

MP ref: M2201
QA: hw.ms.ap

2 November 2023
Assessment Manager
Burdekin Shire Council
PO Box 974
AYR QLD 4807
Via:

planning@burdekin.qld.gov.au

Attention:

Kellie Galletta – Manager Planning and Development

Dear Kellie,
Re:

Development Application seeking a Development Permit for Material Change of Use – Non-Resident Workforce Accommodation on land described as Lots 17 and 20 on SP149529 and located at 182 and 213 Homestead Road, Fredericksfield

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. This development application is made in response to a Show Cause Notice issued by Burdekin Shire Council (Council) on 18 September 2023.

Assessment Fee

The relevant assessment fee for the proposed development has been calculated below in accordance with Council's Schedule of Fees and Charges 2023/24.

Component

Calculation

Fee

Material Change of Use
– Accommodation Type
Use

\$2,631.00 where accommodation use triggers impact
assessment

\$2,631.00

TOTAL ASSESSMENT FEE:

\$2,631.00

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

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 and confirmation that an Information Request is not required to enable public notification of the development application to proceed.

If you have any questions regarding this correspondence, please contact the undersigned on TEL:

(07) 4724 0095.

Yours sincerely,

MILFORD PLANNING

Matteo Sandona

SENIOR TOWN PLANNER

Encl:

Development application package

MILFORD PLANNING

Applicant

Quang Hung Do
c/- TTran Law Australia

Reference

M2240

Date

November 2023

Development
Application
Proposed
Development

Property Details

Material Change of Use -
Non-Resident Workers
Accommodation
Lot 17 and 20 on
SP149529
182 and 213 Homestead
Road, Fredericksfield

DOCUMENT CONTROL

Applicant
Proposed
Development
Contact

Quang Hung Do c/- TTran Law Australia
Material Change of Use – Non-resident Workforce Accommodation
Matteo Sandona

Quality Assurance

Date 2.11.23
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 Show Cause Notice

Appendix 2

SmartMap; and site aerial plan of the subject site

Appendix 3

State Assessment Referral Agency mapping

Appendix 4

Proposed development plans

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1.0

INTRODUCTION

1.1

Purpose

The purpose of this development application is to seek approval for a Material Change of Use –

Non-resident Workforce Accommodation (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;

§

other relevant matters; 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 and the accompanying land owner's consent.

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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

Quang Hung Do (refer Appendix 1)

Street Address

182 and 213 Homestead Road, Fredericksfield

Formal Description

Site Area

Easements

Street Frontage

Lots 17 and 20 on SP149529

§

§

Lot 17 on SP149529 – 9,365 m²; and

Lot 20 on SP149529 – 549,100 m² (refer Appendix 2)

Easement A, C, and D on SP149529.

Homestead Road

Topography

The site has generally even topography.

Existing Use

Agricultural and rural residential

The site is serviced by the following infrastructure:

Existing Infrastructure

Local Heritage Register

Contaminated Land

Relevant State Interests

§

§

§

§

The site is not listed on the Local Heritage Register.

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):

§

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reticulated water (Council);
reticulated sewer (Council);
electricity (Ergon); and
telecommunications (NBN).

Water resource planning area boundaries.

2.2

Surrounding Area

North

The subject site is located in a rural area and is immediately surrounded by agricultural land used for sugar cane cropping. The township of Home Hill located approximately 6.5 km to the north of the subject land.

East

The land is immediately adjoined by agricultural land used for sugar cane cropping to the east, with the Bruce Highway located approximately 1.6 km to the east of the site.

South

The land is immediately adjoined by agricultural land used for sugar cane cropping, with Fredericksfield Road and the Inkerman Mill trainline located approximately 600 m to the south of the site.

West

Agricultural land used for sugar cane cropping adjoins the land to the immediate west, with the alignment of Homestead Road located further to the west.

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3.0

PROPOSED DEVELOPMENT

3.1

Description of Proposed Development

The proposed development involves the establishment of Non-resident Workforce Accommodation on the subject site. The proposed accommodation will be located adjacent to the existing shed and storage yard associated with the agricultural use on the property.

Specific detail of the

proposed development is provided below.

Purpose of Development

The proposal intends to provide a dedicated accommodation and camping area for non-resident workers to stay whilst employed in the local Burdekin area. The accommodation will provide workers a central location in the region with proximity to Home Hill and the surrounding agricultural and industrial activities.

Design Overview

The accommodation area will be positioned to the south of a new storage shed to be constructed behind the existing storage shed currently located on Lot 17 on SP149529. It is noted that the location of the new storage shed is dependent on the outcome of RAL23/0011 which will realign the boundaries between Lots 17 and 20 on SP149529. The proposed location of the accommodation area provides a safe and private space for workers to park and station caravans. The location on the site behind storage sheds and adjacent cropping fields provides ample privacy for workers and screening from the road.

Existing amenities

designed for the use of workers is provided in the existing storage shed.

Appendix 4

demonstrates the proposed layout of the development.

Operational Overview

The workers accommodation area is intended to operate year round to service the various ongoing agricultural activities in the Burdekin region. Accommodation is provided in the form of caravans, being temporary structures, that are designed to ensure they can be removed from the rural land when no longer required. It is anticipated that workers will generally be away from the site during standard business hours.

Scale and Intensity

The site and form of accommodation is intended to be flexible in nature and respond to the demand of the local area. A maximum capacity of 20 people is anticipated during the peak season to demand for workers in the local market. During the off season, the occupation of the site is expected to reduce to approximately 10 people.

Access and Parking

The current site has two formed access points directly onto Homestead Road which reflect the location of the existing storage shed and are used by vehicles and machinery accessing the site for all agricultural related purposes. The existing access arrangement will be retained as a result of the proposed development, with workers arriving and departing the site compatible with agricultural traffic and generally in shared vehicles to ensure operational efficiencies.

Given the temporary nature of the proposed accommodation, being in the form of caravans, a dedicated caravan parking area has been defined and located behind a new shed to be established on the site. Vehicles and machinery used by workers can be accommodated in both the existing and proposed storage sheds as per their intended use.

Water and Sewer

The site has existing onsite water and sewage treatment infrastructure.

Existing amenities,

designed for the use of rural workers on the site, are located within the existing storage shed and will continue to be used by workers.

Electricity and Communications

The site contains existing electricity and communication connections. The sheds and amenities

will have connected to electricity, however, because the accommodation involves private

caravans, it is expected that workers will have a level of self-sufficiency.

Landscaping

Given the nature of the proposed development and compatibility with rural character, no additional landscaping is proposed as part of the development.

The site comprises formed

hardstand reflecting the existing shed and storage areas associated with the agricultural use on the property. Established trees are located along the Homestead Road frontage of the site, with the proposed accommodated to be screened from the road frontage by both the proposed and existing storage sheds.

3.2

Development Plans

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

Title

Author

Date

Layout Plan

Home Hill Engineering Works

16-10-23

3.3

Prelodgement Discussions

A Show Cause Notice was issued by Burdekin Shire Council (Council) to the Applicant's representatives on 18 September 2023. Council issued the Show Cause Notice in response to identifying that the site may contain assessable development (rural workers accommodation) taking place without a Development Permit. The Applicant's representatives responded to Council's Show Cause Notice on 29 September 2023 informing Council that the location of the caravan structures on the site was temporary, and that they would be relocated with approval sought once the new shed on the subject site was constructed. Further, it was advised that the shed could not be constructed until the boundary realignment (subject to Council development application RAL23/0011) is approved. In response to the above response from the Applicant's representatives, Council advised on 5 October 2023 that the response was not satisfactory and that a development application seeking a Development Permit for the workers accommodation must be lodged with Council within 20 business days.

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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

Approval Sought

Approval Type
Development Type
Definition or General
Description

4.4

Development Permit
Material Change of Use
Non-resident Workforce Accommodation

Assessment Manager Assessment Parameters

Assessment Manager

Burdekin Shire Council

Planning Instrument

Burdekin Shire Planning Scheme 2022 (the planning scheme)

Zone and Precinct

Rural Zone

Triggered Overlays

Flood Overlay (Low and Medium flood hazard areas)

Category of Assessment

Table of Assessment

Reference

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Impact

Table 3.4.9 – Rural Zone (if accommodating more than 10 workers)

Assessment Manager
Assessment Benchmarks

4.5

§
§
§
§

Strategic Framework
Rural Zone Code
Development Works Code
Flood Hazard Overlay Code

Referral Agency Assessment Parameters

Referral Agencies
Planning Instrument
Referral Triggers
Referral Agency
Assessment Benchmarks

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No referral agencies are relevant to the proposed development.
Planning Regulation 2017 (the Regulation)
The proposed development does not trigger referral.
N/A

12

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 further Goal 1 – A leading economy in

regional Australia, and Goal 3 – Liveable, sustainable and resilient communities that promote living in the tropics.

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5.3

Planning Scheme Strategic Framework

The planning scheme incorporates a strategic framework, which sets the policy direction and basis for ensuring appropriate development occurs within the planning scheme area. The strategic framework is represented by the following four themes:

§

Liveable communities and infrastructure;

§

Economic growth;

§

Safe and resilient communities; and

§

Natural resources, the environment and heritage.

The strategic framework provides strategic outcomes for each of the above four themes.

The proposed development furthers the outcomes sought by the above themes and the relevant outcomes, particularly when considering:

§

the proposed development will contribute to the diversity and choice of accommodation in the Burdekin, and support the Burdekin's role being the premier agricultural base of North Queensland;

§

the proposed development will maximise the potential of a well positioned site along Homestead Road and provide a convenient base for workers to access rural properties and work opportunities in the Burdekin region; and

§

the proposal will provide further opportunity for a non-resident workforce to live and work in the Burdekin and contribute to the local economy.

5.4

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.

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5.5

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.

P0

A0

A0

P0

A0

P0

A0

P0

A0

1

17

33

2

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46

15

31

16

32

P0

A0

P0

A0

Flood Hazard
Overlay Code

Development
Works Code

Rural Zone
Code

Flood Hazard
Overlay Code

Development
Works Code

Rural Zone
Code

Flood Hazard
Overlay Code
P0

Outcome
P0 or A0

A0

Outcome
P0 or A0

P0

Development
Works Code

Rural Zone
Code

Outcome
P0 or A0

Not applicable or no criteria prescribed.

P0

A0

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

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Planning Scheme Detailed Assessment

Rural Zone Code

Complies with P017

The proposed Non-resident Workforce Accommodation is proposed on an existing hardstand area that has previously been used for the storage of farm equipment adjacent an existing storage shed.

Given the existing use of this part of the site, the land did not constitute productive

agricultural land. The location of the proposed accommodation will therefore ensure development occurs on the least productive part of the site as per Performance Outcome 17.

Complies with P027

The proposed accommodation will provide non-resident workers access to the local rural area for employment. The flexible nature of this proposal will allow the number of workers staying on site to fluctuate according to the availability of work in the region whilst facilitating the efficient delivery of infrastructure. This aligns with Performance Outcome 27 as the accommodation will directly support production in the local area. The capacity of workers living on site will not exceed a total of 20 persons, ensuring the rural amenity of the site is maintained whilst providing an adequate rural workforce in the Burdekin region.

Complies with P028

Whilst the use does not meet the accepted development outcome of accommodating 10 workers or fewer prescribed by Acceptable Outcome 28, the development does meet the intent of Performance Outcome 28. The accommodation will have a maximum capacity of 20 workers at any given time, however, the adaptable nature of the proposal means that the number of workers responds to the demand of work in the area. It is expected that between 10 and 20 workers will

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be on the site at any given time. Additionally, the rural nature of the lot, and the distance between surrounding properties, will ensure the rural amenity of the zone is maintained.

Complies with P042

No additional landscaping is proposed as part of this application given the nature of the use. All new development is occurring behind the existing storage shed at the front of the property and is therefore screened from the Homestead Road frontage. Given the scale of the site, there are no neighbouring properties in a proximity that would warrant screening, particularly given the cropping fields between the development site and any adjoining neighbours.

Development Works Code

Complies with P033

The proposed development does not intend to change any formal landscaping on site.

The

working nature of the site will be retained to continue to facilitate agricultural uses of the lot and surrounding area. Furthermore, as the accommodation will consist of temporary and therefore
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movable structure, facilitating the safe, efficient, and adaptable use of the site.

Existing

landscaping along Homestead Road frontage of the site will remain.

Flood Hazard Overlay Code

Complies with P04

The area of the land subject to the proposed development is identified as containing low flood hazard as per Council's overlay mapping.

Further given that the proposal structures are

temporary in nature, the risk to persons and property is minimised with the caravans able to be relocated prior to a major flooding event if required. Given the area of the site subject to the proposed development is not within the extreme, high, or medium flood hazard area, the proposal aligns with the intent of Performance Outcome 4.

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6.0

OTHER RELEVANT MATTERS

6.1

Other Relevant Matters

There are substantial other relevant matters to support the approval of the proposed development. In accordance with Section 45, Item 5 (b) of the Act, an impact assessment may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial, or otherwise. Other relevant matters supporting the approval of the proposed development include (but are not limited to) the following:

§

Development application RAL23/0011 is currently being assessed by Council and refers to a proposed boundary realignment (Three Lots into Two Lots). The proposal seeks to amend the boundary between Lot 17 and Lot 20 to reflect the physical characteristics of the site and the existing agricultural and residential uses. Currently, Lot 17 is split into a north and south parcel by Homestead Road. The proposal seeks to consolidate Lot 17 solely north of Homestead Road and allow Lot 20 to cover the former southern part of Lot 17. This application seeks to develop the accommodation site around the current boundary of Lot 17 and 20.

§

The proposal generally aligns with the intent of the Queensland Rural Workers' Accommodation Initiative which came into effect in December 2022. The initiative is designed to encourage the development of 'convenient and affordable housing options' that provide rural workers with accommodation, nearby to work opportunities. Whilst this application proposes Non-resident Workforce Accommodation, the purpose of the initiative aligns with the intention of the proposed development to provide alternative living arrangements for workers in rural areas. The transient nature of caravan use means that the proposed development aligns with the initiative's intention as an interim policy response to address rural worker accommodation shortages in the short term, while more immediate solutions are in conception and development with local governments.

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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 Plans and Supporting Documentation

(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

Author

Date

Layout Plan

Home Hill Engineering Works

16-10-23

Condition 2 – Site Amenities

The existing on site amenities are to be retained for the use of workers accommodated on the site for the life of the development.

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DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) 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)

Quang Hung Do c/- TTran Law Australia
c/- Milford Planning

Contact name (only applicable for companies)

Matteo Sandona

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

PO Box 5463

Suburb

Townsville

State

Queensland

Postcode

4810

Country

Australia

Contact number

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)

M2240

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.

Street No.

Street Name and Type

Suburb

182 and
213

Homestead Road

Fredericksfield

Postcode

Lot No.

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

Local Government Area(s)

4806

17 and 20

SP149529

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)

a)

b)

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

Page 2

DA Form 1 – Development application details

Version 1.3– 28 September 2020

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):

Non-resident Workforce Accommodation

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

Page 3

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Not required

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

Number of dwelling
units (if applicable)

(include each definition in a new row)

Gross floor
area (m²)
(if applicable)

Workers Accommodation

Non-resident Workforce Accommodation

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?

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?

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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)

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

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DA Form 1 – Development application details

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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

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)

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DA Form 1 – Development application details

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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.

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

RAL23/0011

18.9.23

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

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 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 for further information about hazardous chemical notifications.

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DA Form 1 – Development application details

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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.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 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 Form1 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 for further information.

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DA Form 1 – Development application details

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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 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 and Science at 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 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 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 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

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DA Form 1 - Development application details

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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 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

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.

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DA Form 1 – Development application details

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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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61
SP

FH

116363

48.52ha
HJ

27.38ha

SP
SP
326368
326368

14
RP892809

RO A D

50.26ha

B

HOMESTEAD

20
SP149529

37.88ha
FH

AY

19
SP149529

SP149529

19

W

FH

20

FH

17

2
RP721186

78

SP326368

SP14952917

FH

GH
HI

12
SP238869

E

18
SP149529

11
SP238869
SP149506

SP

3

RP
734412
AD
R0
ER
BAK

68.86ha
1

UC

1
SP326368

26.47ha

1

K

326368

FH

4
RP898770
FH

2
SP326368

AD

57.5ha

D

BR

10
RP749103

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326368
HO

RO

FH

19°42'41".065

ON

49.6ha

886320

SP151019
NT

20

20

65.3ha

FH

147°27'08".310

LI

1
RP746111 5
RP
FH
729529
18.86ha RP9

47

12
SP245562
FH

3
RP898770

19°42'41".065

78

46

45

147°25'32".804

RP

FH

892809

19

FH

652

SB

564

FH

1

RP

721186

42.875ha

149529

D

149529

B

149529

SP

FH

1

RP721807

1

SP

22

SP149529

14

RP702603

F

SP

149529

149318

FH

58.653ha

18 000 m N

FH

32.375ha

36.72ha

62.7ha

42.28ha

FREDERICK

SFIELD
B

41.77ha
ROAD

1

RP

16
SP
139005
911475

7
6

SP196415
SP196415
FH

SP335156

19°44'27".782

FH
51.24ha

75.255ha

147°25'32".804

147°27'08".310
5

STANDARD MAP NUMBER
8358-12234

45 000m E

0

46

400

800

47

1200

1600

2000
m

HORIZONTAL DATUM:GDA94

ZONE:55

SCALE 1 : 20000

SmartMap
An External Product of
SmartMap Information Services

MAP WINDOW POSITION &
NEAREST LOCATION

SUBJECT PARCEL DESCRIPTION

CLIENT SERVICE STANDARDS
PRINTED 24/07/2023

DCDB
Lot/Plan

20/SP149529

Area/Volume

54.91ha

19°43'34".424

Tenure

FREEHOLD

FREDERICKSFIELD

Local Government

BURDEKIN SHIRE

Locality

FREDERICKSFIELD

Segment/Parcel

35680/814

GDA

31.995ha

RP731238

FH

3.80 KM

FH

94.01ha

3

2

5.995ha

38.469ha

147°26'20".557

17
RP704836

D

RP731238
FH

8.109ha

10.058ha

4
19°44'27".782RP723517
FH

50.69ha

LR
NIE
DA

FH

AD

F4 REDERIC
KSFIELD
SP156161
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SP156161
RP713834 RP713424
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FH

18

FH
RO

31.17ha

OATS RO
AD

78

SP

149529

FH
FH

D

54.91ha

SP

2
SP149318

FH

86.83ha

SP

21
SP149529

11
RP704834

15
SP272033 80.71ha

D

DCDB

Based upon an extraction from the
Digital Cadastral Data Base

22/07/2023 (Lots with an area less than 3000m² are not shown)

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

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State Assessment and Referral Agency
Date: 07/08/2023

Queensland
Government
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2023.

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swebsi
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Matters of Interest for all selected Lot Plans
Water resource planning area boundaries

Matters of Interest by Lot Plan
Lot Plan: 17SP149529 (Area: 9365 m²)
Water resource planning area boundaries
Lot Plan: 20SP149529 (Area: 549100 m²)
Water resource planning area boundaries
Lot Plan: 19SP149529 (Area: 868300 m²)
Water resource planning area boundaries

State Assessment and Referral Agency
Date: 07/08/2023

Queensland
Government
©The State of Queensland
2023.

0

250

500

750

¢

Legend
Water resource planning area boundaries

1,
000

Metropolitan
District
Council
Member:
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at the Department of
Environment and
Heritage
for the
purpose of
developing
the Metropolitan
Assessment Mapping
System.
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LAYOUT PLAN
HOME HILL ENGINEERING WORKS
RECEIVED 16 OCTOBER 2023

