-6-98

Plan of **Lots 185 - 188**
Cancelling Lot 185 on CP 817941
and Lot 101 on RP 888672
(Lot 186 identifies part of Lot 1 on CP825707 in accordance with Section 215(1)(a) of the Transport Infrastructure Act 1994)
ULTIMO/ Deas Thompson/
PARISH: **CECIL** COUNTY: **Livingstone**
Mention of CP 817941

Scale: **1:4000**
Format: **STANDARD**

SP107818
Plan Status: _____

609/841

706736300

WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.

QR 400 NT

NO FEE
26/06/2003 08:39

Registered

s Lodged by

(Include address, phone number, reference and Lodger Code)

1 Certificate of Registered Owners or Lessees.

I/Wc See Below

(Names in full)

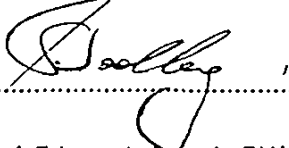
*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

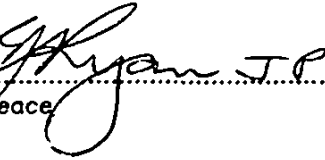
Signature of *Registered Owners *Lessees

In accordance with Sections 214 and 215 of the Transport Infrastructure Act 1994 Queensland Rail as Statutory successor to the registered owner agrees to this plan and to the surrender to the State of Lot 186 for existing rail corridor land

Queensland Rail by its Attorney Eric John WOOLLEY under Power of Attorney No. 702322737

Signed 

In the presence of Edmond Joseph RYAN

Signed 
A Justice of the Peace

* Rule out whichever is inapplicable

2 Local Government Certificate.

certifies that the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990, the City of Brisbane Act 1924, and all Local Laws and Ordinances have been complied with subject to

Dated this day of

#

#

* Insert the name of the Local Government
Insert designation of signatory or delegation

3 Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File : QRAIL PROJECT

Local Govt :

Surveyor : 609/841

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
18803245	185	CP 817941	185 - 188		
50079949	101	RP 888672	186, 187		

Lot 1 on RP 616371 186, 187

Lot 185 on CP 817941 185 - 188
Orig Lots

12 Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Licensed Surveyor/Director * Date
* delete words not required


7. Portion Allocation :

8 Map Reference :
9050

9 Locality :
BAJOO

10 Local Government :
FITZROY S.C.

11 Passed & Endorsed :

By : Charles Rodney SCHLENCKER
Date : 5-6-98
Signed : 
Designation : Licensed Surveyor

13 Lodgement Fees :

Survey Deposit \$
Lodgement \$
New Titles \$
Photocopy \$
Postage \$
TOTAL \$

14 Insert Plan Number
SP107818

ADDITIONAL SHEET

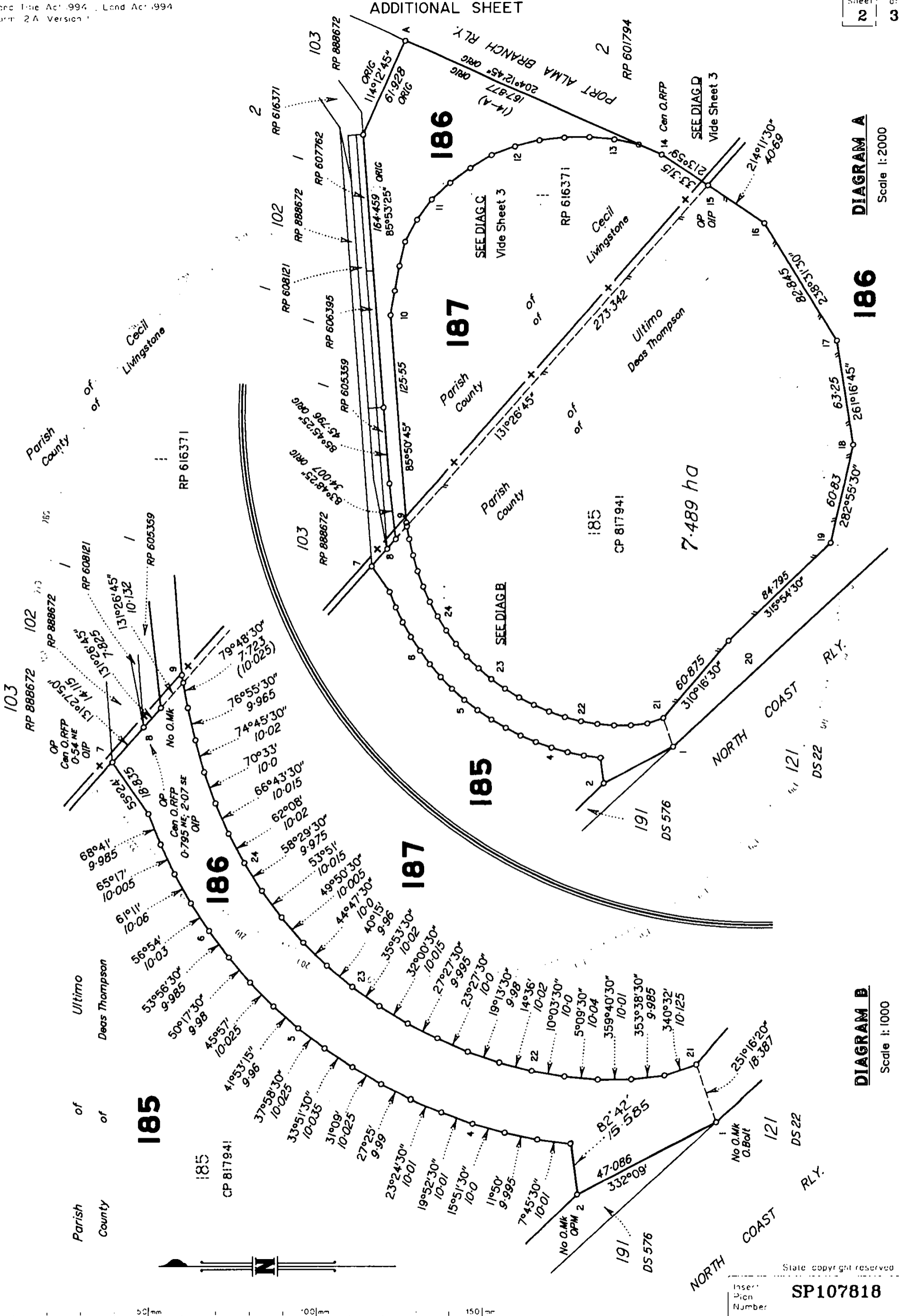


DIAGRAM A

Scale 1:2000

DIAGRAM B

Scale 1:1000

State copyright reserved

Insert
Plan
Number

SP107818



APPENDIX D – SITE MAPPING

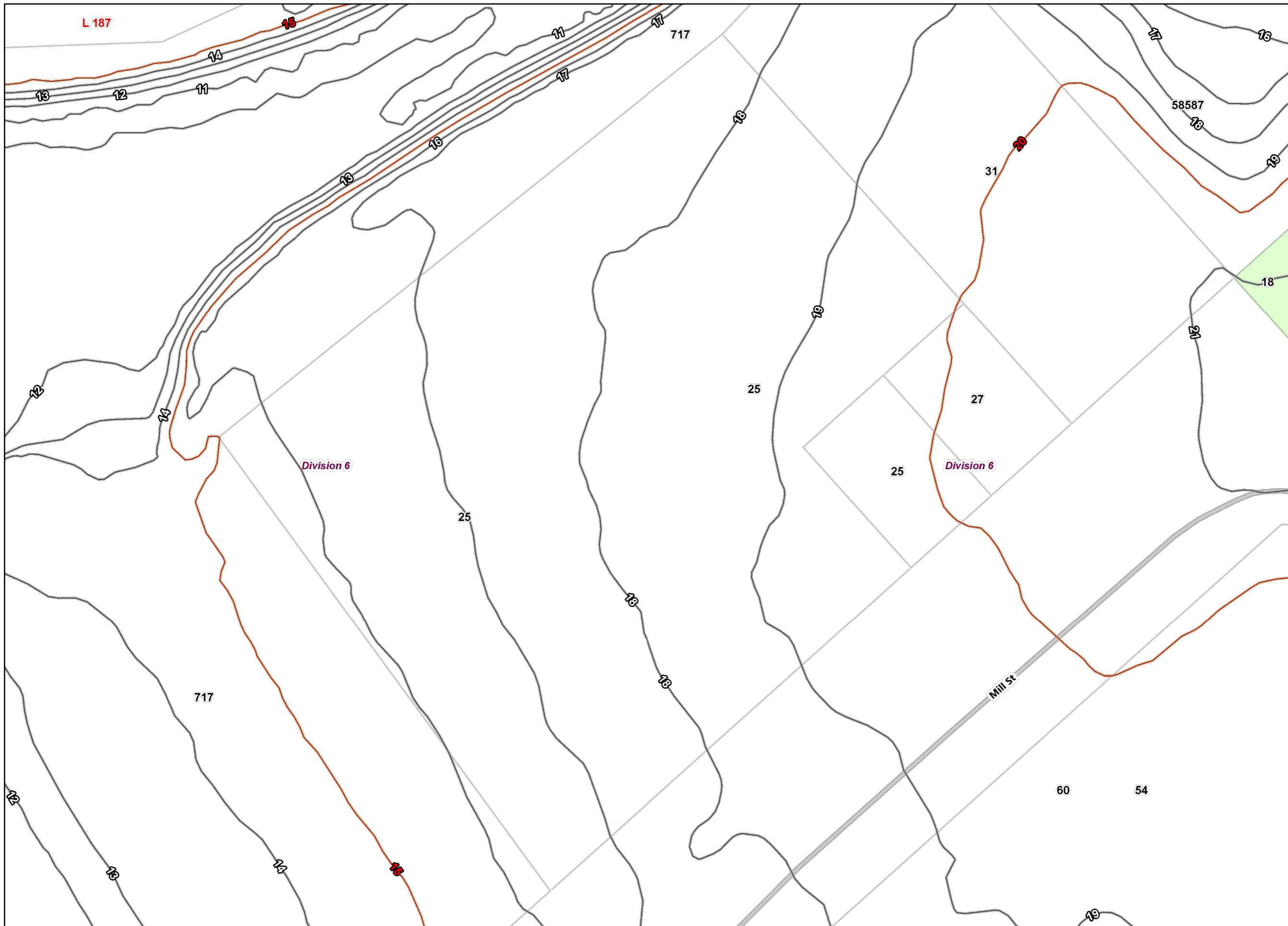
- Council's Services and Contours map;
- SARA DA Mapping;
- State Planning Policy Mapping;
- Ergon Energy Map; and
- Telstra Plans.

Application on behalf of Christopher Andrew Galvin & Simone Irene Galvin

April 2026

GSPC

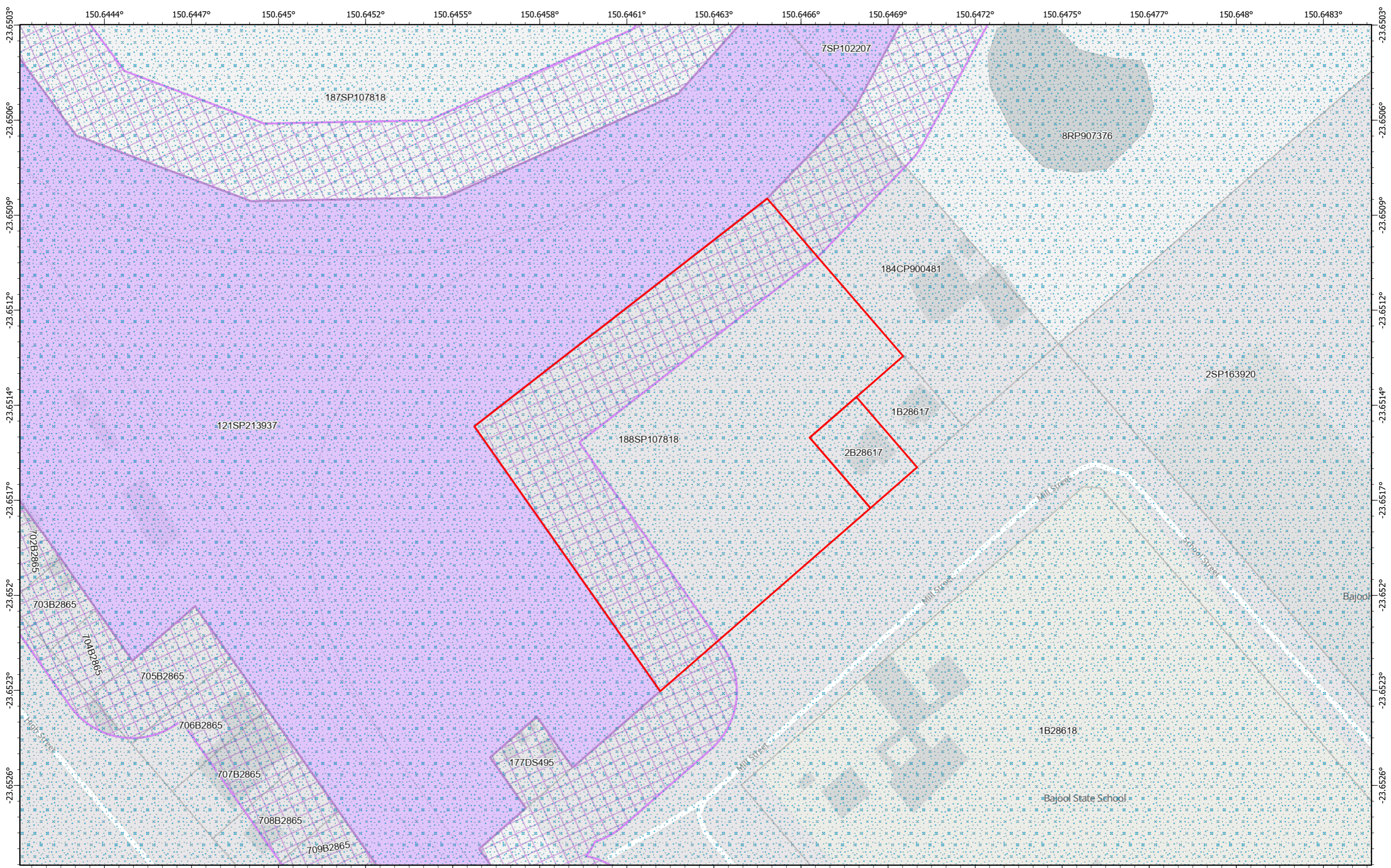
Ref: 261421



Legend

- Contours
 - Major
 - Basic
- ECQ Divisions 2020
- Cadastral
 - Property Parcels





DA Mapping System - Export Map





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N

Scale: 1:1,200

0 10 20 30

Metres

-  Cadastre
-  Water resource planning area boundaries
-  Area within 25m of a railway corridor
-  Railway corridor

DA Mapping System - Export Map

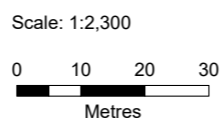
Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. Note that this is a print screen only. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.



State Planning Policy IMS - Export Map

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

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Date: 17/03/2026

Queensland
Government



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Queensland
Government

-  Cadastre
-  Flood hazard area - Level 1 - Queensland floodplain assessment overlay
-  Flood hazard area - local government flood mapping area
-  Railway corridor

State Planning Policy IMS - Export Map

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

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Date: 17/03/2026

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BYDA

Sequence: 269814487
Date: 16/03/2026

Scale: 1:1538
Tile No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

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



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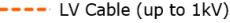
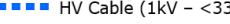
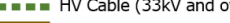
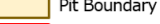

BYDA

Sequence: 269814487
Date: 16/03/2026

Scale: 1:500
Tile No: **Tile No: 1**

CAUTION - HIGH VOLTAGE

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



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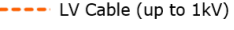
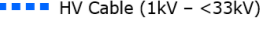
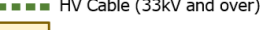
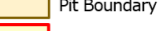

BYDA

Sequence: 269814487
Date: 16/03/2026

Scale: 1:500
Tile No: **Tile No: 2**

CAUTION - HIGH VOLTAGE

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



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
BYDA

Sequence: 269814487
Date: 16/03/2026

Scale: 1:500
Tile No: **Tile No: 3**

CAUTION - HIGH VOLTAGE

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



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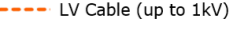
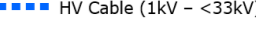
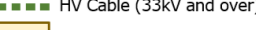
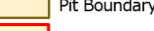

BYDA

Sequence: 269814487
Date: 16/03/2026

Scale: 1:500
Tile No: **Tile No: 4**

CAUTION - HIGH VOLTAGE

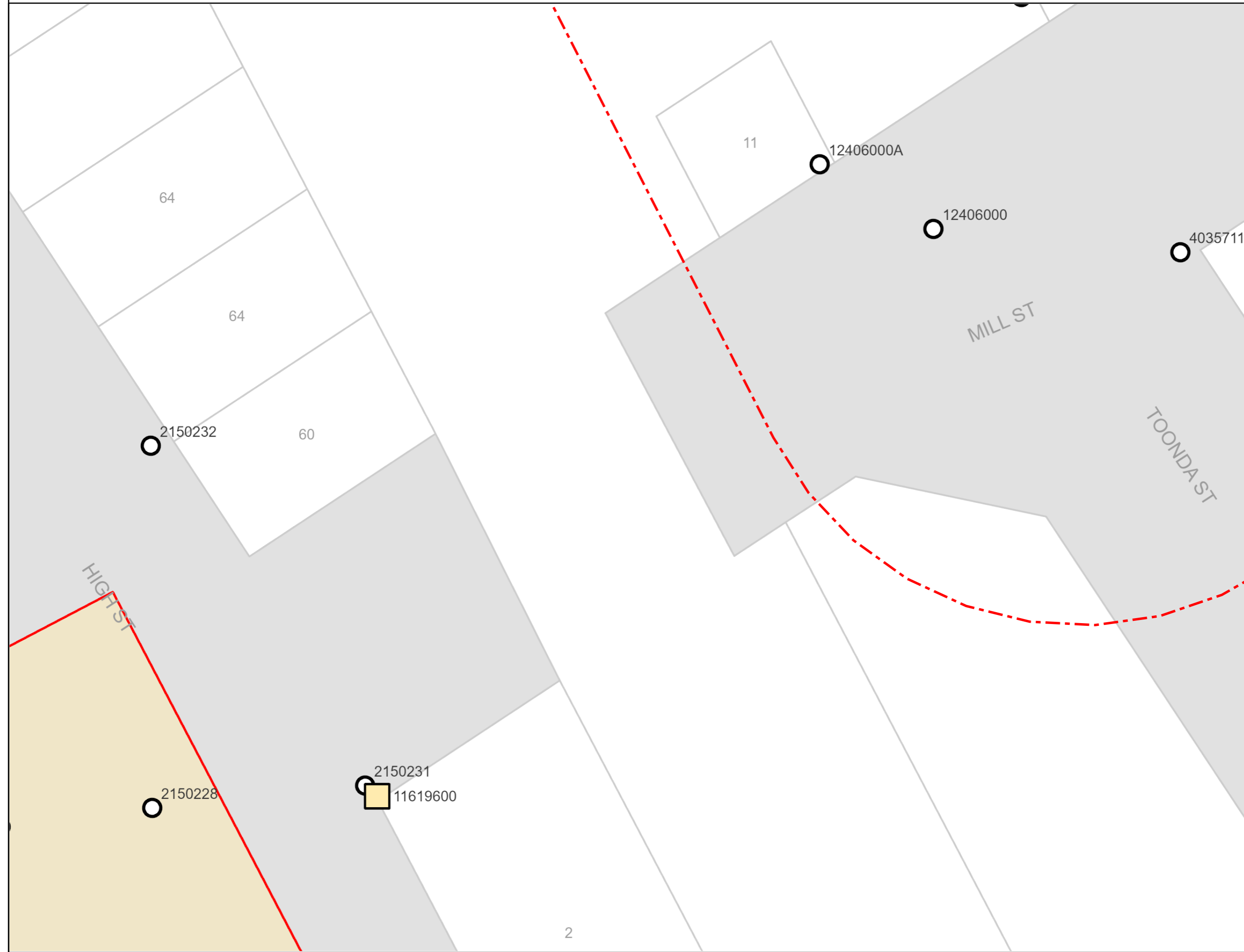
LEGEND

-  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.

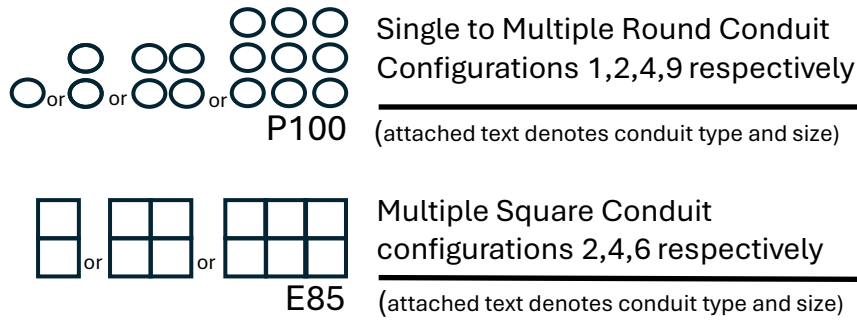


LEGEND



	Lead-in terminates at a Customer Address
	Exchange Major Cable Present
	Pillar / Cabinet Above ground Free Standing
	Above ground Complex Equipment Please note: Powered by 240v electricity
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned
DIST	Distribution cables in Main Cable Ducts
MC	Main Cable ducts on a Distribution Plan
	Blocked or Damaged Duct
	Footway Access Chamber (can vary between 1-lid to 12-lid)
	NBN Pillar
	Third Party Owned Network Non-Telstra

	Cable Jointing Pit Number / Letter indicating Pit type/size
	Elevated Joint (above ground joint on buried cable)
	Telstra Plant in shared Utility trench
	Aerial cable / or cable on wall
	Aerial cable (attached to joint use Pole e.g., Power Pole)
	Marker Post Installed
	Buried Transponder
	Marker Post & Transponder
	Optical Fibre Cable Direct Buried
	Direct Buried Cable
	nbn owned network



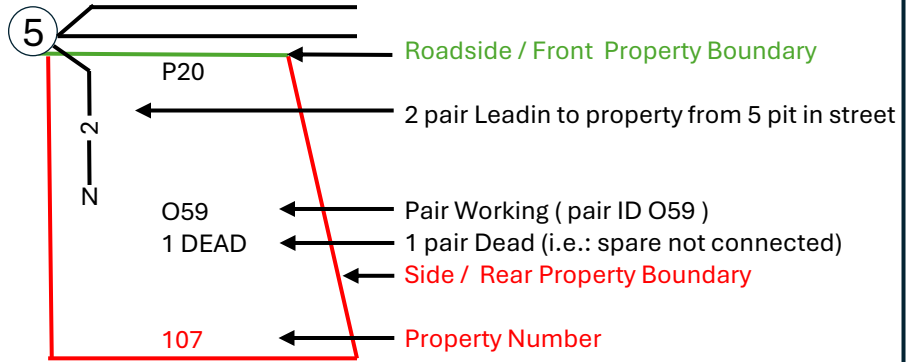
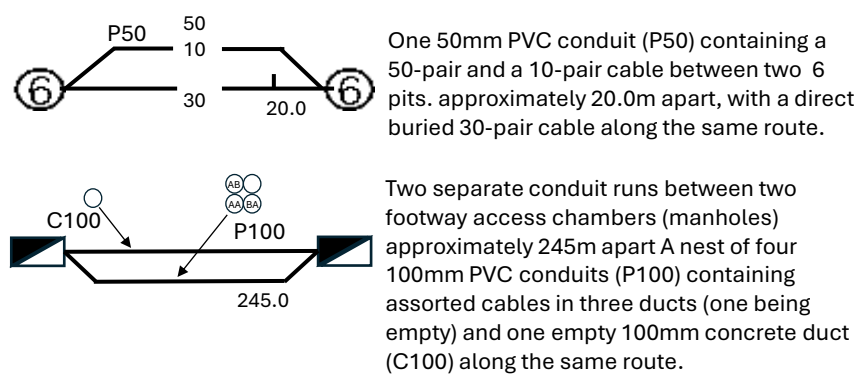
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

<h2>Plan</h2> <p>Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.</p>	<h2>Prepare</h2> <p>Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.</p>	<h2>Pothole</h2> <p>Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.</p>	<h2>Protect</h2> <p>Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.</p>	<h2>Proceed</h2> <p>Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.</p>
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Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT ASSESSMENT RULES

Application number:	D/69-2026	<i>For further information regarding this notice, please contact:</i>	Michelle Mackay
Date application properly made:	1 May 2026	Phone:	07 4936 8099

1. APPLICANT DETAILS

Name:	Christopher Andrew Galvin & Simone Irene Galvin		
Postal address:	C/-GSPC PO Box 379 GRACEMERE QLD 4702		
Contact number:	07 4922 7033	Email:	admin@gspc.com.au

2. PROPERTY DESCRIPTION

Street address:	25 Mill Street, Bajool
Real property description:	Lot 2 on B28617 and Lot 188 on SP107818

3. OWNER DETAILS

Name:	C A Galvin and S I Galvin
Postal address:	790 Hibbs Road GOOVIGEN QLD 4702

4. DEVELOPMENT APPROVAL SOUGHT

Development Permit for a Material Change of Use for two (2) Dwelling Houses (Building Envelopes) and Reconfiguration of a Lot (two lots into three lots)

5. APPLICATION TYPE

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

6. REFERRAL AGENCIES

Based on the information accompanying the lodged application, in accordance with the *Planning Regulation 2017*, referral to the following Referral Agencies is required.

For an application involving	Name of agency	Role of Agency	Contact Details
STATE TRANSPORT INFRASTRUCTURE (State Transport Corridors and Future State Transport Corridors)			

<i>Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 – Reconfiguring a lot near a State transport corridor</i>			
<p>Development application for reconfiguring a lot that is assessable development under section 21, if—</p> <p>(a) all or part of the premises are within 25m of a State transport corridor; and</p> <p>(b) 1 or more of the following apply—</p> <p>(i) the total number of lots is increased;</p> <p>(ii) the total number of lots adjacent to the State transport corridor is increased;</p> <p>(iii) there is a new or changed access between the premises and the State transport corridor;</p> <p>(iv) an easement is created adjacent to a railway as defined under the Transport Infrastructure Act, schedule 6; and</p> <p>(c) the reconfiguration does not relate to government supported transport infrastructure</p>	<p>The chief executive of the department in which the <i>Planning Act 2016</i> is administered:</p> <p>Department of State Development, Infrastructure and Planning (State Assessment and Referral Agency)</p>	Concurrence	<p><u>In person:</u> Level 2, 209 Bolsover Street, Rockhampton City</p> <p><u>Online lodgement using MyDAS2:</u> https://prod2.dev-assess.qld.gov.au/suite/</p> <p><u>Email:</u> RockhamptonSARA@dasilgp.qld.gov.au</p> <p><u>Postal:</u> PO Box 113 Rockhampton Qld 4700</p>
<i>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material change of use of premises near a State transport corridor or that is a future State transport corridor</i>			
<p>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—</p> <p>(a) are within 25m of a State transport corridor; or</p> <p>(b) are a future State transport corridor; or</p> <p>(c) are—</p> <p>(i) adjacent to a road that intersects with a State-controlled road; and</p> <p>(ii) within 100m of the intersection</p>	<p>The chief executive of the department in which the <i>Planning Act 2016</i> is administered:</p> <p>Department of State Development, Infrastructure and Planning (State Assessment and Referral Agency)</p>	Concurrence	<p><u>In person:</u> Level 2, 209 Bolsover Street, Rockhampton City</p> <p><u>Online lodgement using MyDAS2:</u> https://prod2.dev-assess.qld.gov.au/suite/</p> <p><u>Email:</u> RockhamptonSARA@dasilgp.qld.gov.au</p> <p><u>Postal:</u> PO Box 113 Rockhampton Qld 4700</p>

It is the responsibility of the applicant to give within 10 business days each referral agency a copy of -

- the application (including application form and supporting material);
- this confirmation notice; and
- any applicable concurrence agency application fee (refer to the *Planning Regulation* to confirm the applicable referral agencies).

The applicant must provide written advice to Council (as the Assessment Manager) of the day on which this action was completed.

7. IMPACT ASSESSMENT

Will Impact Assessment be required?	YES
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The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by:

- Publishing a notice at least once in a newspaper circulating generally in the locality of the premises which are the subject of the application; and
- Placing a notice on the premises which are the subject of the application. The notice must remain on the premises for the period of time up to and including the stated day; and
- Giving a notice to all owners of any lots adjoining the premises which are the subject of the application.

8. PUBLIC NOTIFICATION DETAILS

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

9. INFORMATION REQUEST

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

10. SUPERSEDED PLANNING SCHEME

Is the application to be assessed under a Superseded Planning Scheme?	NO
Planning Scheme	
<input checked="" type="checkbox"/>	The development was not assessable under the Superseded Planning Scheme and the application may proceed, as proposed.
<input type="checkbox"/>	The development was assessable under the Superseded Planning Scheme and this Development Application will be assessed under the Superseded Planning Scheme.
<input type="checkbox"/>	The application will not be assessed under the Superseded Planning Scheme. The application will instead be assessed against the current planning scheme.

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

11. ASSESSMENT MANAGER

Name: **Michelle Mackay**
PLANNING OFFICER

Signature:



Date: 14 May 2026

Our reference: 2605-52404 SRA
Your reference: 261421
Council reference: D/69-2026

20 May 2026

Christopher Andrew Galvin & Simone Irene Galvin
C/- GSPC
PO Box 379
GRACEMERE QLD 4702
admin@gspc.com.au

Attention: Bristi Basak and Nirmala Kumar

Dear Bristi and Nirmala

Action notice

(Given under section 8 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) received your referral agency material for the following premises on 15 May 2026.

Location details

Street address: 25 Mill Street, Bajool
Real property description: Lot 2 on B28617 and Lot 188 on SP107818
Local government area: Rockhampton Regional Council

Under the Planning Regulation 2017, the relevant referral requirements for the development application are as follows:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (10.9.4.2.1.1) State transport corridors and future State transport corridors

The application does not meet the requirements for a properly referred application under section 54 of the *Planning Act 2016*. The reason for this decision is:

- the correct fees have not been paid.
 - o The applicable fee for trigger 10.9.4.2.1.1 is \$1,879
 - o The total development application fee is \$1,879
 - o You have advised SARA that \$1,876 has been paid.

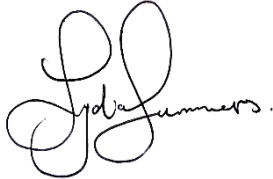
The application will not be accepted as properly referred until the following action is taken:

- the total development application fee is paid to SARA. Based on the information provided above, SARA calculates that **\$3** is currently outstanding.

The above action must be completed within 20 business days of receiving this notice, or a further period agreed with SARA, to avoid your application lapsing.

For further information please contact Taryn Pace, Principal Planning Officer, on 07 4037 3244 or via email RockhamptonSARA@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lydia Summers', with a period at the end. The signature is written in a cursive style.

Lydia Summers
Principal Planning Officer

cc Rockhampton Regional Council, enquiries@rrc.qld.gov.au
GSPC, bristi@gspc.com.au

Our reference: 2605-52404 SRA
Your reference: 261421
Council reference: D/69-2026

20 May 2026

Christopher Andrew Galvin & Simone Irene Galvin
C/- GSPC
PO Box 379
GRACEMERE QLD 4702
admin@gspc.com.au

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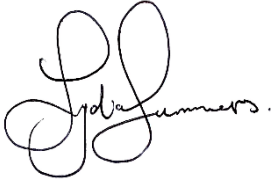
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Yours sincerely

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Lydia Summers
Principal Planning Officer

cc Rockhampton Regional Council, enquiries@rrc.qld.gov.au
 GSPC, bristi@gspc.com.au



Rockhampton Office
232 Bolsover St, Rockhampton

Gracemere Office
1 Ranger St, Gracemere

Mount Morgan Office
32 Hall St, Mount Morgan

27 May 2026

Our Reference: D/69-2026
Enquiries: Michelle Mackay
Telephone: 07 4936 8099

Christopher A Galvin and S I Galvin
C/-GSPC
PO Box 379
GRACEMERE QLD 4702

Dear Sir/Madam

DEVELOPMENT APPLICATION D/69-2026 FOR A MATERIAL CHANGE OF USE FOR TWO (2) DWELLING HOUSES (BUILDING ENVELOPES) AND RECONFIGURATION OF A LOT (TWO LOTS INTO THREE LOTS) – SITUATED AT 25 MILL STREET, BAJOOL DESCRIBED AS LOT 2 ON B28617 AND LOT 188 ON SP107818

Council refers to your development application lodged with Council on 29 April 2026. Council has determined that an Information Request is not required. It is advised that Referral Agencies may still make an Information Request and the end of Part 3: Information Request does not occur until the applicant has:

1. Finished responding to all information requests in the way stated under section 14.1 of the Development Assessment Rules; or
2. All periods for the applicant to respond to all information requests as stated in section 13.1 have ended.

You are further advised that once Part 3: Information Request ends, Part 4: Public Notification starts. Public notification must be undertaken in accordance with the *Planning Act 2016* and as described in the Development Assessment Rules.

Should you have any queries regarding this letter please contact me on 07 4936 8099 or email developmentadvice@rrc.qld.gov.au.

Yours faithfully

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

Michelle Mackay
Planning Officer
Planning and Regulatory Services

Our reference: 2605-52404 SRA
Your reference: 261421
Council reference: D/69-2026

29 May 2026

Christopher Andrew Galvin & Simone Irene Galvin
C/- GSPC
PO BOX 379
GRACEMERE QLD 4702
bristi@gspc.com.au / admin@gspc.com.au

Attention: Bristi Basak and Nirmala Kumar

Dear Bristi and Nirmala

Referral confirmation notice

(Given under section 8.2 of the Development Assessment Rules)

The development application described below is taken to be properly referred to the State Assessment and Referral Agency (SARA) under Part 2: Referral of the Development Assessment Rules.

Location details

Street address: 25 Mill Street, Bajool
Real property description: Lot 2 on B28617 and Lot 188 on SP107818
Local government area: Rockhampton Regional Council

Application details

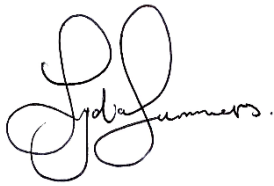
Development permit Material change of use for two (2) Dwelling Houses (Building Envelopes)
Development permit Reconfiguring a lot (two lots into three lots)

The referral confirmation period ended on 20 May 2026. SARA's assessment will be under the following provision of the Planning Regulation 2017:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (10.9.4.2.1.1) Reconfiguring a lot near a state transport corridor

For further information please contact Taryn Pace, Principal Planning Officer, on 07 4037 3244 or via email RockhamptonSARA@dspdip.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lydia Summers', with a stylized flourish at the end.

Lydia Summers
Principal Planning Officer

cc Rockhampton Regional Council, enquiries@rrc.qld.gov.au (council reference: D/69-2026)

Notice of intention to commence public notification

Section 17.2 of the Development Assessment Rules

Council Ref: D/69-2026	[application reference number]
Christopher Andrew Galvin & Simone Irene Galvin	[applicant name]
C/- GSPC, PO BOX 379 Gracemere QLD 4702	[contact address/email address]
(07) 4922 7033	[contact number]
18/06/2026 – 10/07/2026	[notice date]
The Assessment Manager, Rockhampton Regional Council	[assessment manager's name]
PO BOX 1860 Rockhampton QLD 4700	[assessment manager's address]

RE: Development Permit for a Material Change of Use for two (2) Dwelling Houses (Building Envelopes) and Reconfiguration of a Lot (two lots into three lots)

[details of proposed development]

25 Mill Street, Bajool

[street address]

Lot 2 on B28617 and Lot 188 on SP107818

[real property description]

Dear Michelle Mackay (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:

16/06/2026

[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

17/06/2026

[intended date for publishing]

and

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

17/06/2026

[intended date notice to be erected]

and

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

16/06/2026

[intended date owners to be notified]

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely



Bristi Basak
Urban & Regional Planner

15/06/2026

[applicant name, signature and date]