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Cc:
"Marty Pearce" <Marty.Pearce@burdekin.qld.gov.au>; "George Milford"
<gmilford@milfordplanning.com.au>; "Monique Chalk"
<reception@milfordplanning.com.au>
Subject:
M1949 - Lodgement - Development Application - Reconfiguring a Lot - 4225 Ayr
Dalbeg Road, Mulgrave
Attachments:
OM1949 - Development Application Package - 7-11-24.pdf

Good afternoon,
Please refer to the attached development application relating to the
abovementioned property for
your action.
We kindly ask that Council provide payment details to Milford Planning for the
Applicant's
action immediately upon receipt of this development application.
If you have any questions regarding this correspondence, please contact the
undersigned.
Thanks very much.
Kind regards,
Matteo Sandona | SENIOR TOWN PLANNER

(07) 4724 0095 | www.milfordplanning.com.au
283 Flinders Street, Townsville City Q 4810

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Document Set ID: 1846408
Version: 1, Version Date: 13/11/2024

MP ref: M1949
QA: hw.ms.ma

7 November 2024
Assessment Manager
Burdekin Shire Council
PO Box 974
AYR QLD 4807
Via:

planning@burdekin.qld.gov.au

Attention:

Marty Pearce – Planning and Development

Dear Marty,
Re:

Development Application seeking a Development Permit for Reconfiguring a Lot – Subdivision (One Lot into Two Lots) and Access Easement on land described as Lot 34 on SP331997 and located at 4225 Ayr Dalbeg Road, Mulgrave

On behalf of the Applicant, Milford Planning hereby make the enclosed development application seeking the abovementioned development approval on the abovementioned land in accordance with Section 51 of the Planning Act 2016.

Assessment Fee

The relevant assessment fee for the proposed development has been calculated below in accordance with Burdekin Shire Council's (Council) Schedule of Fees and Charges 2024/25.

Component

Calculation

Fee

Reconfiguring a Lot

\$480 per lot x 2 lots total

\$960.00

TOTAL ASSESSMENT FEE:

\$960.00

We kindly ask that Council provide payment details to Milford Planning for the Applicant's action immediately upon receipt of this development application.

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Proceeding

We look forward to working with Council to progress the proposed development, and request the opportunity to discuss any queries or further information that may be required prior to the issue of any formal correspondence.

In the instance that Council requires no further information, we look forward to receipt of Council's

Confirmation Notice to facilitate referral of the development application to the State.

If you have any questions regarding this correspondence, please contact the undersigned or

George Milford on TEL: (07) 4724 0095.

Yours sincerely,

MILFORD PLANNING

Matteo Sandona

SENIOR TOWN PLANNER

Encl:

Development application package

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Applicant

Townsville City Council

Reference

M1949

Date

November 2024

Development
Application
Proposed
Development

Reconfiguring a Lot -
Subdivision (One Lot into
Two Lots) and Access
Easement
Lot 34 on SP331997

Property
Details

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4225 Ayr Dalbeg Road,
Mulgrave

DOCUMENT CONTROL

Applicant
Proposed
Development
Contact

Townsville City Council
Reconfiguring a Lot - Subdivision (One Lot into Two Lots) and Access
Easement
Matteo Sandona

Quality Assurance

Date 7.11.24
Version 1
Issue Final
Template DA-STN-1

Matteo Sandona
SENIOR TOWN PLANNER

George Milford
DIRECTOR

Author

Reviewer

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APPENDICES

Appendix 1

DA Form 1; land owner's consent; and Agreement to Superseded Planning Scheme Request

Appendix 2

SmartMap; and site aerial plan of the subject site

Appendix 3

State Assessment Referral Agency mapping

Appendix 4

Proposed layout plan prepared by Stantec

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1.0

INTRODUCTION

1.1

Purpose

The purpose of this development application is to seek approval for Reconfiguring a Lot – Subdivision (One Lot into Two Lots) and Access Easement (the proposed development) under the provisions of the Planning Act 2016 (the Act). The purpose of this report is to provide information about the site on which the subject development is proposed, detail of the proposed development, and an assessment against the relevant assessment benchmarks. The assessment detailed in this report has been undertaken in accordance with the provisions and subordinate planning controls under the Act.

1.2

Structure

This report provides the following information with respect to the assessment of the proposed development:

§

overview of the site and surrounding area;

§

description of the proposed development;

§

overview of the relevant assessment framework;

§

assessment of the proposed development against the relevant assessment benchmarks;
and

§

conclusion and recommendation.

This development application is made in accordance with Section 51 of the Act and contains the mandatory supporting information specified in the applicable DA Form. Appendix 1 comprises DA Form 1, the accompanying land owner's consent, and a copy of the relevant Agreement to Superseded Planning Scheme Request.

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2.0

SUBJECT SITE

2.1

Site Parameters

The following parameters are applicable to the site of the proposed development (the subject site).

Property Owner

Townsville City Council (refer Appendix 1)

Street Address

4225 Ayr Dalbeg Road, Mulgrave

Formal Description

Site Area

Easements

Street Frontage

Lot 34 on SP331997

19,030 m2 (refer Appendix 2)

The land is not burdened by any easements.

Ayr Dalbeg Road

Topography

The site has generally even topography.

Existing Use

Vacant land

Existing Infrastructure

The site is currently vacant is not serviced by any existing infrastructure.

Local Heritage Register

The site is not listed on the Local Heritage Register.

Contaminated Land

The land is not known to be included on the State Environmental Management Register or Contaminated Land Register.

The following State interests are relevant to the proposed development as detailed in the State Assessment Referral Agency (SARA) mapping (refer Appendix 3):

Relevant State Interests

§
§
§
§

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Water resource planning area boundaries;
Regulated vegetation management map (Category A and B
extract);
State-controlled road; and
Area within 25 m of a State-controlled road.

2.2

Surrounding Area

State Reserve land is located to the north of the subject site.

East

The Burdekin River is located directly east of the subject site.

South

Directly south of the site is a pump station operated by Sunwater.

West

Directly west of the site is the Invicta Mill Rail Line and the Ayr Dalbeg Road. Further west are large rural land holdings.

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North

3.0

PROPOSED DEVELOPMENT

3.1

Description of Proposed Development

The proposed development involves the subdivision of Lot 34 on SP331997 into two new lots and the establishment of an access easement. Specific detail of the proposed development is provided below.

Purpose of Development

The proposed reconfiguration will subdivide Lot 34 on SP331997 into two new lots, being proposed Lot 1 and proposed Lot 2. The purpose of the subdivision is to facilitate the operation of two infrastructure components associated with the Haughton Pipeline Project. The first component being a pump station approved under MCU22/0017 to be located on proposed Lot 1. The second is an electricity substation to be located on proposed Lot 2, for the purpose of accommodating Powerlink electricity infrastructure associated with the abovementioned pump station.

The rationale for the subdivision is to facilitate the ongoing operation of the relevant

infrastructure. In particular, Powerlink as the owner and operator of the electricity substation requires ownership of the land on which its infrastructure is located. The approach to tenure is common practice and is a necessary component of the Haughton Pipeline Project. The proposed

development also involves the establishment of an access easement, burdening proposed Lot 1

and providing access to Ayr Dalbeg Road for proposed Lot 2.

Given the regional significance of the Haughton Pipeline Project, the location alongside the

Burdekin River, and the size and shape of the lot, the proposed development is not considered to

detrimentally affect rural productivity. Further this subdivision is a direct response to the existing

approved infrastructure and will facilitate the effective operation of the pump station.

Design Overview

Proposed Lot 2 is to be wholly contained within proposed Lot 1, the boundaries of which are

outlined in the approved plan (refer Attachment 4). Given proposed Lot 2 does not have any

road frontage, a proposed access easement will burden proposed Lot 1 and provide proposed Lot

2 with access from Ayr Dalbeg Road via shared internal access driveways.

Operational Overview

As described, proposed Lot 2 has been designated for use as an electricity substation operated

by Powerlink, which will service the approved water pump station on proposed Lot 1.

The

operation of the facility as a whole, being a core component of the Haughton Pipeline Project, is determined by water supply and demand.

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Scale and Intensity

The existing lot, known as Lot 34 on SP331997, is currently 19,030 m² and will be subdivided to create proposed Lot 1 and Lot 2. Proposed Lot 1, which will accommodate the approved pump station, will have an area of 14,712 m². Proposed Lot 2, which will accommodate an electricity substation, will have an area of 4,318 m².

The proposed access easement will burden proposed Lot 1 and have an area of 2,772 m². The proposed reconfiguration will not result in any material increase to the intensity of the approved development on site, being the pump substation and electricity substation associated with the Haughton Pipeline Project.

Access and Parking

The proposed lots will gain access via the existing connection to Ayr Dalbeg Road, a Statecontrolled road, approved under MCU22/0017. An access easement will burden proposed Lot 1 to allow lawful access to proposed Lot 2, which will sit within proposed Lot 1.

Water and Sewer

The allotments resulting from the proposed reconfiguration do not require connection to reticulated water and sewer connections.

The purpose of the subdivision is to facilitate the

operation of significant water infrastructure to service the region.

Stormwater

The proposed development will not impact on stormwater or drainage movements on site, including those approved under MCU22/0017.

Electricity and Communications

The proposed reconfiguration is compatible with all electricity and communications infrastructure associated with the development approved as part of MCU22/0017. The nature of the infrastructure approved on the site and facilitated by this subdivision is an electricity substation, with the electricity service and infrastructure to be provided by Powerlink.

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3.2

Development Plans

The proposed development is detailed in the plans provided at Appendix 4 and listed below.

Title

Number

Issue

Date

Haughton Pipeline Stage 2 Burdekin Pump
Station – Proposed Lot Configuration

300203499-SKG014

A

7-11-2024

3.3

Prelodgement Meeting

The proposed development was the subject of a prelodgement meeting between Burdekin Council (Council) and the Applicant's representatives on 2 November 2023. Council were noted as being generally supportive of the proposed development, particularly given its direct association with the approved pump station. In particular, it was noted that Council agreed to a superseded planning scheme request, being the Integrated Planning Act 1997 Burdekin Shire IPA Planning Scheme 2011, to facilitate this development application for Reconfiguring a Lot (One Lot into Two Lots) and access easement. A copy of Council's Agreement to Superseded Planning Scheme Request as received on 20 May 2024 is provided at Appendix 1. It is noted that a Development Application issue of the proposal plan, removing non reconfiguring a lot elements and aerial imagery from the layout plan, has been prepared and submitted as part of this development application. Importantly, the intent of the development and area of the lot to be subdivided from the balance land remains at 4,318 m². The refined plan does however update the area of the balance land to reflect the actual surveyed area of the land. As such and as required, the proposed lot configuration plan remains in accordance with the draft plan submitted to Council and referenced in the Agreement to Superseded Planning Scheme Request.

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4.0

ASSESSMENT FRAMEWORK

4.1

Planning Act 2016

The Planning Act 2016 (the Act) provides the framework for Queensland's planning system and coordinates local, regional, and State planning.

The Act allows for the establishment and is

supported by subordinate planning legislation and instruments such as planning schemes.

The

provisions of the Act are therefore applicable to the proposed development.

4.2

Planning Regulation 2017

The Planning Regulation 2017 (the Regulation) is established under the Act and provides support to the Act by detailing how it functions at a practical level.

The Regulation determines the

Assessment Manager and Referral Agencies relevant to assessable development, and relevant State interests through the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP). The provisions of the Regulation are therefore applicable to the proposed development.

4.3

4.4

Approval Sought

Approval Type

Development Permit

Development Type

Reconfiguring a Lot

Definition or General
Description

Subdivision and Access Easement

Specific Description

(One Lot into Two Lots)

Assessment Manager Assessment Parameters

Assessment Manager

Burdekin Shire Council

Planning Instrument

Burdekin Shire IPA Planning Scheme 2011 (the planning scheme)

Zone and Precinct

Rural Zone

Triggered Overlays

Natural Features or Resources Overlay (Medium Bushfire Hazard)

Category of Assessment

Table of Assessment

Reference

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Code

Table 8 – Reconfiguring a Lot

11

Assessment Manager
Assessment Benchmarks

4.5

§
§

Reconfiguring a Lot Code

Rural Zone Code (we note that assessment against this code is not prescribed under the scheme, however, it has been included in this assessment to provide support and context to the proposal).

Referral Agency Assessment Parameters

Referral Agencies
Planning Instrument

State Assessment Referral Agency
Planning Regulation 2017 (the Regulation)
The proposed development triggers the following referrals:

Referral Triggers

§

Schedule 10, Part 9, Division 4, Subdivision 4, Table 1 - (b)(i)
the total number of lots is increased.

Referral Agency
Assessment Benchmarks

§

State code 1 - Development in a State-controlled road
environment

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5.0

ASSESSMENT MANAGER CONSIDERATIONS

5.1

State Planning Policy

The State Planning Policy (the SPP) is a State planning instrument established under the Act and is designed to ensure the State's interests in planning are protected and delivered as part of local government planning across Queensland. amending its planning scheme.

Local government use the SPP when making or

Local government will also assess aspects of development

applications using the SPP if their local planning scheme has not integrated certain State interests.

In accordance with Section 2.1 – State Planning Policy (SPP) of the planning scheme, the Minister has identified that all relevant State interests as outlined in the SPP dated July 2017 have been integrated into the planning scheme.

For the purpose of the proposed development, we consider that assessment against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

5.2

Regional Plan

Regional plans are State planning instruments established under the Act, and set the long term strategic direction for how regions grow and respond to change. Regional plans are designed to facilitate economic growth, development, liveable communities, and the protection of natural resources. Regional plans seek to balance the State interests identified by the SPP in the context of the particular region they apply to.

The North Queensland Regional Plan (the Regional Plan) applies to the local government areas of

Townsville City, Hinchinbrook Shire, Burdekin Shire, Charters Towers Regional, and Palm Island

Aboriginal Shire. The Regional Plan was implemented in March 2020, and seeks to capitalise on

the growth, prosperity, and diversity of the region by supporting a vibrant economy, generating

jobs, improving business investment, protecting our natural environment, and encouraging

tourism and lifestyle opportunities over the next 25 years.

The proposed development is considered to align with the goals outlined in the Regional Plan. In

particular, the proposed development will facilitate the establishment of infrastructure that will

further Goal 1 – A leading economy in regional Australia and Goal 4 – A safe, connected and

efficient North Queensland.

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5.3

Planning Scheme Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by the relevant planning scheme codes by demonstrating compliance with the relevant performance and accepted outcomes.

5.4

Planning Scheme Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Assessment Manager assessment benchmarks.

The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Criteria is clearly met and no further assessment is required.
Criteria is met and further explanation is provided for clarity.

Legend

Criteria is not met and further performance assessment is required.

S

P0

A0

P0

A0

P0

A0

1

15

2

16

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0

Rural Zone
Code

Reconfiguring
a Lot Code

Criteria Item
(0 or S)

0

Rural Zone
Code

Reconfiguring
a Lot Code

Criteria Item
(0 or S)

Not applicable or no criteria prescribed.

S

P0

A0

P0

A0

P0

A0

14

Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.
5.5

Planning Scheme Detailed Assessment

Reconfiguring a Lot Code

Complies with 06

The proposed development will create two new lots, being proposed Lot 1 and Lot 2, from the existing lot, known as Lot 34 on SP331997. Whilst the new lots are below the minimum lot size identified under the scheme, being 100 ha, the existing Lot is also substantially under this area at 1.9 ha. Despite this, the proposed development complies with the outcomes identified in 06, particularly in purpose and location. The existing lot was previously part of a larger parcel of State Reserve and did not contribute to any rural or agricultural uses. This land was subdivided to set apart a parcel of land, known as Lot 34 on SP331997, for use as part of the Haughton Pipeline Project. This is due to the site's proximity to the Burdekin River and its suitability for water pumping. The proposed reconfiguration will further subdivide this land to establish both the approved water pump station use made under MCU22/0017 and associated electricity substation. The proposed development is considered to provide for a critical and unique need for the development, and is of an appropriate size and location for the intended use. Given the above, the proposed development complies with the requirements of Outcome 6 of the Reconfiguring a Lot Code.

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Rural Zone Code

Complies with 03

The proposed development, which involves a subdivision and access easement, will facilitate the establishment of the approved pump station use under MCU22/0017 and the establishment of a public utility, being an electricity substation. The proposed reconfiguration does not propose any connections, rather support the establishment of all connections, such as access to Ayr Dalbeg Road, approved under MCU22/0017. Given the above, the proposed development complies with the intent of Outcome 3 of the Rural Zone Code.

Complies with 09

The proposed reconfiguration will facilitate the establishment of a pump station and electricity substation for use as part of the Houghton Pipeline Project. The site has been selected due to its physical characteristics, namely its proximity to a section of the Burdekin River suitable for water pumping. Additionally, given the relatively narrow width of the site being between the Burdekin River and the Ayr Dalbeg Road, and its previous tenure as State Reserve, the development of the site does not reduce or impact on agricultural or rural land uses. Given the above, the proposed development complies with the intent of Outcome 9 of the Rural Zone Code.

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Complies with 010

The proposed development will facilitate the established of the approved water pump station and electricity substation on the site, as part of the Haughton Pipeline Project. The site was selected due to its proximity to the Burdekin River and suitability for water pumping. The site is appropriate for the unique purpose of the approved use and its role in the entire Haughton Pipeline Project. The uses in which the proposed reconfiguration will support, is compatible with the adjacent Lot, known as Lot 289 on SP117630, which is a water pumping station operation by Sunwater. The proposed reconfiguration will not make any changes to the approved connections, including access ways, approved under MCU22/0017. Given the above, the proposed development complies with the intent of Outcome 10 of the Rural Zone Code.

Complies with 013

The proposed subdivision will take place on land within 100 m of a waterway, being the Burdekin River. Given the nature of the use which the proposed reconfiguration will facilitate, it is necessary to be directly adjacent to the waterway. All necessary approvals were obtained to facilitate the establishment of the relevant infrastructure on the site, referenced as MCU22/0017. Given the above, the proposed development complies with the intent of Outcome 13 of the Rural Zone Code.

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6.0

REFERRAL AGENCY CONSIDERATIONS

6.1

State Code Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by the relevant State Codes by demonstrating compliance with the relevant performance and accepted outcomes.

6.2

State Code Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Referral Agency assessment benchmarks. The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Criteria is clearly met and no further assessment is required.
Criteria is met and further explanation is provided for clarity.

Legend

Criteria is not met and further performance assessment is required.

P0

A0

P0

A0

P0

A0

P0

A0

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State Code 1

Criteria Item
(PO or AO)

State Code 1

Criteria Item
(PO or AO)

Not applicable or no criteria prescribed.

PO

AO

PO

AO

PO

AO

P0

A0

18

A0

P0

A0

P0

A0

P0

A0

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State Code 1

Criteria Item
(PO or AO)

State Code 1

Criteria Item
(PO or AO)

PO

PO

AO

PO

AO

PO

AO

PO

AO

Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.

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6.3

State Code Detailed Assessment

State Code 1: Development in a State-Controlled Road Environment

Complies with P01

The proposed lots will access Ayr Dalbeg Road, a State-controlled road, by the access approved under MCU22/0017. The development will make no new or changed access beyond this approval and will not affect vehicle movement or intensity. Given the remote location of the site, being away from local road networks, the development, including approved and future uses, will require access from Ayr Dalbeg Road, both for operation and maintenance. As such, along with the low intensity nature of the area, the proposed reconfiguration is not anticipated to impact on the State controlled road. Given the above, the proposed development achieves the requirements of Performance Outcome 1 of State Code 1.

Complies with P015

The proposed reconfiguration does not propose a new or changed access to a State-controlled road.

The proposed lots will utilise the access approved under MCU22/0017, which was not

considered to compromise the safety of users on Ayr Dalbeg Road. Given the above, the proposed development achieves the requirements of Performance Outcome 15 of State Code 1.

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7.0

CONCLUSION

7.1

Assessment Summary

The assessment of the proposed development against the relevant assessment benchmarks detailed in this development application supports a recommendation for approval based on the following reasons:
§

the proposed development complies with the relevant assessment benchmarks; and
§

compliance with the relevant assessment benchmarks can be managed through reasonable and relevant conditions.

7.2

Recommended Conditions of Approval

Given the above facts and circumstances presented in this development application, we recommend that Council approve the proposed development subject to the following reasonable and relevant conditions that are considered specifically relevant to the proposed development.

Condition 1 – Approved Plan

(a)

The development must generally comply with the plan referenced in the table below and attached as stamped “Approved Subject to Conditions” which forms part of this approval, unless otherwise specified by any condition of this approval.
Title

Number

Issue

Date

Haughton Pipeline Stage 2 Burdekin Pump
Station – Proposed Lot Configuration

300203499-SKG014

A

7-11-2024

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Appendix 1

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DA Form 1 – Development application details

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

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

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

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

DA Form 2 – Building work details.

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

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

This form and any other form relevant to the development application must be used to make a development

application relating to strategic port land and Brisbane core port land under the Transport Infrastructure Act 1994,

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

For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note:

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

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)

Townsville City Council c/- Milford Planning

Contact name (only applicable for companies)

Matteo Sandona

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

PO Box 5463

Suburb

Townsville City

State

Queensland

Postcode

4810

Country

Australia

Contact number

(07) 4724 0095

Email address (non-mandatory)

info@milfordplanning.com.au

Mobile number (non-mandatory)

Fax number (non-mandatory)

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

M1949

1.1) Home-based business

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

2) Owner's consent

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

Yes - the written consent of the owner(s) is attached to this development application

No - proceed to 3)

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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

4425

Ayr Dalbeg Road

Mulgrave

Postcode

Lot No.

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

Local Government Area(s)

4807

34

SP331997

Burdekin Shire

Unit No.

Street No.

Street Name and Type

Suburb

Postcode

Lot No.

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

Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land

e.g. channel dredging in Moreton Bay)

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

Coordinates of premises by longitude and latitude

Longitude(s)

Latitude(s)

Datum

Local Government Area(s) (if applicable)

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:

Burdekin River

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)

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

Name of airport:

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

EMR site identification:

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

CLR site identification:

5) Are there any existing easements over the premises?

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

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

No

PART 3 - DEVELOPMENT DETAILS

Section 1 - Aspects of development

6.1) Provide details about the first development aspect

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

Material change of use

Reconfiguring a lot

Operational work

Building work

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

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

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

Subdivision (One Lot into Two Lots) and Access Easement

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

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6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
Not required

6.4) Is the application for State facilitated development?

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

No

Section 2 - Further development details

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

Material change of use

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

Reconfiguring a lot

Yes - complete division 2

Operational work

Yes - complete division 3

Building work

Yes - complete DA Form 2 - Building work details

Division 1 - Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use

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

Number of dwelling
units (if applicable)

Gross floor
area (m²)
(if applicable)

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

Yes

No

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

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

No

Provide a general description of the temporary accepted development

Specify the stated period dates
under the Planning Regulation

Division 2 - Reconfiguring a lot

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

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

1

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)
Subdivision (complete 10)

Dividing land into parts by agreement (complete 11)

Boundary realignment (complete 12)

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

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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:

Public Utility

Number of lots created

2

10.2) Will the subdivision be staged?

Yes - provide additional details below

No

How many stages will the works include?

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

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

Intended use of parts created

Residential

Commercial

Industrial

Other, please specify:

Number of parts created

12) Boundary realignment

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

Current lot

Lot on plan description

Proposed lot

2

Area (m)

Lot on plan description

Area (m2)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?

(attach schedule if there are more than two easements)

Existing or
proposed?

Width (m)

Proposed

Refer to
plans

Length (m)
Refer to
plans

Purpose of the easement? (e.g.
pedestrian access)

Identify the land/lot(s)
benefitted by the easement

Access

Proposed Lot 2

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

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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

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

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SEQ northern inter-urban break – community activity
SEQ northern inter-urban break – indoor recreation
SEQ northern inter-urban break – urban activity
SEQ northern inter-urban break – combined use
Tidal works or works in a coastal management district
Reconfiguring a lot in a coastal management district or for a canal
Erosion prone area in a coastal management district
Urban design
Water-related development – taking or interfering with water
Water-related development – removing quarry material (from a watercourse or lake)
Water-related development – referable dams
Water-related development – levees (category 3 levees only)
Wetland protection area
Matters requiring referral to the local government:
Airport land
Environmentally relevant activities (ERA) (only if the ERA has been devolved to local government)
Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
• The Chief Executive of the holder of the licence, if not an individual
• The holder of the licence, if the holder of the licence is an individual
Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:
Ports – Brisbane core port land (where inconsistent with the Brisbane port LUP for transport reasons)
Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator:
Ports – Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority:
Ports – Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority:
Tidal works or work in a coastal management district (in Gold Coast waters)
Matters requiring referral to the Queensland Fire and Emergency Service:
Tidal works or work in a coastal management district (involving a marina (more than six vessel berths))
18) Has any referral agency provided a referral response for this development application?
Yes – referral response(s) received and listed below are attached to this development application
No
Referral requirement

Referral agency

Date of referral response

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

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PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties

- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or

- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

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

No

List of approval/development application references

Approval

Development application

Assessment manager

Reference number

Date

MCU22/0017

24 May 2023

Burdekin Shire Council

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

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23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the Environmental Protection Act 1994?

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

No

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

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

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

Hazardous chemical facilities

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

Yes – Form 536: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve clearing native vegetation that requires written confirmation that

the chief executive of the Vegetation Management Act 1999 is satisfied the clearing is for a relevant purpose under section 22A of the Vegetation Management Act 1999?

Yes – this development application includes written confirmation from the chief executive of the Vegetation

Management Act 1999 (s22A determination)

No

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

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on

a prescribed environmental matter under the Environmental Offsets Act 2014?

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

No

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

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work

which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

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

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

No

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

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Water resources

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

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

No

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

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

-
-
-

Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1

Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2

Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve waterway barrier works?

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

No

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

Quarry materials from land under tidal waters

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

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

No

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

Referable dams

23.11) Does this development application involve a referable dam required to be

failure impact assessed under
section 343 of the Water Supply (Safety and Reliability) Act 2008 (the Water
Supply Act)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief
executive administering the Water

Supply Act is attached to this development application

No

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

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Tidal work or development within a coastal management district

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

Yes – the following is included with this development application:

Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required

if application involves prescribed tidal work)

A certificate of title

No

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

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the Queensland

heritage register or on a place entered in a local government's Local Heritage Register?

Yes – details of the heritage place are provided in the table below

No

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

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

Yes – this application will be taken to be an application for a decision under section 62 of the Transport

Infrastructure Act 1994 (subject to the conditions in section 75 of the Transport Infrastructure Act 1994 being satisfied)

No

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

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones

(except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral

requirement(s) in question 17

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

Yes

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

Yes

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

Yes

Not applicable

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25) Applicant declaration

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

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications

from the assessment manager and any referral agency for the development application where written information

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

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

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen

assessment manager, any relevant referral agency and/or building certifier (including any professional advisers

which may be engaged by those entities) while processing, assessing and deciding the development application.

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

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

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

Regulation 2017 and the DA Rules except where:

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

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

Planning Regulation 2017; or

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

- otherwise required by law.

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

Public Records Act 2002.

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

USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager

Name of chosen assessment manager

Date chosen assessment manager engaged

Contact number of chosen assessment manager

Relevant licence number(s) of chosen assessment manager

QLeave notification and payment

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

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Enquiries to:

Planning and Development

Our Reference:

SPS24/0001

Your Reference:

M1949

Address all communications to
The Chief Executive Officer
PO Box 974, Ayr Qld 4807
T (07) 4783 9800 | F (07) 4783 9999
planning@burdekin.qld.gov.au
www.burdekin.qld.gov.au

20 May 2024
Townsville City Council
c/- Milford Planning
PO Box 5463
Townsville City QLD 4810
Via email: info@milfordplanning.com.au

20-5-24

Attention: Matteo Sandona, Senior Planner

Dear Matteo:

Agreement to Superseded Planning Scheme Request given under Section 29 (7) of
the Planning Act
2016

Application No:

SPS24/0001

Proposal:

Request to apply Superseded Planning Scheme for Development - Proposed
Reconfiguring a Lot (one (1) lot into two (2) lots and access easement)

Location:

4225 Ayr Dalbeg Road, Mulgrave (Lot 34 on SP331997) - Burdekin Shire Council
Local Government Area

Council refers to the superseded planning scheme request lodged on 20 February
2024 by Milford Planning
on behalf of applicant Townsville City Council, pursuant to section 29(4)(a) of
the Planning Act 2016 requesting
that Council agree to apply the superseded planning scheme, being the Integrated
Planning Act 1997 Burdekin
Shire IPA Planning Scheme 2011, for a proposed future development application
seeking a Development
Permit for Reconfiguring a Lot (one (1) lot into (2) lots and the creation of an
access easement) as specified
in the plan prepared by Stantec, referenced as 300203499-SK-G014 Plan F (refer
Attachment 1), submitted
with the request.

You are advised that at the Council meeting of the 14 May 2024, your request for
Council to apply the
superseded planning scheme, specifically to the carrying out of development that
was code assessable under
the Integrated Planning Act 1997 superseded planning scheme (Burdekin Shire IPA
Planning Scheme 2011)

pursuant to section 29(4)(a) of the Planning Act 2016 was determined by Council and agreed to.

Appeal rights in relation to this decision are not applicable.

A development application seeking a Development Permit for Reconfiguring a Lot (one (1) lot into (2) lots and

the creation of an access easement) must be made to Burdekin Shire Council within six (6) months of Councils

agreement to the request (i.e. application to be submitted to Council on/before 14 November 2024).

The development and proposal plans as applied for as part of the request to Council to apply the superseded

planning scheme must remain as submitted. Any change to the proposal plan, will extinguish the Council's

agreement to the request, resulting in assessable development under the 2022 Planning Scheme, where the

proposed development attracts an impact level of assessment.

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Should you have any queries in relation to the above, please contact the
Planning and Development
Department to discuss.
Yours faithfully

Kellie Galletta
Manager Planning and Development

Attachment 1 Proposal Plan prepared by Stantec, referenced as 300203499-SK-G014,
Plan F, submitted
with the Superseded Planning Scheme Request.

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Appendix 2

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26

147°12'52".659

30

147°13'16".565

33

19°55'17".493

19°55'17".493

SP331997

33

SP331997

779

52

28

147°13'00"

RE

779

70

70

99.1ha

AY

RD

34

SP331997

19°55'30"

ALB

19°55'30"

68

68

EG

RE

FH

AD

RO

1.903ha

289

SP117630

66

66

LL
99.1ha

779

64

64 00 m N

19°55'44".172

19°55'44".172

4.96ha

147°12'52".659

147°13'00"
52

STANDARD MAP NUMBER
8358-32132

147°13'16".565

26 00m E

0

52

28

100

200

300

400

30

500
m

HORIZONTAL DATUM:GDA94

ZONE:55

SCALE 1 : 5000

SUBJECT PARCEL DESCRIPTION
Lot/Plan

34/SP331997

Area/Volume

1.903ha

19°55'30".832

Tenure

FREEHOLD

KIRKNIE

Local Government

BURDEKIN SHIRE

Locality

MULGRAVE

Segment/Parcel

35649/824

11.65 KM

GDA

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CLIENT SERVICE STANDARDS

PRINTED 03/10/2024

DCDB

147°13'04".612

SmartMap

An External Product of
SmartMap Information Services

MAP WINDOW POSITION &
NEAREST LOCATION

DCDB

Based upon an extraction from the
Digital Cadastral Data Base

02/10/2024

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connection with any use of or reliance on the Information
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Appendix 3

Document Set ID: 1846408

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State Assessment and Referral Agency

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SXUSRHV#RI#WKH#'HYHORSPHQW#\$VVHVPHQW#0DSSLQJ#6\

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ZLWK#GXH#FDUH#EDVHG#RQ#WKH#EHVW#DYDLODEOH#LQIRUPDWLRQ#DW#WKH#WLPH#RI#SXEOLFDWLRQ####7KH#6WDWH#RI#4XHHQVODQG#

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PDGH#E\#RWKHU#SDUWLHV#EDVHG#RQ#WKLW#GRFXPHQW#VROHO\ #WKH#UHVSRQV LELWLW\

#RI#WKRWH#SDUWLHV##7KLV #

LQIRUPDWLRQ#LV#V XSSOLHG#VXEMHFW#WR#WKH#IXOO#WHUPV #DQG#FRQGLWLRQV

#DYDLODEOH#RQ#WKH#GHSDUWPHQW\#ZHEVLWH#

Matters of Interest for all selected Lot Plans

Water resource planning area boundaries

Regulated vegetation management map (Category A and B extract)

State-controlled road

Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 34SP331997 (Area: 19030 m 2)

Water resource planning area boundaries

Regulated vegetation management map (Category A and B extract)

State-controlled road

Area within 25m of a State-controlled road

Lot Plan: 34SP331997 (Area: 19030 m 2)

Water resource planning area boundaries

Regulated vegetation management map (Category A and B extract)

State-controlled road

Area within 25m of a State-controlled road

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State Assessment and Referral Agency

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SXUSRVHV#RI#WKH#'HYHORSPHQW#\$VVHVVPHQW#0DSSLQJ#6\

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ZLWK#GXH#FDUH#EDVHG#RQ#WKH#EHVW#DYDLODEOH#LQIRUPDWLRQ#DW#WKH#WLP#RI#SXEOLF#DWLRQ

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Legend

Water resource planning area boundaries

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State Assessment and Referral Agency

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KH#

SXUSRVHV#RI#WKH#'HYHORSPHQW#\$VVHVVPHQW#0DSSLQJ#6\

VWHP##7KH#PDS#JHQHUDWHG#KDV#EHHQ#SUHSDUHG#

ZLWK#GXH#FDUH#EDVHG#RQ#WKH#EHVW#DYDLODEOH#LQIRUPDWLRQ#DW#WKH#WLP#RI#SXEOLF#DWLRQ

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PDGH#E\#RWKHU#SDUWLHV#EDVHG#RQ#WKLW#GRFXPHQW#VROHO\ #WKH#UHVSQRV LELWLW\

#RI#WKRWH#SDUWLHV##7KLV #

LQIRUPDWLRQ#LV#V XSSOLHG#VXEMHFW#WR#WKH#IXOO#WHUPV #DQG#FRQGLWLRQV

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Legend

Area within 25m of a State-controlled road

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URDG

State Assessment and Referral Agency

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PDGH#E\#RWKHU#SDUWLHV#EDVHG#RQ#WKLW#GRFXPHQW#VROHO\ #WKH#UHVSQRV LELW\

#RI#WKRWH#SDUWLHV##7KLV #

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Legend

Reg ulated vegetation management map

(Category A and B extract)

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PDQDJHPHQW#PDS

&DWHJRU\##RQ#WKH#UHJXODWHG#YHJHWDWLRQ

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State Assessment and Referral Agency

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#DYDLODEOH#RQ#WKH#GHSDUWPHQW\#ZHEVLW#

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Legend

State-controlled road

6WDWH#FRQWUROHG#URDG

Appendix 4

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