

Our Ref: 57121-001-01  
QA: es

30 May 2024  
Assessment Manager  
Burdekin Shire Council  
145 Young Street  
AYR QLD 4807  
Attention:

Development Assessment

Dear Sir/Madam,  
DEVELOPMENT APPLICATION  
Development Permit for Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots)  
86 Munro Street and 38 Colevale Road, Brandon  
We act on behalf of the Applicant, Frank Scuderi, in relation to the abovementioned application.

Please find enclosed a Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots) on land formally described as Lot 1 on RP704912 and Lot 12 on SP289356.  
In accordance with Burdekin Shire Council's Schedule of Fees and Charges 2023/2024, the development application fee is \$940.00.  
The fee will be paid directly to Council by the applicant upon receipt of Council's application reference number.

Thank you in advance and please do not hesitate in contacting the undersigned should you require further information.

Yours faithfully,

---

Emma Staines  
Town Planner

Brazier Motti Pty Ltd  
Encl.

Development Application

595 Flinders Street, Townsville Q 4810 P 07 4772 1144 E  
townsville@braziermotti.com.au W www.braziermotti.com.au

D E V E L O P M E N T  
D E V E L O P M E N T

A P P L I C A T I O N  
P E R M I T F O R:

S E E K I N G

A

Reconfiguring a Lot - Boundary Realignment  
(Two Lots into Two Lots)  
on behalf of  
FRANK SCUDERI  
at  
86 MUNRO STREET, BRANDON &  
38 COLEVALE ROAD, BRANDON  
on  
LOT 1 ON RP704912 &  
LOT 12 ON SP289356

Brazier Motti have prepared this report for the sole purposes of Frank Scuderi for the specific purpose of a Development Application seeking a Development Permit for Reconfiguring a Lot - Boundary Realignment (Two Lots into Two Lots) at 86 Munro Street and 38 Colevale Road, Brandon. In preparing this report we have assumed that all information and documents provided to us by others, such as the client, other consultants acting on the client's behalf or government agencies, to be complete, accurate and current.  
Signed on behalf of Brazier Motti Pty Ltd

EMMA STAINES  
Town Planner  
Brazier Motti Pty Ltd

BRAZIER MOTTI  
595 Flinders Street  
Townsville Q 4810  
Ph: 4772 1144  
Final: May 2024  
Prepared by: EJS  
QA: es  
Job No: 57121-001-01

CONTENTS

1.0

INTRODUCTION ..... 3

2.0

THE  
SITE ..... 4

3.0

THE  
PROPOSAL ..... 6

4.0

RELEVANT  
LEGISLATION ..... 7

5.0

6.0

7.0

4.1

COMMONWEALTH LEGISLATION

4.2

THE PLANNING ACT 2016

4.3

STATE ASSESSMENT AND REFERRALS

4.4

STATE PLANNING POLICY

4.5

NORTH QUEENSLAND REGIONAL PLAN

4.6

ASSESSMENT MANAGER AND PLANNING SCHEME

4.7

PUBLIC NOTIFICATION

THE PLANNING  
FRAMEWORK ..... 9

5.1

LAND DESIGNATION

5.2

LEVEL OF ASSESSMENT, ASSESSABLE BENCHMARKS & APPLICABLE CODES

BURDEKIN SHIRE COUNCIL PLANNING SCHEME

2022..... 10  
6.1

ZONE CODE PROVISIONS

6.2

DEVELOPMENT CODES

6.3

OVERLAY CODES

CONCLUSION .....  
..... 16

APPENDICES

Appendix A:

Appendix B:

Appendix C:

DA form 1 - Development Application Details and Landowner's Consent  
Certificate of Title and Smart Map  
Proposed Reconfiguration Plan 57121/001A prepared by Brazier Motti

## INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Frank Scuderi, in support of a Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots) on land at 86 Munro Street and 38 Colevale Road, Brandon, being formally described as Lot 1 on RP704912 and Lot 12 on SP289356, respectively.

The development application is made in accordance with section 51 of the Planning Act 2016 and contains the mandatory supporting information specified in the applicable development application form, included in Appendix

A.

The subject site is located within the Burdekin Shire Council local government area and the applicable planning scheme for use by the Assessment Manager is the Burdekin Shire Council Planning Scheme 2022 (“the Planning Scheme”).

In accordance with the Planning Scheme, the application is subject to code assessment and therefore public notification will not be required.

To assist in Council’s determination of this development application, this planning report covers the following matters:

Section 2:-

A site description including the site characteristics and its immediate surrounds.

Section 3:-

A detailed description of the development proposal.

Section 4:-

A review of the relevant legislation provisions.

Section 5:-

A review of the planning framework.

Section 6:-

An assessment of the proposal against the Burdekin Shire Council Planning Scheme 2022.

Section 7:-

Conclusion and recommendation.

Frank Scuderi | 57121-001-01

## 2.0

### THE SITE

The subject site is located at 86 Munro Street, Brandon approximately 6 kilometres north west of Ayr. The adjoining land is located at 38 Colevale Road, Brandon.

Figure 1 below shows an aerial of the site and its immediate surrounds. The certificates of title confirming ownership of both lots by Frank Joseph Scuderi are included Appendix B.  
Figure 1: Aerial image of the site and immediate surrounds

Source: Queensland Globe, 2024

Lot 1 is 3,238m<sup>2</sup> and has frontage to Munro Street. It is currently vacant and contains crop that has encroached from the adjoining lot. It is included within Council's urban water service area and not within the urban sewer service area.

Lot 12 is 111.2ha and has frontage to Munro Street and Colevale Road. It contains crop and is improved by small structures associated with the rural activities. It is not included in Council urban water or sewer services areas.

The site is burdened by various easements and the relevant survey plans are included in Appendix B which show the site area and tenure arrangements.

Easement C on SP238865 is established along the southern boundary of Lot 12 in favour of Burdekin Shire Council.

The purpose of the easement is to grant Council free rights to use the Servient Tenement for drainage purposes including for the passage or conveyance of water under the surface of and through the Servient Tenement.

The land is partially included within the Rural residential zone and partially within the Rural zone for the purposes

of the Planning Scheme. Figure 2 below shows an extract of the zone map.

Overall, the pattern and zoning of development, in the vicinity of the site, is characterised by residential development on large lots where the intensity of residential development is dispersed. The area provides for semirural lifestyles predominantly comprising a single detached dwelling on large lots that have limited access to infrastructure and services. Land to the north is agricultural land and contains crop.

Frank Scuderi | 57121-001-01

Figure 2: Zone Map

Source: Burdekin Shire Council Planning Scheme, 204

Frank Scuderi | 57121-001-01



### 3.0

#### THE PROPOSAL

This report details an application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots) on the subject site described above. Specifically, the proposal seeks to increase the size of Lot 1 to improve the utility of the site, long term. The resultant lots are of a size to support the existing land uses and ensures the character and density intended for in the rural zone and the rural residential zone remains. The proposed reconfiguration is identified on the proposal plan included in Appendix C and is summarised in Table 1 below.

Table 1: Proposed Reconfiguration  
Council's Acceptable Solution (Rural Residential Zone)

##### Proposed Lot 1

###### Lot Size

2,000m<sup>2</sup>

6,000m<sup>2</sup>

###### Road Frontage

40m

50.8m to Munro Street

##### Council's Acceptable Solution (Rural Zone)

##### Proposed Lot 12

###### Lot Size

30ha

111.09ha

###### Road Frontage

200m

383.4m to Colevale Road

434.1m to Munro Street

Both lots have adequate frontage where access arrangements are or can be established off a constructed road. It is understood that no physical works to the existing access and other servicing arrangements for Lot 12 are required. A crossover and driveway will be required to be constructed off Munro Street to service Lot 1 prior to the commencement of any future use on site. Any future dwelling will also need to establish on-site sewer treatment. Operational works are not required as a result of this application. No changes to the existing easements are required to facilitate this boundary realignment.



#### 4.0

#### RELEVANT LEGISLATION

#### 4.1

#### COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC), as it is not anticipated that the development will significantly impact upon a matter of national environmental significance.

#### 4.2

#### THE PLANNING ACT 2016

The Planning Act 2016 provides the framework for coordinating local, regional and state planning. Given the nature of the development, the application requires assessment against this legislation.

#### 4.3

#### STATE ASSESSMENT AND REFERRALS

The Development Assessment Rules incorporates a referral process, established through the Planning Regulation 2017, enabling relevant State agencies to have input in the assessment process. Consideration of the proposed development against Schedule 10 of the Planning Regulation 2017 determined that the proposal does not triggers referral.

#### 4.4

#### STATE PLANNING POLICY

In accordance with section 1.2.1 – State planning policy of the Planning Scheme, the Planning Minister is satisfied that the State Planning Policy (SPP) July 2017 is appropriately integrated into the Burdekin Shire Council Planning Scheme in full. Hence, for the purposes of this development, we consider that assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the Planning Scheme.

#### 4.5

#### NORTH QUEENSLAND REGIONAL PLAN

The subject land is located within a Priority Agricultural Area (PAA) as defined by the North Queensland Regional Plan ("NQRP").

The proposal aligns with the regional outcome and the regional policies for PAAs of the NQRP, as it supports the ongoing operation and production of an existing agricultural land use without compromising its current or future ability to operate. It does not alter or conflict with the objectives of the NQRP nor does it introduce any incompatible non-agricultural land uses. The resultant lot layout also supports the ongoing production of the adjoining agricultural land.

The proposed layout is consistent with the assessment benchmarks particularly noting that:

- Development does not result in, or contribute to, a net loss to overall agricultural productivity within the PAA; and
- Development does not result in widespread or irreversible impacts to the future use of a PAA for agricultural activities.

4.6

#### ASSESSMENT MANAGER AND PLANNING SCHEME

Burdekin Shire Council is nominated as the Assessment Manager for the application. The applicable planning scheme is the Burdekin Shire Council Planning Scheme 2022.

Frank Scuderi | 57121-001-01

4.7

#### PUBLIC NOTIFICATION

Under the provisions of the Planning Act 2016, the proposed development is not subject to Public Notification.

Frank Scuderi | 57121-001-01

8

## 5.0

### THE PLANNING FRAMEWORK

The Planning Scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable outcomes.

Land identified within the Planning Scheme is categorised by a number of zones and precincts to guide development across the region. The Planning Scheme further identifies a range of overlays that may impact the land, these are governed by overlay codes.

#### 5.1

### LAND DESIGNATION

In accordance with the Planning Scheme, the site is partially included within the Rural zone and partially within the Rural residential zone and is identified as affected by the following overlays:

- Acid sulfate soils overlay map (5 – 20m contour);
- Agricultural land overlay map (land classification (classes A and B) and priority agricultural area);
- Bushfire hazard overlay map (medium potential bushfire intensity and potential impact buffer area);
- Environmental significance overlay map; and
- Flood hazard overlay map (low – extreme hazard).

As stated in Section 3.3.2 (4) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay. For the purposes of this development application, assessment is required against the flood hazard overlay code.

#### 5.2

### LEVEL OF ASSESSMENT, ASSESSMENT BENCHMARKS AND APPLICABLE CODES

Table 3.5.1 of the Planning Scheme identifies reconfiguring a lot as assessable development and is impact assessable for the purposes of this development application.

The assessment table identifies that an application requires assessment against the following codes:

- Rural residential zone code;
- Rural zone code;
- Development works code;
- Reconfiguring a lot code; and
- Flood hazard overlay code.

Frank Scuderi | 57121-001-01

## BURDEKIN SHIRE COUNCIL PLANNING SCHEME 2020

A complete assessment of the proposed development against the relevant provisions of the Planning Scheme is provided below.

### 6.1

#### ZONE CODE PROVISIONS

##### 6.1.1 Rural Residential Zone Code

The proposed development is nominated for assessment against the Rural residential zone code.

The purpose of the rural residential zone is to provide for residential uses and activities on large lots, including lots

for which the local government has not provided infrastructure and services.

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

(a) residential development takes the form of dwelling houses on large, semi-rural lots;

(b) development is not provided with an on-site water supply and on-site sewage treatment systems sufficient for the use;

(c) lot sizes are sufficiently large to achieve a semi-rural living environment consistent with the character of the

locality, and to ensure there is sufficient area to treat sewage in a way that maintains the quality of surface and ground water outside the lot;

(d) home based businesses occur at a scale consistent with the amenity and character of the surrounding area;

(e) small scale cropping, animal husbandry, roadside stalls and rural uses may occur where they would not

significantly disrupt the amenity and character of the surrounding area;

(f) other small scale non-residential uses occur within the zone where they provide a local community service

or support the day-to-day needs of the immediate residential community and do not unreasonably detract

from the residential amenity of the area. These uses may include a community use, community care centre, childcare centre, a shop being a local convenience store, and an office and health care service or veterinary

service that is limited to a single practitioner;

(g) development is separated or buffered from surrounding rural activities to avoid impacts from spray drift,

dust, noise, smoke, odour or other sources of nuisance;

(h) the function of the state controlled transport corridors is protected;

(i) development minimises impacts on the natural environment and maintains habitat areas and corridors;

(j) development is sited, designed and managed to avoid or reduce any risk of landslide to an acceptable or tolerable level.

#### Response

The proposed development is consistent with the purpose and overall outcomes of the Rural residential zone code,

specifically noting that there will be no changes to the land uses on each lot.

P013 – Complies

Proposed Lot 1 is 6,000m<sup>2</sup>.

P015 – Complies

The proposal does not create any new lots that would increase traffic along Munro Street, or propose any uses that

would generate additional lighting, odour or dust impacts. Given the size of proposed Lot 1, privacy of surrounding rural residential lots will be maintained.

P016 – Complies

The additional area will ensure a future dwelling on Proposed Lot 1 can incorporate adequate setbacks to the existing rural activities on Lot 12 to minimise impact on the residential amenity.

Frank Scuderi | 57121-001-01



P017 - Complies

The resultant layout does not alter the natural environment.

Given the above, the proposed development is considered consistent with the purpose, overall outcomes and performance outcomes of the Rural residential zone code.

#### 6.1.2 Rural Zone Code

The proposed development is nominated for assessment against the Rural zone code.

The purpose of the Rural zone is to—

- a) provide for rural uses and activities; and
- b) provide for other uses and activities that are compatible with:
  - (i) existing and future rural uses and activities; and
  - (ii) the character and environmental features of the zone; and
- c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

The purpose of the zone will be achieved through the following overall outcomes—  
(a) rural land will be used sustainably to ensure the viability of the primary production base;

(b) other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts, residential and accommodation uses in the rural zone include:

- (i) dwelling houses generally limited to a single dwelling house on a lot;
- (ii) caretaker's accommodation, small scale rural workers' accommodation and non-resident

workforce accommodation where they directly support primary production activities in the locality;  
and

(iii) small scale tourist accommodation in the form of bed and breakfasts, farm stay, cabins and camping;

(c) in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts, development is limited to a dwelling house on an existing lot;

(d) land in the rural zone is not used or subdivided for urban residential or rural residential purposes;

(e) other than as provided for under (f), reconfiguration does not result in the creation of:

(i) any new lots in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts; or

(ii) lots less than 30ha in priority agricultural areas or agricultural land classification class A and B areas shown on overlay map OM2; or

(iii) lots less than 100ha elsewhere;

(f) reconfiguration to create a smaller lot than the minimum set out in (e)(ii) and (iii) may occur where:

(i) consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or

(ii) rearranging lot boundaries in a way that demonstrates a substantial improvement in the management of the land or the protection of its environmental values, without increasing the number of lots;

(g) agricultural land classification class A and B and priority agricultural areas shown on overlay map OM2 are protected from encroachment of uses that may impact on the opportunity to enable increased agricultural production;

(h) other than for public infrastructure, non-agricultural development within priority agricultural areas does not result in a net loss in agricultural production;

(i) intensive animal industries and aquaculture occur in the rural zone (other

than in the Groper Creek,  
Jarvisfield, Jerona or Wunjunga village precincts) where they are sufficiently  
separated from existing  
sensitive land uses to ensure significant impacts are avoided;  
(j) industries which may establish in the rural zone (other than in the Groper  
Creek, Jarvisfield, Jerona or  
Wunjunga village precincts) include only:

Frank Scuderi | 57121-001-01

- (i) rural industries;
- (ii) industries processing agricultural products which require a rural location:
  - A. for proximity to the produce being processed; or
  - B. to ensure a clean environment separate from general industrial activities; or
  - C. to secure a lot size larger than lots available within industrial zoned land;
- (iii) industries associated with the use or processing of commodities grown in the region, such as sugar cane and grain, or their biproducts;
- (iv) extractive industries and other industries that require separation from urban or rural residential areas; and
- (v) renewable energy facilities;
- (k) other than within the KRA shown on overlay map OM6, any expansion of an existing extractive industry is limited to development that will not increase impacts to the priority agricultural area or nearby sensitive land uses, the visual amenity of the locality or matters of environmental significance;
- (l) development for small scale tourism and recreational activities, such as nature- based tourism, outdoor sport and recreation, environment facilities or similar cultural attractions occur where they have a limited building footprint and do not involve significant modification of the natural landform;
- (m) home based businesses occur at a scale consistent with the amenity and character of the surrounding area;
- (n) development does not prejudice or detract from existing and intended rural activities in the surrounding area, or on the functionality of the stock route network shown on overlay map OM2;
- (o) development does not significantly impact on:
  - (i) water and soil quality;
  - (ii) the amenity of nearby sensitive land uses;
  - (iii) the landscape and natural values of the locality; and
  - (iv) the capacity of the road network on which it relies;
- (p) development minimises impacts on the natural environment and maintains habitat areas and corridors;
- (q) development is sited, designed and managed to avoid or reduce any risk of landslide to an acceptable or tolerable level;
- (r) sensitive land uses and other forms of inappropriate development do not occur in proximity to former mining activities and related hazards (e.g. abandoned mines, tunnels and shafts), which may cause risk to people and property.

#### Response

The proposed development is consistent with the purpose and overall outcomes of the Rural zone code, specifically noting that there will be no changes to the land uses on each lot and the current extent of the crop will remain unchanged.

The following performance outcomes are considered relevant and have been addressed:

#### P01 – Complies

The location of the new boundary is considerate of the existing structures on Lot 144 and ensures that the amenity and the rural character of the locality are maintained.

#### P03 – Complies

The proposed development is already provided with a level of infrastructure that allows for the efficient functioning of the established land uses. No changes to these arrangements are required as a result of the boundary realignment.

Both result lots have access to constructed roads.



P016 - Complies

The proposed development is for reconfiguring a lot only and does not comprise non-agricultural development that would otherwise result in a net loss to agricultural production. Approximately 2,762m<sup>2</sup> of land is being transferred into Lot 1 which contains crop this is 0.25% of the total area of Lot 12 and considered negligible. The reduction will not result in any widespread or irreversible impacts to the existing or future agricultural activities on Lot 12.

P018 - Complies

The boundary realignment maintains the ongoing operation of the existing farming activities.

P019 - Complies

The resultant layout will not increase nuisance.

P023 - Complies

The proposed development is for the realignment of existing boundaries only, it does not create any additional lots.

Each lot complies with the minimum size requirement for land in the respective zones.

P039 - Complies

No improvements are proposed as part of this development application. It is not anticipated the reconfiguration will negatively impact on the visual amenity and landscape character of the locality.

P041 - Complies

The proposed layout is sympathetic of the natural environment and maintains habitat areas and corridors.

P042 - Complies

No additional landscaping is proposed as part of this development application.

P044 - Complies

The proposed development is for the reconfiguration of land only. No changes to the existing land uses are proposed as part of this application.

P045 - Complies

The change in tenure arrangements is reflective of the existing land uses and does not result in any alterations to

the operations that would impact on public health and safety.

Given the above, the proposed development is considered consistent with the purpose, overall outcomes and performance outcomes of the Rural zone code.

6.2

## DEVELOPMENT CODES

### 6.2.1 Development Works Code

The proposal is nominated for assessment against the Development works code. The purpose of this code is to ensure that development provides services to a standard which is efficient, effective and reflects community expectations, enhances the lifestyle of the community, and minimises impacts on neighbours, the streetscape and the environment.

#### Response

The proposed development is for the reconfiguration of land only and will not result in any change to the impermeable nature of the site which would otherwise impact on stormwater management. The character and amenity, environmental values and flooding and drainage of the site and surrounding locality will not be impacted upon as a result of the proposed development.

Frank Scuderi | 57121-001-01



No additional landscaping is proposed as part of this development application. The amenity and environmental values of the site will not be impacted upon. No additional carparking nor any physical changes to the access arrangements will be required as a result of the proposed reconfiguration.

Any future use on Lot 1 will require connection to Council's water service and an on-site system of treatment and disposal must be established that is sufficient for the level of waste water generated on the site.

The proposed development is consistent with the purpose and overall outcomes of the Development works code.

#### 6.2.2 Reconfiguring a Lot Code

The proposal is nominated for assessment against the Reconfiguring a lot code. The purpose of the Reconfiguring a lot code is to facilitate the development of attractive, accessible, safe and functional neighbourhoods, centres and industrial areas, and to protect Burdekin's natural resources and environmental and landscape values.

#### Response

The proposal is consistent with the purpose and overall outcomes of the Reconfiguring a lot code, particularly noting that the resultant allotments meet the minimum requirement for land in their respective zones. The development aligns with the performance outcomes of the code, as the design of the resultant lots are:

- a) of a size and dimension which complement the intended character of the zone in which the land is located;
- b) are capable of accommodating current and future land uses on site; and
- c) are provided with an adequate level of service.

The reconfiguration retains lawful access to each lot and given no earthworks or filling is proposed, the development will not affect the ecological and physical functions of the site, including stormwater regime.

The proposed development is consistent with the purpose and overall outcomes of the Reconfiguring a lot code, a detailed assessment against the code is not warranted.

#### 6.3

### OVERLAY CODES

#### 6.3.1 Flood Hazard Overlay Code

The proposal is nominated for assessment against the Flood hazard overlay code. The purpose of the code will be achieved through the following overall outcomes:

- (a) in an urban zone or rural residential zone, reconfiguration of land does not result in additional lots on land subject to high or extreme flood hazard;
- (b) elsewhere, reconfiguration is designed to ensure each lot is provided with:
  - (i) a building envelope to accommodate a dwelling house with floor levels above the defined flood level; and
  - (ii) vehicular access from a public road to the building envelope that is free of high or extreme flood hazard;
- (c) in the rural, low density residential, township or emerging community zones, new dual occupancies or more intensive residential uses, or worker or tourist accommodation uses are not established on land subject to medium, high or extreme flood hazard, and any redevelopment of an existing use does not substantially increase the number of people accommodated or requiring evacuation from the site;
- (d) unless necessary to meet a significant community need:





- (i) new critical or vulnerable uses are not established in a flood hazard area; and
- (ii) any redevelopment of an existing use does not substantially increase the number of people accommodated or requiring evacuation from the site;
- (e) development in a flood hazard area otherwise occurs in the way intended in the relevant zone;
- (f) development in a flood hazard area is designed to ensure the safety of people, reduce vulnerability to the hazard and, for critical uses, minimise disruption to services;
- (g) development involving the bulk storage or manufacture of hazardous materials does not increase the risk to public safety or the environment in a flood hazard event;
- (h) development does not worsen the severity of, or exposure to, the hazard on other properties;
- (i) flood flow conveyance paths and flood storage volumes of the floodplain are maintained;
- (j) the cost to the public of measures to mitigate flood risks is minimised;
- (k) development supports effective and efficient disaster management capacity and capabilities.

#### Response

The subject site is identified in the low – high hazard flood area for local rain events and in the low - extreme hazard flood area for river flood events. However, the development does not create any new lots in the flood hazard area, and it does not substantially increase the number of people accommodated or requiring evacuation from the site.

The proposal does not involve critical or vulnerable uses that need to be considered as part of this assessment. The boundary realignment does not result in any new lots that require a building envelope to be nominated. The finished floor level of any future dwelling on proposed Lot 1 will be built above the defined flood event in accordance with Council's requirements. Furthermore, any new building on Proposed Lot 1 shall be designed to remain structurally sound during the defined flood event.

Given no earthworks, filling or excavation are proposed to facilitate the boundary realignment, the development will not change inundation characteristics within or outside the subject site in ways that would:

- (a) result in loss of flood storage or loss of, or changes to, flow paths;
- (b) adversely change the depth or behaviour of the hazard; or
- (c) reduce warning times; or
- (d) increase the duration of the hazard.

The proposed development is consistent with the purpose and overall outcomes of the Flood hazard overlay code, a detailed assessment against the code is not warranted.

Frank Scuderi | 57121-001-01

## CONCLUSION

This proposal details a development application to Burdekin Shire Council seeking a Development Permit for a Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots), on land at 68 Munro Street and 38 Colevale Road, Brandon more formally described as Lot 1 on RP704912 and Lot 12 on SP289356, respectively.

The proposal aligns with the provisions prescribed by the Planning Scheme and the objectives of the NQRP given the changed boundary ensures the rural land will be maintained for agricultural activities to continue to support the economy.

In particular, the reconfiguration can be supported in this circumstance given:

- The proposed realignment increases the size of an existing rural residential lot to 6,000m<sup>2</sup>;
- The rural lot remains well above the minimum requirement of 30ha;
- The resultant layout will not impact on the road network and retains access to the road network;
- There will be no substantial net decrease of cropping land as a result of the realignment;
- Any future land use on the resultant lots will need to comply with Council's requirements;
- The proposed reconfiguration adequately accommodates separation distances to adjoining residential uses; and
- The proposal does not increase the exposure of risk to people and property to natural hazards.

Given the above facts and circumstances the proposal can be favourably considered and we recommend that Council approve the development subject to reasonable and relevant conditions.

Frank Scuderi | 57121-001-01

APPENDIX A  
Development Application Form 1 & Landowner's Consent

DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) 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)

Frank Scuderi c/- Brazier Motti Pty Ltd

Contact name (only applicable for companies)

Emma Staines

Postal address (P.O. Box or street address)

595 Flinders Street

Suburb

Townsville City

State

Queensland

Postcode

4810

Country

Australia

Contact number

4772 1144

Email address (non-mandatory)

Emma.staines@braziermotti.com.au  
0437 538 193

Mobile number (non-mandatory)

Fax number (non-mandatory)

Applicant's reference number(s) (if applicable)

57121-001-01

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).

Unit No.

a)

b)

Street No.

Street Name and Type

Suburb

68

Munro Street

Brandon

Postcode

Lot No.

Plan Type and Number (e.g. RP, SP)

Local Government Area(s)

4808

1

RP704912

Burdekin Shire Council

Unit No.

Street No.

Street Name and Type

Suburb

38

Colevale Road

Brandon

Postcode

Lot No.

Plan Type and Number (e.g. RP, SP)

Local Government Area(s)

4808

12

SP289356

Burdekin Shire 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)

WGS84

GDA94

Other:

Coordinates of premises by easting and northing

Easting(s)

Northing(s)

Zone Ref.

Datum

54

55

56

Local Government Area(s) (if applicable)

WGS84

GDA94

Other:

3.3) Additional premises

Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

Not required

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

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

Name of water body, watercourse or aquifer:

On strategic port land under the Transport Infrastructure Act 1994

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

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

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

Name of airport:

Page 2

DA Form 1 – Development application details

Version 1.4– 15 December 2023



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

EMR site identification:

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

CLR site identification:

5) Are there any existing easements over the premises?

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

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

### PART 3 – DEVELOPMENT DETAILS

#### Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

Material change of use

Reconfiguring a lot

Operational work

Building work

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

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

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

Boundary realignment (2 lots into 2 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

6.2) 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

Page 3

DA Form 1 – Development application details

Version 1.4– 15 December 2023

Section 2 – Further development details

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

Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot

Yes – complete division 2

Operational work

Yes – complete division 3

Building work

Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use  
Provide a general description of the proposed use

Provide the planning scheme definition  
(include each definition in a new row)

Number of dwelling  
units (if applicable)

Gross floor  
area (m<sup>2</sup>)  
(if applicable)

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

Yes

No

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)  
Subdivision (complete 10))

Dividing land into parts by agreement (complete 11))

Boundary realignment (complete 12))

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

10) Subdivision

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

Intended use of lots created

Residential

Commercial

Industrial

Other, please specify:

Number of lots created

10.2) Will the subdivision be staged?

Yes - provide additional details below

No

How many stages will the works include?

What stage(s) will this development application  
apply to?

Page 4

DA Form 1 - Development application details

Version 1.4- 15 December 2023

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<sup>2</sup>)

Lot on plan description

Area (m<sup>2</sup>)

Lot 1 on RP704912

3,238m<sup>2</sup>

1

6000m<sup>2</sup>

Lot 12 on SP289356

111.20ha

12

111.09ha

12.2) What is the reason for the boundary realignment?

To increase the size of Lot 1 to improve utility

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?

Road work

Drainage work

Landscaping

Stormwater

Earthworks

Signage

Water infrastructure

Sewage infrastructure

Clearing vegetation

Other – please specify:

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

Yes – specify number of new lots:

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

Burdekin Shire 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

Page 5

DA Form 1 – Development application details

Version 1.4– 15 December 2023

## PART 5 – REFERRAL DETAILS

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

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

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

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

Clearing native vegetation

Contaminated land (unexploded ordnance)

Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government)

Fisheries – aquaculture

Fisheries – declared fish habitat area

Fisheries – marine plants

Fisheries – waterway barrier works

Hazardous chemical facilities

Heritage places – Queensland heritage place (on or near a Queensland heritage place)

Infrastructure-related referrals – designated premises

Infrastructure-related referrals – state transport infrastructure

Infrastructure-related referrals – State transport corridor and future State transport corridor

Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels

Infrastructure-related referrals – near a state-controlled road intersection

Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas

Koala habitat in SEQ region – key resource areas

Ports – Brisbane core port land – near a State transport corridor or future State transport corridor

Ports – Brisbane core port land – environmentally relevant activity (ERA)

Ports – Brisbane core port land – tidal works or work in a coastal management district

Ports – Brisbane core port land – hazardous chemical facility

Ports – Brisbane core port land – taking or interfering with water

Ports – Brisbane core port land – referable dams

Ports – Brisbane core port land – fisheries

Ports – Land within Port of Brisbane's port limits (below high-water mark) SEQ development area

SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity

SEQ regional landscape and rural production area or SEQ rural living area – community activity

SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation

SEQ regional landscape and rural production area or SEQ rural living area – urban activity

SEQ regional landscape and rural production area or SEQ rural living area – combined use

SEQ northern inter-urban break – tourist activity or sport and recreation activity

SEQ northern inter-urban break – community activity

SEQ northern inter-urban break – indoor recreation

SEQ northern inter-urban break – urban activity

SEQ northern inter-urban break – combined use

Tidal works or works in a coastal management district

Reconfiguring a lot in a coastal management district or for a canal

Erosion prone area in a coastal management district

Urban design

Water-related development – taking or interfering with water

Water-related development - removing quarry material (from a watercourse or lake)

Water-related development - referable dams

Water-related development - levees (category 3 levees only)

Wetland protection area

Page 6

DA Form 1 - Development application details

Version 1.4- 15 December 2023



Matters requiring referral to the local government:

Airport land

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

Heritage places – Local heritage places

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

Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

Ports – Brisbane core port land

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

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

Ports – Strategic port land

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

No

Referral requirement

Referral agency

Date of referral response

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

#### PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

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

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

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA

Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties

•

Part 3 of the DA Rules will still apply if the application is an application

listed under section 11.3 of the DA Rules.  
Further advice about information requests is contained in the DA Forms Guide.

Page 7

DA Form 1 – Development application details

Version 1.4– 15 December 2023

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

Assessment manager

Date

Approval

Development application

Approval

Development application

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

Yes – a copy of the receipted QLeave form is attached to this development application

No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid

Date paid (dd/mm/yy)

QLeave levy number (A, B or E)

\$

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an

Environmentally Relevant Activity (ERA) under section 115 of the Environmental Protection Act 1994?

Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

No

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

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a hazardous chemical facility?

Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

No

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

Page 8

DA Form 1 – Development application details

Version 1.4– 15 December 2023

#### Clearing native vegetation

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

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

No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying-for-further-information-on-how-to-obtain-a-s22a-determination>.

#### Environmental offsets

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

Yes - I acknowledge that an environmental offset must be provided for any prescribed activity assessed as

having a significant residual impact on a prescribed environmental matter

No

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

#### Koala habitat in SEQ Region

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

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

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

No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.des.qld.gov.au](http://www.des.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 Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.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 <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

#### Marine activities

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

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

No

Note: See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

Page 9

DA Form 1 – Development application details

Version 1.4– 15 December 2023

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 Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Quarry materials from land under tidal waters

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.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.dnrme.qld.gov.au](http://www.dnrme.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.des.qld.gov.au](http://www.des.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.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:

Place ID:

Brothels

23.14) Does this development application involve a material change of use for a brothel?

Yes – this development application demonstrates how the proposal meets the code for a development

application for a brothel under Schedule 3 of the Prostitution Regulation 2014

No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) 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

Page 10

DA Form 1 - Development application details

Version 1.4- 15 December 2023



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

23.16) 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.dsdmip.qld.gov.au](http://www.planning.dsdmip.qld.gov.au) for further information.

#### PART 8 – CHECKLIST AND APPLICANT DECLARATION

##### 24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 –

Building work details have been completed and attached to this development application

Yes

Not applicable

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

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.

Relevant plans of the development are attached to this development application

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

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

Yes

Yes

Yes

Not applicable

##### 25) Applicant declaration

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

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development

application where written information

is required or permitted pursuant to sections 11 and 12 of the Electronic Transactions Act 2001

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

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application.

All information relating to this development application may be available for inspection and purchase, and/or

published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the Planning Act 2016, Planning

Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the Planning

Act 2016 and the Planning Regulation 2017, and the access rules made under the Planning Act 2016 and

Planning Regulation 2017; or

- required by other legislation (including the Right to Information Act 2009); or

- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the

Public Records Act 2002.

Page 11

DA Form 1 – Development application details

Version 1.4– 15 December 2023

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

Page 12

DA Form 1 – Development application details

Version 1.4– 15 December 2023

Landowner's consent to the making of a development application under  
the Planning Act 2016

I,

Frank Joseph Scuderi

as owner of the premises identified as follows:

Lot 1 on RP704912 (86 Munro Street, Brandon)

Lot 12 on SP289356 (38 Colevale Road, Brandon)

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

Brazier Motti Pty Ltd

on the premises described above for:

Reconfiguring a Lot - Boundary Realignment (Two Lots into Two Lots)

.....  
Signature of Frank Joseph Scuderi

29-05-2024

.....  
Date

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

595 Flinders Street, Townsville Q 4810 P 07 4772 1144 E  
townsville@braziermotti.com.au W www.braziermotti.com.au

APPENDIX B  
Current Title Search and Survey Plans

Current Title Search  
Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101  
Title Reference:

20688059

Search Date:

29/05/2024 09:14

Date Title Created:

30/08/1965

Request No:

48162646

Previous Title:

20165248

ESTATE AND LAND  
Estate in Fee Simple  
LOT 1

REGISTERED PLAN 704912  
Local Government: BURDEKIN

REGISTERED OWNER  
Dealing No: 714256842

11/01/2012

FRANK JOSEPH SCUDERI  
EASEMENTS, ENCUMBRANCES AND INTERESTS  
1.

Rights and interests reserved to the Crown by  
Deed of Grant No. 10437182 (POR 374)

2.

MORTGAGE No 602673465 (T27524) 20/01/1982  
TO THE NATIONAL BANK OF AUSTRALASIA LIMITED

3.

MORTGAGE No 717353312 29/06/2016 at 12:43  
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES  
NIL  
UNREGISTERED DEALINGS  
NIL

Caution - Charges do not necessarily appear in order of priority  
\*\* End of Current Title Search \*\*

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2024]  
Requested by: D-ENQ GLOBALX

[www.titlesqld.com.au](http://www.titlesqld.com.au)



Current Title Search  
Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101  
Title Reference:

51065750

Search Date:

29/05/2024 09:15

Date Title Created:

15/11/2016

Request No:

48162661

Previous Title:

51030692, 51030693, 51030694

ESTATE AND LAND  
Estate in Fee Simple  
LOT 12

SURVEY PLAN 289356  
Local Government: BURDEKIN

REGISTERED OWNER  
Dealing No: 717631985

08/11/2016

FRANK JOSEPH SCUDERI  
EASEMENTS, ENCUMBRANCES AND INTERESTS  
1.

Rights and interests reserved to the Crown by  
Deed of Grant No. 10421061 (POR 375)  
Deed of Grant No. 10437182 (POR 374)  
Deed of Grant No. 20190003 (POR 484)

2.

EASEMENT IN GROSS No 714636995 23/08/2012 at 15:14  
burdening the land  
BURDEKIN SHIRE COUNCIL  
over  
EASEMENTS C AND D ON SP238865

3.

EASEMENT No 716683942 11/08/2015 at 12:15  
burdening the land to  
LOTS 4 TO 6 ON RP704912  
OVER EASEMENT E ON SP232091

4.

MORTGAGE No 717353312 29/06/2016 at 12:43  
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937



ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

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Page 1/1













APPENDIX C

Proposed Reconfiguration Plan 57121/001 C prepared by Brazier Motti



PROPOSED  
BOUNDARY REALIGNMENT  
Lots 1 and 12

0

80

Cancelling Lot 1 on RP704912 and Lot 12 on SP289356

427.3

12

120.7

6000m<sup>2</sup>

undary

1

Canceled Bo

115.6

843.2

847.0

51.1

126.3

248.8

104.4

50.8

MUNRO STR

EET

783.3

895.5

INSET A - 1:1250

258.6

.4

522.5

217

0.5

23

99.4

415.5

12

86.0

307.1

.6

227

111.09ha

273.3

92.3

REFER INSET A

.8

155

434.1

115.6

51.1

1

Date: 30th May, 2024  
A3

Scale: 1:8000  
Drawn: MJM

201.2

Job No: 57121/001-01

Plan No:

57121/001 C

[braziermotti.com.au](http://braziermotti.com.au)

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

S U R V E Y I N G  
TOWNPLANNING  
P R O J E C T M A N A G E M E N T  
MAPPING&GIS

160m

