

PROJECT — B.A. —

Project BA
PO Box 45 Noosaville 4566
(07) 5451 8784
info@projectba.com.au

29/07/2024

Coordinator-General
Level 17, 1 William St
Brisbane QLD 4000

RE: Development Application – Material Change of Use for Re-sited Dwelling House

Please find attached Material Change of Use development application for the proposed Re-sited Dwelling House at **795 Brookland Road, Kagaru Qld 4285** on land legally described as Lot 10 on SP296652.

The following documents form part of the application material:

- Planning Report
- Architectural Drawings – REV A prepared by Evoke Architects
- Fee Waiver Acceptance Letter
- Land Owners Consent
- House Photos

Regards,

Ruby Thrupp
Project BA
(07) 5451 8784

CONTENTS

1. SUMMARY	
1.1 SUMMARY	PAGE 3
2. SITE AND SURROUNDING AREA	PAGE 4
2.1 ZONE DESIGNATION	PAGE 4
2.2 SURROUNDING LAND USES	PAGE 6
2.3 CURRENT REGISTERED LANDOWNER	PAGE 6
2.4 SITE DIMENSIONS, ENCUMBRANCES, TOPOGRAPHY	PAGE 6
2.5 ACCESS AND SERVICES	PAGE 7
3. PROPOSED DEVELOPMENT	PAGE 7
3.1 PROPOSAL	
4. LEGISLATIVE FRAMEWORK	PAGE 9
4.1 LEVEL OF ASSESSMENT & STRATEGIC FRAMEWORK	PAGE 9
4.2 BROMELTON SDA & DEVELOPMENT SCHEME	PAGE 9
4.3 STATE REFERRAL TRIGGERS	PAGE 10
4.3 LOCAL GOVERNMENT	PAGE 11
4.5 OVERLAYS	PAGE 11
4.6 ASSESSMENT FRAMEWORK	PAGE 11
5. CONCLUSION	PAGE 18

1. SUMMARY

SITE DETAILS	
ADDRESS	795 Brookland Road, Kagaru
REAL PROPERTY DESCRIPTION	10SP296652
SUBJECT LAND AREA	561,100m ²
LOCAL AUTHORITY	Scenic Rim Regional Council
STATE PLANNING AUTHORITY	Bromelton State Development Area (BSDA) Scheme under the State Development and Public Works Organisation Act 1971 Administered by the Office of the Coordinator-General
CURRENT REGISTERED LAND OWNER	Tracey Bulloch
PRE-LODGE MENT HISTORY	Application Fee Waiver – See attached
SOUTH EAST QUEENSLAND REGIONAL PLAN DESIGNATION	
SPP LAND USE CATEGORY	Regional Landscape and Rural Production Area
PLANNING SCHEME DESIGNATIONS	
ZONING	Special Purposes Zone (Scenic Rim Regional Council BSDA - Bromelton State Development Area Precinct
PRECINCT	Rural Precinct (BSDA)
OVERLAYS	<p>Overlay 3 - Bushfire Hazard</p> <ul style="list-style-type: none"> - High - Medium - Potential Impact Buffer <p>Overlay 4A - Environmental Significance - Biodiversity – Matters of State Environmental Significance</p> <ul style="list-style-type: none"> - Regulated vegetation (as defined in the SPP) <p>Overlay 4E - Environmental Significance - Local Watercourses - Matters of Local Environmental Significance Local Watercourses</p> <ul style="list-style-type: none"> - Stream Order 2 Type: Stream Order 2 - Watercourse Buffer Area A - Type: Watercourse Buffer Area A <p>Overlay 6A & 6B - Flood Hazard - Hazard Area</p> <ul style="list-style-type: none"> - Flood Hazard Area : Defined Flood Event - Medium Flood Hazard Area - Low Flood Hazard Area <p>Overlay 10a & 10A - Water Resource Catchments - Catchment Areas</p> <ul style="list-style-type: none"> - Water Supply Buffer Area - Label: Water Supply Buffer Area - Stream Order 1 to 3 <p>Overlay 15 - Road Hierarchy</p> <ul style="list-style-type: none"> - Collector & Access
APPLICANT DETAILS	
APPLICANT	Project BA
EXISTING USE	Agricultural/Animal Husbandry (Cattle Farm) & associated sheds
PROPOSAL	The proposal seeks a development permit for Material Change of Use for a Re-sited Dwelling House on land identified within the Bromelton State Development Area (SDA)
TYPE OF DEVELOPMENT	Material Change of Use – Dwelling House
LEVEL OF ASSESSMENT	Assessable Development requiring an SDA Development Application

2. SITE AND SURROUNDING AREA

2.1 ZONE DESIGNATION

The land is located within the 'Regional Landscape and Rural Production Area' regional land use category as identified on the State Planning Policy Interactive Mapping System. Refer to **Figure 1** below.

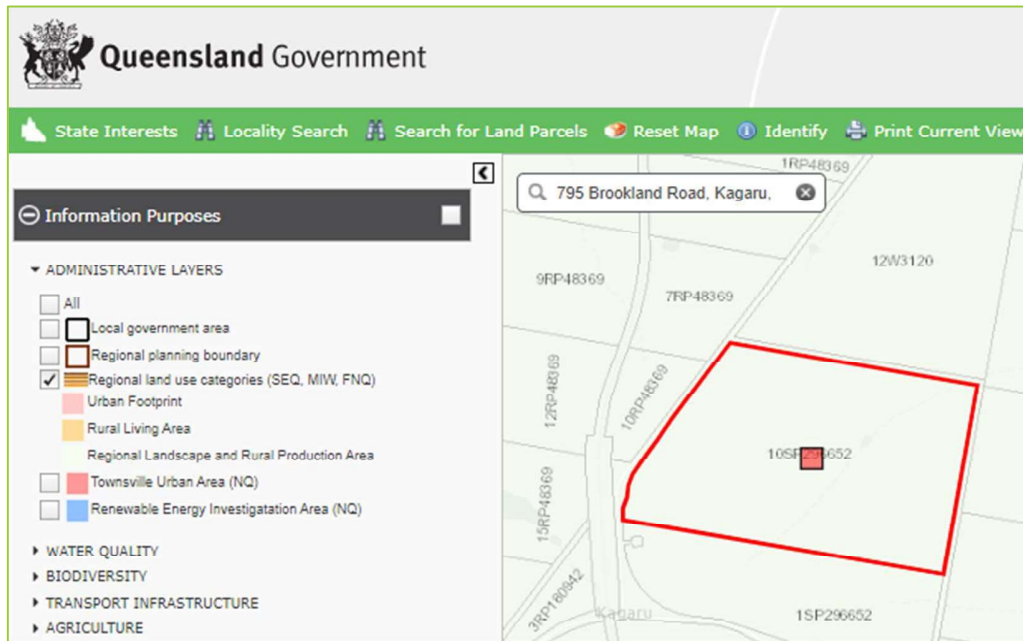


Figure 1: Regional land use category designation.

The land is designated as Special Purposes Zone & within the BSDA – Bromelton State Development Area Precinct as per the Scenic Rim Regional Council Planning Scheme Overlay Maps. Refer to **Figure 2**, below.

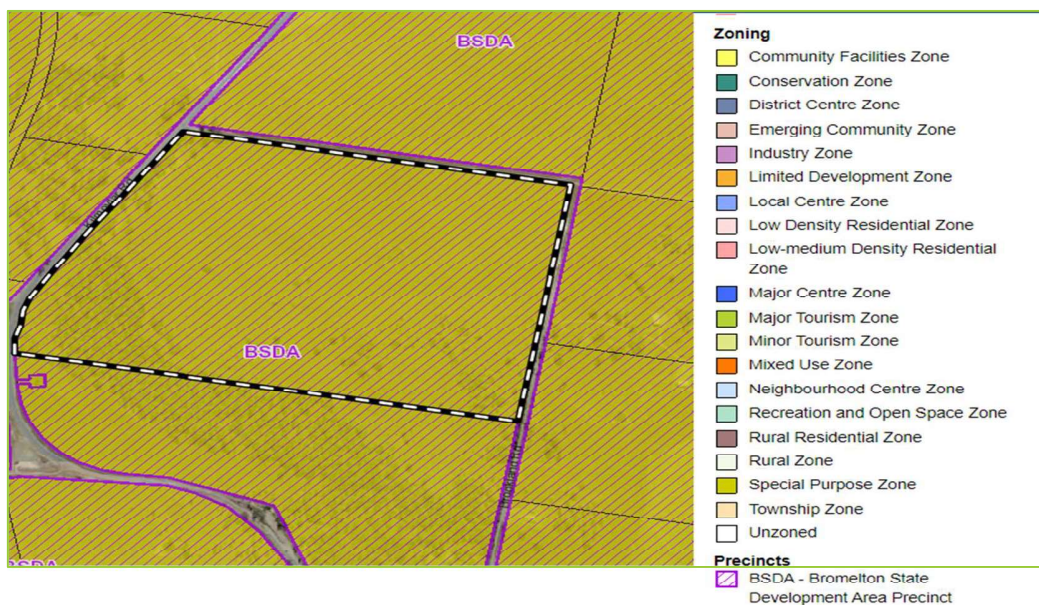


Figure 2: Scenic Rim Regional Council Zoning & BSDA Precinct Designation

The subject site is located within the *Rural Precinct* of the Bromelton State Development Area refer to **Figure 3**. Below



Figure 3: Subject site located within the Rural Precinct of the Bromelton State Development Area

2.2 SURROUNDING LAND USES

The subject site is located within the Special Purposes Zone & within the Rural Precinct of the BSDA - Bromelton State Development Area Precinct. Surrounding land uses are premises located within the same zone designation & land use category. Adjacent premises are typically agricultural land uses & large rural properties comprised of dwelling houses & ancillary outbuildings that support the surrounding rural and agricultural activities expected within the precinct.

The Rural Zone is located to the far west of the subject site.

2.3 CURRENT REGISTERED LANDOWNER

The property is currently owned by Tracey Bulloch.

Owners consent is attached to this application.

2.4 SITE DIMENSIONS, ENCUMBRANCES, TOPOGRAPHY, AND IMPROVEMENTS

The site is generally rectangular in shape and comprises an area of 561,100m² with frontage to Kilmoyley Road to the west & Brookland Road to the east. The subject site is improved by several existing sheds that support the operation of the Agricultural & Animal husbandry activities occurring on the site (Cattle farm). The proposed re-sited dwelling will be the only dwelling on site and does not involve a secondary dwelling. Refer to **Figure 4** for aerial view of subject site.



Figure 4: Aerial Image of subject site (Source: Nearmap, June 2024).

The topography of the site is generally flat and the subject site is not located within an area identified as Landslide Hazard Overlay or Steep Slope as per the Scenic Rim Regional Council overlay maps.

The improvements to the land, include:

- Existing driveway & crossover
- Existing Sheds

The subject site is not encumbered by an easement.

2.5 ACCESS AND SERVICES

The site currently has existing driveway access from Kilmoylar Road & Brookland Road. The proposed dwelling will utilise existing access from Kilmoylar Road. Any changes to the existing driveways and crossover's are to be constructed in accordance with Council and/or BSDA Development Scheme requirements.

The site is not serviced by relevant infrastructure services such as:

- Reticulated water supply;
- Reticulated sewerage; and
- Stormwater drainage;

The proposed development will require water tanks for potable water supply and a treatment system for effluent disposal. A separate plumbing application for the Dwelling House will be lodged to Local Council if approval for the Dwelling House use is granted by the relevant authority.

Stormwater from the development will be connected to a lawful point of discharge to be determined on site.

3. PROPOSED DEVELOPMENT

3.1 PROPOSAL

The application seeks an SDA Development Permit for Material Change of use for the relocation of a Class 1a building for dwelling house use on land described as Lot 10 on SP296652 at 795 Brookland Road, Kagaru.

The BSDA Development Scheme definition of “**Dwelling house**” means a residential use of premises involving -

- a. 1 dwelling and any domestic outbuildings associated with the dwelling; or
- b. 2 dwellings, 1 of which is a secondary dwelling and any domestic outbuildings associated with either dwelling.

There are currently no dwellings on the subject site for residential use. The registered owner of the property will be residing in the proposed dwelling as their permanent place of residence whilst also operating & maintaining the existing cattle farm. The proposed development will be utilised as a residential dwelling in accordance with the BSDA Development Scheme definitions.

The dwelling house is a single storey structure that has a total gross floor area of 115m². The proposed dwelling is comprised of the following elements in accordance with the attached plans:

- Two (2) Bedrooms
- One (1) Bathroom
- Laundry
- Kitchen & Dining
- Living & Lounge area
- Sunroom & New Deck

Refer to **Figure 5** below for extract of proposed dwelling house floor plan.

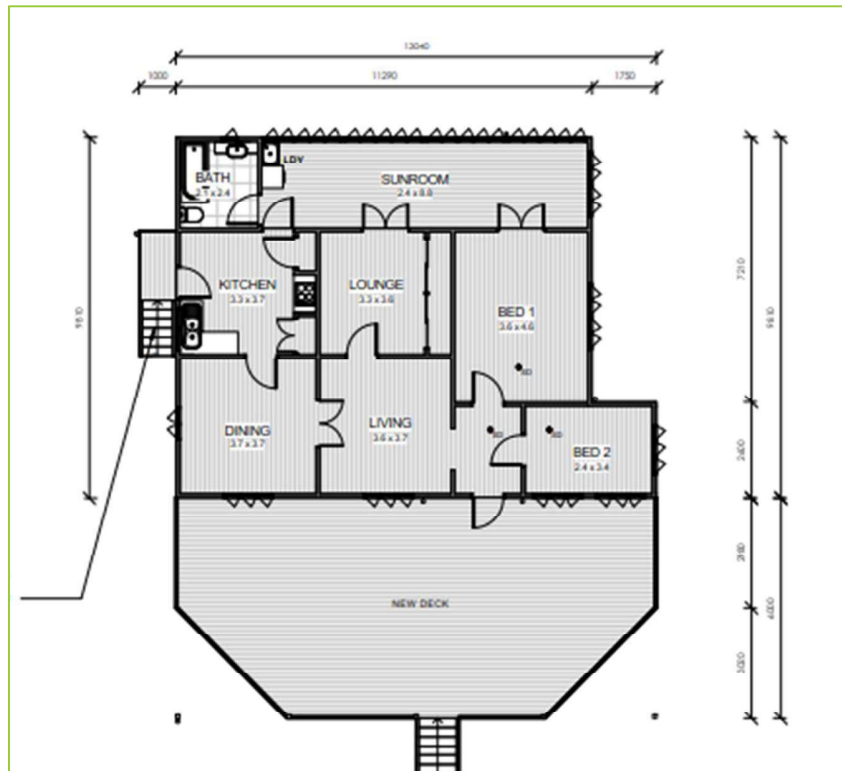


Figure 5: Proposed floor plan prepared by Evoke Architects

The dwelling will comprise of a metal sheeted roof, weatherboard exterior wall cladding and a gable roof form. The construction materials and roof form used of the proposed development will appear consistent with the character and built form of the surrounding premises. Refer to **Figure 6** below.



Figure 6: Proposed dwelling to be relocated to 795 Brookland Road, Kagaru

4. LEGISLATIVE FRAMEWORK

4.1 LEVEL OF ASSESSMENT & STRATEGIC FRAMEWORK

The subject site is located within the Bromelton State Development Area (BSDA) & Special Purposes Zone as identified the Scenic Rim Regional Council Planning Scheme Maps.

Pursuant to Part 10 of the planning scheme, *“the Scenic Rim planning scheme area includes one area, Bromelton, declared by the State government as a State Development Area (SDA) under the State Development and Public Works Organisation Act 1971. SDAs are clearly defined areas of land established by the Coordinator-General to promote economic development in Queensland”*.

Development in a SDA is subject to the requirements of a Development Scheme, which is a statutory instrument that controls planning and development in the SDA boundaries. The Coordinator-General is responsible for the planning, establishment and ongoing management of SDAs throughout Queensland. - Source: Part 10, Scenic Rim Regional Planning Scheme.

The Bromelton State Development Area Development Scheme is therefore the relevant planning instrument for assessing development application within the Bromelton SDA.

4.2 BROMELTON SDA & DEVELOPMENT SCHEME

Declared in 2008, the Bromelton SDA is located within the Scenic Rim Regional Council area. The intent of the Bromelton SDA is to promote economic development through the provision & establishment of medium to large scale industrial activities of regional, state and national significance, such as freight & logistics operations to access intrastate and interstate markets. The SDA is divided into six land use precincts and one sub-precinct ensuring high impact, difficult-to-locate and rail dependent industries are appropriately located and buffered by other industrial and rural land uses.

The Development Scheme for the Bromelton State Development Area was approved by the Governor in Council in November 2012 and regulates development involving Material Change of Use in the SDA

boundaries. The Scenic Rim Planning Scheme remains the relevant planning instrument for other development in the SDA such as reconfiguration of a lot and operational works.

Under section 2.4.6, Table 6 of the Development Scheme – *Rural Precinct – preferred development intent*, the proposed dwelling house use is assessable development and requires an SDA application to be made to the Coordinator- General in accordance with Schedule 2 in order to obtain an SDA approval.

4.2.1 SDA ASSESSMENT

Section 2.1 of the Development Scheme identifies the relevant assessment framework that the SDA application will be assessed against, to the extent they are considered relevant by the Coordinator General including:

- (a) the strategic vision for the Bromelton SDA
- (b) the overall objectives for development in the Bromelton SDA
- (c) the preferred development intent for each development precinct and
- (d) SDA wide assessment criteria

Further assessment against the assessment framework can be found in section 4.6 of this planning report.

4.3 STATE REFERRAL TRIGGERS

Under Schedule 2 of the Bromelton SDA Development Scheme, an SDA Development Application is required to identify any relevant State Referral Triggers under the Planning Act 2016. Per the Development Assessment (DA) mapping system, the subject site is subject to the following matters of state interest:

SEQ Regional plan

- Regional Landscape and Rural Production Area
- SEQ major enterprise and industrial area

Fish Habitat Area

- Queensland waterways for waterway barrier works - Low

Water resources

- Water resource planning area boundaries

Native Vegetation Clearing

- Regulated vegetation management map - Category B, C & X
- Vegetation management regional ecosystem map - Category A or B area containing of concern regional ecosystems
- Essential Habitat

Koala Habitat Area

- Core Koala habitat area

The proposed development is not located within an area of Core Koala Habitat and will not interfere with regulated vegetation. Furthermore, the proposal does not involve operational works involving constructing or raising a waterway barrier.

Based on the above information it is not anticipated that further state referral is required. However, items may have been missed or interpreted incorrectly, and we ask for the Coordinator-General to assess and the application in full.

4.4 LOCAL GOVERNMENT

The site is located within the Scenic Rim Region. Land uses are regulated under the Development Scheme for the Bromelton State Development Area, and not subject to the Planning Scheme. No further assessment against the Scenic Rim Regional Council Planning Scheme is included in this application.

4.5 OVERLAYS

The subject site is burdened by the following overlays, as identified by the overlay maps of the Scenic Rim Regional Council Planning Scheme

Overlay 3 - Bushfire Hazard

- High
- Medium
- Potential Impact Buffer

Overlay 4A - Environmental Significance - Biodiversity – Matters of State Environmental Significance

- Regulated vegetation (as defined in the SPP)

Overlay 4E - Environmental Significance - Local Watercourses - Matters of Local Environmental Significance Local Watercourses

- Stream Order 2 Type: Stream Order 2
- Watercourse Buffer Area A
- Type: Watercourse Buffer Area A

Overlay 6A & 6B - Flood Hazard - Hazard Area

- Flood Hazard Area : Defined Flood Event
- Medium Flood Hazard Area
- Low Flood Hazard Area

Overlay 10a & 10A - Water Resource Catchments - Catchment Areas

- Water Supply Buffer Area
- Label: Water Supply Buffer Area
- Stream Order 1 to 3

Overlay 15 - Road Hierarchy Collector & Access

The proposed building work is located outside the environmental overlays that constrain the subject site, therefore no further assessment or specialist reports are required.

4.6 ASSESSMENT FRAMEWORK

4.6.1 STRATEGIC VISION FOR THE BROMELTON SDA

An extract of the Strategic vision for the Bromelton SDA can be found in **Figure 7** below.

2.2 Strategic vision for the Bromelton SDA

- (1) The vision for the Bromelton SDA is to:
 - (a) establish Bromelton as a major industrial area for industrial development of regional, State and national significance
 - (b) encourage industrial development and support services to take advantage of the access to key rail and road networks
 - (c) maximise opportunities for the clustering and co-location of synergistic developments, including supporting infrastructure
 - (d) maximise the utilisation of the rail network by establishing multi modal freight and logistics operations, manufacturing and warehousing facilities, and industries that are reliant on rail access
 - (e) encourage activities that require large lots, separation distances or other specialist needs
 - (f) protect the continued operation and future development of existing industrial activities, appropriately located rural activities and the regionally significant extractive resources within the Bromelton SDA from incompatible development and encroachment and
 - (g) leverage the opportunities created by the proximity of the Bromelton SDA to the Beaudesert centre, by fostering synergies between industry and business activity clusters.
- (2) The strategic vision is supported by the overall objectives for development and preferred development intents of development precincts within the Bromelton SDA.

Figure 7: Strategic Vision for the Bromelton SDA – (Source: BSDA Development Scheme)

The proposed dwelling house is situated within the Rural Precinct of the Bromelton SDA and will support & protect the ongoing operation of the existing Agricultural & Animal Husbandry land use on the subject site. As such, the proposed development can meet item (f) of the Strategic vision for the Bromelton SDA.

4.6.2 THE OVERALL OBJECTIVES FOR DEVELOPMENT IN THE BROMELTON SDA

Pursuant to section 2.3 of the Bromelton State Development Area Development Scheme, the strategic vision of the Bromelton SDA is supported by the overall objectives for development within the Bromelton SDA. Compliance assessment is outlined below:

Development within the Bromelton SDA will:

(a) Be consistent with the strategic vision for the Bromelton SDA and the development precinct

As per justification provided in section 4.6.1 above, the proposed development can be considered consistent with the strategic vision for the Bromelton SDA & development precinct.

(b) ensure the integrity and long-term functionality of the Bromelton SDA is maintained and protected from land uses and activities that may be incompatible with, or adversely affect, the continued use of the Bromelton SDA for industrial development of regional, State and national significance

The proposed development will be used for the permanent residence of the registered owner who currently operates a Cattle farm on the subject site. The development will support the ongoing operations of the existing land use. Dwellings are anticipated and required in the Rural Precinct area to provide accommodation for owner's that operate a rural and agricultural activity from their property. The proposed small scale dwelling house is unlikely to impact the integrity and long-term functionality of the Bromelton SDA.

(c) *avoid new sensitive land uses and other incompatible land uses which could restrict the ability to establish and operate industrial development within the Bromelton SDA*

As per justification against Overall Objective, (b) above, the proposed development will be used for the permanent residence of the registered owner who currently operates a Cattle farm on the subject site. The dwelling is intended to support the ongoing operations of the existing land use within the Rural precinct.

The 2-bedroom Dwelling will be setback a minimum of 150m to all property boundaries allowing significant separation between the Dwelling House Use (Sensitive land use) & future industrial development within the Bromelton SDA.

(d) *maximise the efficient use of land, and existing and planned infrastructure*

The proposed development is considered to maximise the efficient use of land use & is not expected to impact existing and planned infrastructure.

(e) *minimise adverse impacts on infrastructure and infrastructure corridors*

The proposed development is located within the Rural precinct & is not expected to impact infrastructure or infrastructure corridors

(f) *support the safe and efficient function and operation of existing and planned transport infrastructure*

The proposed development is not intended to adversely impact the function and operation of existing and planned transport infrastructure

(g) *include site specific stormwater and waste water controls to avoid potential adverse impacts on the water quality of receiving waters and water assets*

The proposed dwelling use is considered small in scale and is unlikely to impact water quality & water assets. The dwelling will require a treatment system for effluent disposal in accordance with Local government requirements. A separate plumbing application will be lodged once a lawful planning approval is in place. Any stormwater from the development is to be collected and discharged to a lawful point to be determined on site in accordance with relevant local and state codes.

(h) *protect, and where possible, enhance the values of water supply catchments and key water supply infrastructure to ensure a safe and secure water supply*

The proposed development is small in scale and is not considered to impact surrounding water supply catchments & key water supply infrastructure within the region. The subject site is not connected to reticulated water supply and the proposed dwelling require a minimum 45KL water tank for potable water supply.

(i) *manage the risks associated with natural hazards, to protect people and property*

The proposed dwelling has been thoughtfully outside all the environmental overlays that constrain the subject site. The dwelling is not located within areas identified as Bushfire, Landslide or Flood risk hazard. The siting of the development mitigates risks associated with natural hazards, to protect people and property.

- (j) avoid adverse impacts on environmental, cultural heritage and community values, or minimise and mitigate impacts where they can't be reasonably avoided**

The proposal is located outside areas of environmental significance & is not located or in proximity to areas of cultural heritage significance. The location, small-scale nature of the dwelling and proximity to adjoining properties is considered to have minimal impact on the surrounding environment, cultural heritage and community values.

- (k) be located, designed and constructed in accordance with best practice principles and;**

The proposed dwelling is to be designed and sited in accordance with local planning scheme and/or Queensland Development Code requirements. The proposed development will require a Building Approval be obtained to ensure the structure is constructed in accordance with requirements of the Building Act.

- (l) be located and designed to avoid impacts on the ongoing operation of quarries within key resource areas and their haulage routes.**

The proposed development not located in proximity to a quarry or key resource area and will not impact the ongoing operation of quarries within key resource areas and their haulage routes.

4.6.3 THE PREFERRED DEVELOPMENT INTENT FOR EACH DEVELOPMENT PRECINCT

An extract of the Rural Precinct – preferred development intent can be found in **Figure 8** below.

2.4.6 Rural Precinct – preferred development intent	
(1) The preferred development intent for the Rural Precinct is described below.	
(a) This precinct will provide for low impact rural and agricultural activities which:	
(i) are compatible with, and able to safely operate near, more intensive industrial development which is anticipated to occur elsewhere in the Bromelton SDA	
(ii) does not cause adverse amenity impacts on sensitive land uses outside of the Bromelton SDA.	
(b) Development, including for sensitive land uses, that limits the ability to establish and operate industry elsewhere in the Bromelton SDA is unlikely to be supported.	
(c) Development does not compromise the future development of the Southern Freight Rail Corridor.	
(d) Development recognises and protects the future development of the Indicative Bromelton North South Arterial Road.	
(e) Defined uses which are generally considered to meet the precinct intent include animal husbandry, animal keeping, cropping, rural industry and wholesale nursery.	
(f) Development for high impact and special industry is unlikely to be supported.	
Table 6 Regulated development within the Rural Precinct	
Column 1 - SDA self-assessable development within the precinct	Column 2 - SDA assessable development within the precinct
Material change of use <ul style="list-style-type: none">Outdoor sport and recreation where able to comply with the requirements for SDA self-assessable development	Material change of use <ul style="list-style-type: none">All other uses <p>Development identified in column 1 as SDA self-assessable development, if not able to comply with the requirements for SDA self-assessable development</p>
<i>Note: This table must be read in conjunction with section 1.3</i>	

Figure 8: Rural precinct – preferred development intent (Source: BSDA Development Scheme)

The subject site is located within the Rural Precinct of the BSDA which is intended to provide for low impact rural and agricultural activities - Refer to **Figure 8 – preferred development intent**. These uses may include animal husbandry, animal keeping, cropping, rural industry and wholesale nursery. The proposed Dwelling house use will not restrict the anticipated uses within this precinct. Given the size of the allotment & the small-scale nature of the dwelling, there is ample space to ensure the Dwelling house use (sensitive land use) is adequately separated from Rural and agricultural activities to ensure the amenity and safety of occupants is preserved.

4.6.4 SDA WIDE ASSESSMENT CRITERIA

Pursuant to section 2.5 of the Bromelton State Development Area Development Scheme, the proposed development can achieve overall compliance with the SDA Wide assessment criteria. Further compliance assessment is outlined below:

Services

The development is small in scale and is not expected to significantly impact relevant infrastructure services. The proposed dwelling house will use water tanks for potable water supply and require a Council approved treatment system for effluent disposal. The development is adequately serviced by as-constructed road and has been sited outside the flood hazard overlay to avoid and mitigate potential flood risk.

Transport

The proposed dwelling will utilise existing access from Kilmoylar Road in accordance with the attached plans. The dwelling house use is not expected to generate a significant increase in traffic; Any minor increase in traffic can be accommodated within the existing road network. The development will ensure sufficient car parking is available for users of the subject site. The proposed development is located within the Rural precinct and is not expected to impact existing and future plans for infrastructure or infrastructure corridors.

Character & amenity

The built form of the dwelling is consistent with the character and style of surrounding dwellings and will incorporate materials such as timber weatherboard cladding and metal sheet roofing. The dwelling has a gable roof form which is compatible with the roof form of dwellings in the surrounding zone & precinct.

The proposed development is setback back 150m from the road boundary and will be further screened by scattered established vegetation along the Kilmoylar Road frontage. Additional room remains on the allotment for further landscaping where required. Given the proposed setbacks, built form of the dwelling and existing vegetation, the proposed development can maintain the visual amenity and character expected in the Rural precinct.

Emissions

The allotment adjoins lots within the Rural Precinct and is adequately setback from property boundaries to ensure that adjoining rural and agricultural uses will not have an adverse impact on the Dwelling or its residents. The proposed development is considered low impact and will not generate high levels of emissions.

Natural hazards – Flooding

The proposed development is high-set on stumps and is not located within an area identified on a Flood Hazard overlay map as per the Scenic Rim Planning Scheme. The proposed can achieve an appropriate level of flood immunity and the risk of and the adverse impacts from flood can be avoided.

Natural hazards – Other

The proposed development is not located in an area identified as bushfire, landslide or flood.

Contaminated Land

It is unknown if the development is located on land likely to be contaminated or recorded on the environmental Management Register or Contaminated Land Register. Additional information can be provided if required.

Water quality

The proposed dwelling use is considered small in scale and is unlikely to impact water quality & water assets. The dwelling will require a treatment system for effluent disposal in accordance with Local government requirements. A separate plumbing application will be lodged once a lawful planning approval is in place. Any stormwater from the development is to be collected and discharged to a lawful point to be determined on site.

Energy and water efficiency

The proposed dwelling house use will incorporate windows along all elevations and a large, roofed deck to maximise breezes, assist with natural lighting opportunities and ventilation.

As previously mentioned, the structure will require water tanks for potable water supply from alternative sources such as rain water.

Climate Change

The proposed development is considered low impact and is not anticipated to significantly increase the emission of greenhouse gases.

Environmental, cultural heritage and community

The proposal is located outside areas of environmental significance & is not located or in proximity to areas of cultural heritage significance. The location, small-scale nature of the dwelling and proximity to adjoining properties is considered to have minimal impact on the surrounding environment, cultural heritage and community values.

Built Form

The scale and character of the built form is consistent with dwelling houses in the surrounding rural precinct. The structure is sufficiently setback from all boundaries and is not expected to impact the amenity and character of the surrounding precinct. The construction materials of the dwelling comprising of including timber cladding & metal sheet roofing are considered lightweight and are sympathetic to the surrounding landscape. The design & built form of the dwelling is considered an appropriate built form outcome for the subject site.

Other government matters

State and local interests are unlikely to be adversely affected by the development due to it's small scale and proposed location. The development will have minimal impact on existing or proposed state or local infrastructure. To the extent considered relevant, additional assessment or information can be provided where required.

Landscaping

The proposed development will be partially screened by existing established vegetation along the road boundary. Additional landscaping can be incorporated where required.

Engineering standards.

The proposed development is to be designed in accordance with relevant engineering standards to the extent they are applicable for the proposed development including sewer, water and stormwater.

6. CONCLUSION AND RECOMMENDATIONS

The proposal seeks a development permit for Material Change of Use for a Re-sited Dwelling House on land identified within the Bromelton State Development Area (SDA) on land at 795 Brookland Road, Kagaru legally described as Lot 10 on SP296652.

The proposed development generally complies with the Development assessment framework of the Bromelton State Development Scheme, including the strategic vision for the Bromelton SDA, overall objectives, preferred development intent for the Rural Precinct and the SDA wide assessment criteria.

Project BA recommends the development is approved based on the following grounds:

- The registered Owner of the property will be residing in the dwelling as their permanent place of residence whilst continuing the operation of the existing Agricultural/Animal husbandry use of the site (Cattle Farm).
- The proposed development is small in scale & sufficiently setback from all existing and adjoining rural land uses.
- The proposed development is unlikely to compromise existing and planned infrastructure activities expected in the Bromelton SDA area due to the small scale nature and location of the development.
- The proposed development is not located within areas identified as natural hazard or places of environmental and heritage significance.
- The proposed development will appear sympathetic to the built form of dwellings in the surrounding area and is expected to maintain the visual amenity and rural character.

If you have any further queries regarding this application, please do not hesitate in contacting this office.

Please see attached proposed plans and supporting documents.

Yours sincerely

Ruby Thrupp
Project BA