

Our Reference: NP24.230

13 February 2025
Chief Executive Officer
Burdekin Shire Council
145 Young Street
AYR QLD 4807

Attention: Planning and Development

Dear Sir/Madam,

Application for Operational Work – Engineering Work & Application for
Subordinate Local

Law 1.15 – Carrying Out Works on a Road or Interfering with a Road or its
Operation 2012

Formalisation of intersection with Bill Britt Road adjacent to Lot 7 on SP117628

We act on behalf of the applicant, Burdekin Transport Services, in relation to
the abovementioned
property.

Please accept this correspondence and the accompanying development application
as a properly

made application under the Planning Act 2016 for Operational Work – Engineering
Work, as well as

an application under Subordinate Local Law No. 1.15 (Carrying Out Works on a
Road or Interfering

with a Road or its Operation) 2012.

In accordance with Schedule 1 of Subordinate Local Law No. 1.15, the following
information is
provided in Table 1.

Table 1: Compliance with Subordinate Local Law No. 1.15

Requirement

Response

Details of the proposed works including plans
and specifications

Details of building and other work

Engineering plans provided in enclosed
application material

Earthworks, asphalt paving, and traffic control
measures

Estimated commencement and completion
2025

Ongoing use with maintenance provisions

Temporary traffic management measures
during construction

Graders, compactors, signage and barriers

Time and place of works

Proposed term of the approval

Impact on pedestrian/vehicular traffic

Materials, equipment, and vehicles to be used

The works will not result in any material harm to health, safety, or amenity and
will not cause

obstruction of pedestrian or vehicular traffic.

In accordance with Council's 2024/2025 schedule of fees and charges, the assessment fee for the application is \$1,319.44. It would be appreciated if payment details could be provided, and payment will be facilitated directly. A breakdown of the fee calculation is provided below:

Total cost of works \$51,471.75

Fee for works not exceeding \$25,000

\$790

Fee for works between \$25,000-\$249,000
(26,471.75 x 2%)

\$529.44

Total

\$1,319.44

Please do not hesitate to contact the undersigned or Mary McCarthy should you have any queries in relation to this application.

Yours faithfully,

Meredith Hutton
DIRECTOR

Northpoint Planning

Enc.

Subordinate Local Law No. 1.15 Application Form
Development Application

Development
Application
Operational Work – Engineering Work

Bill Britt Road Reserve
Adjacent to Lot 7 on SP117628
13 February 2025
Reference: NP24.230

Client: Burdekin Transport Services
Project: Haughton River Road Upgrade
Date: 13 February 2025
Project Reference: NP24.230
Contact: Mary McCarthy
Prepared by: Northpoint Planning

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Table of Contents

1.0

EXECUTIVE

SUMMARY	3
---------------	---

2.0

SITE AND SURROUNDING

ENVIRONMENT	4
-------------------	---

2.1

3.0

SUBJECT SITE AND SURROUNDING

ENVIRONMENT	4
PROPOSED	
DEVELOPMENT	5

3.1

GENERAL

OVERVIEW	5
----------------	---

3.2

ASSOCIATED

APPROVALS	5
-----------------	---

3.2

DEVELOPMENT

PLANS	5
-------------	---

4.0

LEGISLATIVE

FRAMEWORK.....	7
----------------	---

4.1

STATE PLANNING

POLICY.....	7
-------------	---

4.2

NORTH QUEENSLAND REGIONAL

PLAN	7
------------	---

4.3

STATE DEVELOPMENT AND ASSESSMENT

PROVISIONS	7
------------------	---

4.4

LOCAL PLANNING	
SCHEME	7

4.5

ASSESSMENT	
BENCHMARKS	7

5.0

PLANNING	
ASSESSMENT	8

5.1

6.0

DEVELOPMENT WORKS	
CODE.....	8
CONCLUSION AND	
RECOMMENDATIONS	9

Appendices

Appendix 1:

DA Form 1 and Cost Estimate of Works

Appendix 2:

SmartMap and SARA mapping

Appendix 3:

Court Order 22.2022

Appendix 4:

Approved Traffic Management Plan

Appendix 5:

Development Plans and Design Certification

Appendix 6:

Development Works Code

Tables

Table 1:

Application Summary

Figures

Figure 1:

Site Location

Figure 2:

Proposed Intersection

Executive Summary

In accordance with s51 of the Planning Act 2016, the applicant seeks approval from Burdekin Shire Council for Operational work – Engineering work. Works involve construction and formalisation of an intersection within Bill Britt Road adjacent Lot 7 on SP117628. The proposed works are required to fulfil conditions of approval associated with a development permit for Material Change of Use – Extractive Industries (approved via Court Order dated 3 October 2024). The subject site is adjacent to Lot 7 SP117628, within Bill Britt Road reserve. The proposed development involves the construction of an intersection to Bill Britt Road, connecting to a southern track within Lot 7 on SP117628. The proposed development will include the construction of a give way lane when entering onto Bill Britt Road, and a 6.5m wide road allowing for appropriate swept paths for vehicles entering and exiting Bill Britt Road. Assessment of the proposed development against the provisions of all relevant benchmarks has been undertaken and outlined in this town planning report. As outlined in this town planning report, the proposed development achieves the nominated assessment criteria. The proposed development is considered appropriate for the location, and it is therefore requested that the application be approved subject to reasonable and relevant conditions.

Table 1: Application Summary

Application Summary

Address

Upper Haughton River

Real Property Description

Adjacent to Lot 7 SP117628

Applicant

Burdekin Transport Services

Type of Application

Operational work – Engineering work

Category of Assessment

Code

Referral Agencies

Not Applicable

Public Notification

Not required

Zoning

Rural Zone

2.0

Site and Surrounding Environment

2.1

Subject Site and Surrounding Environment

The subject site is located adjacent to Lot 7 on SP117628, Lots 27 and 28 on CP885971, and within the road parcel of Bill Britt Road. Bill Britt Road to the east of the site is sealed, providing established road access to Black Road. The Haughton River is located to the west, with the surrounding land comprising land primarily used for agricultural purposes, predominantly cane farming.

The wider locality includes the townships of Woodstock to the north-west, Giru to the north, and Clare to the south-east.

The subject site and surrounding locality are illustrated in Figure 1 below.

Figure 1: Site location

Source: Qld Globe

3.0

Proposed Development

3.1

General overview

The extent of the proposed development is limited to the construction and formalisation of a new intersection from a haul track within Lot 7 on SP117628 onto Bill Britt Road. In particular, the development involves:

-
-
-
-
-

3.2

Sealed intersection connecting Bill Britt Road to southern adjoining lot.

Provision of a signed give way lane to the southern haul track onto Bill Britt Road.

6.5m wide asphalt connection that ties into the existing road (Bill Britt Road) and the southern gravel haul track.

Battering to the natural slope at 1:4 max. slope along the eastern curve of the intersection

and to the north.

A 3% grade slope from the road crown to either side of Bill Britt Road.

Associated approvals

A development application for Material Change of Use – Extractive Industry (Sand) – Removal of

Quarry Material from a Watercourse and an ERA for Screening and Dredging, was approved subject

to conditions by the Planning and Environment Court on 3 October 2024 (ref. 22/2022) (refer

Appendix 3). A development permit for operational works is required to meet the conditions of this approval.

In particular, the relevant conditions are identified as:

- Condition 2 – Approved Plans
- Condition 9 – Access and Road Upgrades
- Condition 13 – Operational Works

The approved Traffic Management Plan associated with the approval is provided at Appendix 4.

3.2

Development Plans

The proposed development is illustrated in the following development plans prepared by LCJ

Engineers (refer Appendix 5):

-
-
-

MISC935-C01-A – Cover Sheet and Notes

MISC935-C02-A – Roadworks Layout and Details

MISC935-SK01-A – Vehicle Turn Path Layout Plan

The proposed works are demonstrated within Figure 2 overleaf.

Figure 2 – Proposed Intersection

Source: LCJ ENGINEERS

4.0

Legislative Framework

4.1

State Planning Policy

In accordance with section 26 of the Planning Regulation 2017, assessment against the State Planning Policy (SPP) is required to the extent the provisions of the SPP are not appropriately integrated within the planning scheme. For the purposes of this development application, it is considered all relevant provisions of the State Planning Policy are appropriately integrated with the planning scheme and no additional standalone provisions are relevant for assessment.

4.2

North Queensland Regional Plan

The subject site is located within the Priority Agricultural Area of the North Queensland Regional Plan (NQRP). On review of the proposed development and the NQRP, it is considered all matters within the NQRP relevant to assessment of the proposal are generally in alignment with the planning scheme. Therefore, no further assessment against the NQRP is required.

4.3

State Development and Assessment Provisions

In accordance with Schedule 10 of the Planning Regulation 2017, referral of the development application is not required.

4.4

Local Planning Scheme

In accordance with section 51 of the Planning Act 2016, the proposed development requires assessment against the local government planning scheme. In accordance with Table 3.6.1 of the planning scheme, the proposed development is code assessable given the proposal involves engineering work within the Rural Zone not undertaken by, or on behalf of, Council.

4.5

Assessment Benchmarks

The nominated assessment benchmarks relevant to the proposed development are identified as:

- Development Works Code

5.0

Planning Assessment

5.1

Development Works Code

The proposed development is considered consistent with the Development Works Code. The development involves the construction and formalisation of an intersection within Bill Britt Road, adjacent to Lot 7 on SP117628, and has been designed in accordance with relevant standards.

The development has been designed to ensure the safe, efficient, and cost-effective provision of infrastructure. The location and design of the proposed intersection minimise disturbance to the surrounding environment and maintain the amenity and functionality of adjacent properties.

Earthworks associated with the development are confined to the road reserve and are limited to achieving the necessary surface levels for the new intersection. All excavation and filling works will be undertaken in accordance with relevant standards and certified by a Registered Professional Engineer of Queensland (RPEQ) (refer Appendix 4).

The proposed intersection design integrates with existing infrastructure and is intended to support vehicle movements safely and efficiently. A 6.5m-wide asphalt carriageway will be constructed, incorporating a give way lane to manage vehicle movements onto Bill Britt Road. The intersection has been designed to accommodate appropriate vehicle swept paths, ensuring safe and efficient access. The battering of the road to the natural slope will be undertaken at a maximum 1:4 slope to stabilise the embankments and maintain roadside safety.

Further assessment against the Development Works Code is provided at Appendix 6.

Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of the applicant in association with a Development Permit for Operational work. The proposed works involve construction and formalisation of an intersection within Bill Britt Road adjacent Lot 7 on SP117628. These works are associated with an approval for Material Change of Use – Extractive Industry (approved via Court Order dated 3 October 2024). The subject site is located within the Rural Zone of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report. The proposal is consequently considered appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant assessment benchmarks. It is therefore recommended Council approve the proposed development, subject to reasonable and relevant conditions.

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)

Burdekin Transport Services C/- Northpoint Planning

Contact name (only applicable for companies)

Mary McCarthy

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

PO Box 4

Suburb

Townsville

State

QLD

Postcode

4810

Country

Australia

Contact number

(07) 4440 5282

Email address (non-mandatory)

hello@northpointplanning.com.au

Mobile number (non-mandatory)

Fax number (non-mandatory)

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

NP24.230

1.1) Home-based business

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

2) Owner's consent

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

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

No - proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

Unit No.

a)

b)

Street No.

Street Name and Type

Suburb

Bill Britt Road

Upper Haughton

Postcode

Lot No.

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

Local Government Area(s)

4809

7

SP117628

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:

Haughton 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)

Page 2

DA Form 1 – Development application details

Version 1.6– 2 August 2024

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):

Operational Works - Engineering Work

e) Relevant plans

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

Relevant plans.

Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

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

Material change of use

Reconfiguring a lot

Operational work

Building work

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

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

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

e) Relevant plans

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

Relevant plans.

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

No

Section 2 - Further development details

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

Material change of use

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?

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?

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

Area (m2)

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)
\$51,471.75

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

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).

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

MCU20/0010

Approved via Court Order 3
October 2024 (22/2022)

Burdekin Shire
Council – Planning
and Environment
Court

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

Page 8
DA Form 1 - Development application details
Version 1.6- 2 August 2024

23) Further legislative requirements

Environmentally relevant activities

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

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

No

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

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

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

Hazardous chemical facilities

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

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

No

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

Clearing native vegetation

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

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

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

Management Act 1999 (s22A determination)

No

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

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

Environmental offsets

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

a prescribed environmental matter under the Environmental Offsets Act 2014?

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

No

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

Koala habitat in SEQ Region

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

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

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

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

No

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

Water resources

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

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

No

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

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

-
-
-

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

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

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

Waterway barrier works

23.7) Does this application involve waterway barrier works?

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

No

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

Quarry materials from land under tidal waters

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

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

No

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

Referable dams

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

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

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief
executive administering the Water
Supply Act is attached to this development application

No

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

Tidal work or development within a coastal management district

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

Yes – the following is included with this development application:

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

if application involves prescribed tidal work)

A certificate of title

No

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

Queensland and local heritage places

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

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

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

No

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

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

No

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

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

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

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

No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

requirement(s) in question 17

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.

Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further

information, see DA Forms Guide: Relevant plans.

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.

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

USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager

Name of chosen assessment manager

Date chosen assessment manager engaged

Contact number of chosen assessment manager

Relevant licence number(s) of chosen assessment manager

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work

QLeave project number

Amount paid (\$)

Date paid (dd/mm/yy)

Date receipted form sighted by assessment manager

Name of officer who sighted the form

Page 12

DA Form 1 – Development application details

Version 1.6– 2 August 2024

LCJ Engineers

LCJ Engineers Pty Ltd
601 Flinders Street
TOWNSVILLE QLD 4810
ABN 54 131 516 446

MISC935

OPERATIONAL WORKS AT
BILL BRITT ROAD,
UPPER HAUGHTON
COST ESTIMATE
Description

Unit

Quantity

Rate

Amount

ROAD WORKS

1

1.1

1.2

1.3

1.4

1.5

New asphalt pavement
50mm AC14-C320 asphalt surfacing
Prime (Emulprime)
Compacted 125mm thick base - Type 2.1 gravel
Compacted 125mm thick base - Type 2.3 gravel
Batter to natural (1:4 slope)

m³

m²

m³

m³

Item

25

500

62.5

62.5

1

\$750.00

\$10.00

\$160.00

\$150.00

\$2,000.00

\$18,750.00

\$5,000.00

\$10,000.00

\$9,375.00

\$2,000.00

2

2.1

New road signs, supply and install
R1-2A - Give Way

No

1

\$1,500.00

\$1,500.00

3

3.1

3.2

Pavement marking
GWL - Give way line
BL - Barrier line

m

m

3.25

13.5

\$10.00

\$10.00

\$32.50

\$135.00

Subtotal works (GST excl.)

GST

TOTAL WORKS (GST incl.)

MISC935-20250212 Cost Estimate.xlsx

\$46,792.50

\$4,679.25

\$51,471.75

Schedule 1 of 1

5

05

7

EP1491

379.975ha

8

1033

LL

17

5

849601

FH

FH

126.9ha

EP145

FH

162.3ha

154.2ha 57.18ha

9

30

GS564

CP881084

42.29ha

SP

648ha

110

898159

66.34ha

CP

117628

BILL BRITT

ROA885971

D

LL

132.9ha

AD

102

SP

104ha107

22

CP887903

FH

113.9ha 111

CP

20

21

887902

CP887902

CP887902

2166ha

155.2ha

13

CP

E

93

RP

D

899596

RP

RP904076

899596

887202

27

CP885971

FH

CP891296

19

FH

CP887903

45.22ha

FH

204

LL

OR

R

102

CP

310581

967

8

69.89ha

SP123168

858.6ha

LL

012

12

GS815

P

SP

1

SP302825

10

010

GS602

GS602

SL

20 000 m277.053ha

NLL

CP

C SP105230 891362

BLALL

6

8

GS947

SP123168

LL

107.993ha

102

92.56ha

46

CP891363

69.89ha 100

196.6104ha

SL

LL

143120

RD

112.2ha

105230

CP

7
GS947
LL

431

FH

210

802.1ha

FH

891361

FH

FH

119.5ha

105.6ha

GS431
SP
107479

41

4

101.7ha

KEITH VENABL
ES

CP903751

R0

D

GS431
SP107479
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C K HA
M
301

SP

301112187

66
SP112187
FH
160.3ha

SP107466
LL

643.3ha

1304ha

SP

19°43'51".369

SP112187

FH

94.56ha

147°07'54".769

5

0

1.4

2.8

10

4.2

5.6

7.0

km

HORIZONTAL DATUM:GDA94

ZONE:55

SCALE 1 : 70000

SmartMap

An External Product of

SmartMap Information Services

SUBJECT PARCEL DESCRIPTION

CLIENT SERVICE STANDARDS

PRINTED 12/02/2025

DCDB

Lot/Plan

7/SP117628

Area/Volume

60.08ha

19°40'44".614

Tenure

LANDS LEASE

MAJORS CREEK (BURDEKIN SHIRE)

Local Government

BURDEKIN SHIRE

Locality

UPPER HAUGHTON

Segment/Parcel

31901/120

GDA

401

112187

64

MAP WINDOW POSITION &
NEAREST LOCATION

4.51 KM

20

LL

FH

A

5

05 000m E

STANDARD MAP NUMBER
8358-43132

147°05'07".683

78

CP

41

42

43

CP903751 CP903751 CP903751

713.6ha

147°02'20".598

5

50.08ha

203

214

135.7ha

ROAD

2

SP302825

FH

903752

S

W

49

CP891361

FH

99.69ha CP

3

SP119481

FH

CP903751

C

SP

CP891298

44

243.6ha

302825

V

RD

CP903752

152.6ha

GS

CP

2

LL

196.6104ha

ITH

KE

CP

891361

SP119480

A

277.053ha

205

202

78.68ha

100.7ha

891363

50.27ha

57

ES

112.5ha

FH

FH

BL

A

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48

CP891361

FH

AD

RO

ES

BL

201

47

NA

V E CP891361

LL

885971

M

SP

898160

CP

891362

891362

200

CP896270

K

RP

143120

209

RD

C

SP

CP891362

LL

127.1ha

H

102

26

117.1ha

7

CP

CP885971 885971

SP

117628

101 L ROAD

FH

IL

RT

412.9ha

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108.6ha

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SW

898160

904076

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BR

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96.14ha

KEI T H

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FH B

300

CP891296

H0

648ha

RP

19°43'51".369

138.8ha

CP887903

R0

95
SP143120

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7

TA

RP

293.5ha
FH

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RR

1443.821ha

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165.9ha

CP887202

103

BA

97

SP143120

15

CP891277 LL

CP

99.82ha

M

151.3ha

CP

GS

891277

530

12

24

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FH

95.64ha

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CP885970

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RP898159

16

CP891277

CP

67.14ha

RD

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CP885970

CP867378

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143120

FH

17

SP143909

FH

64ha

89

51.42ha

31

Q

FH

25

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LL

90.953ha

97

SP143120

76

CP867389

867389

FH

5

18

CP

SP117627

158ha

120

CP

41.83ha

13

AD 013

RO

891277

1

SP113329

SL

SP117623

RE

LL

58

EP1555

FH

96

SP143120

102.3ha

95.93ha

FH

EP145

6

FH

CP

64

58

162.3ha

60.93ha

FH

222

CP868133

FH

77

R

867388

ROAD

EP1555

EP1768

RP849601

78

FH

44.86ha

6

22

H

19°37'37".859

78

CP867390

N

CP867388

CP868133

22343

2291.912ha

20

EP1768 21

18

EP1768

60.56ha

19

RP

FH

RP

RP 849600

FH

849600

849600

6

60.75ha

COAC

H RO

AD

61.34ha

G

AU

63

A

20

0

HT

A

NORRIS

UPPER

HAUGHT

ON

60.3ha

FH

PE

AP

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CP881078

067

67

CP

291654

844263

47.2ha

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16

EP1768 EP1768

40.42ha

62

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1033

9

EP1622

40.4ha

7

EP1491

EMT

ROAD

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ROAD

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D

19°37'37".859

147°07'54".769

R0

60

EP1359

10

RD

147°02'20".598

DCDB

Based upon an extraction from the
Digital Cadastral Data Base

11/02/2025 (Lots with an area less than 4.000ha are not shown)

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State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan
Lot Plan: 7SP117628 (Area: 600800 m²)
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)

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Black Road

Queensland waterways for

waterway barrier works

Risk of impact

Low

Moderate

Major

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Development Assessment Mapping System. The map generated has been prepared with due care based on the best available

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Black Road

Water resource planning
area boundaries

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Black Road

Regulated vegetation
management map (Category A
and B extract)

Category B on the
regulated vegetation
management map

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Date: 12/02/2025

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© The State of Queensland 2025.

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Department of Resources, DESI, Esri, TomTom, Garmin, Foursquare,
Mo rrill Roa d
METI/NASA, USGS

ROAD INTERSECTION DESIGN
AT

BILL BRITT ROAD, UPPER HAUGHTON

.

REVISION

APP'D DATE

INFORMATION

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WWW.JAS-ANZ.ORG/REGISTER

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LCJ

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PO Box 1498, Aitkenvale QLD 4814

Tel: (07) 4721 5800

townsville@lcjengineers.com.au

www.lcjengineers.com.au

DRAWN

APPROVED

DESIGNED

DATE

RPEQ:

CLIENT

PROJECT

DRAWING

NUMBER

SHEET NO. REVISION

GIVE
WAY

REVISION

APP'D DATE

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DRAWING

NUMBER

SHEET NO. REVISION

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BURDEKIN SHIRE PLANNING SCHEME – DEVELOPMENT WORKS CODE

Burdekin Shire Planning Scheme – Development Works Code

Purpose

The purpose of the code is to ensure that development provides services to a standard which is efficient, effective and reflects community expectations, enhances the lifestyle of the community, and minimises impacts on neighbours, the streetscape and the environment.

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

(a) the location and design of infrastructure or works minimise impacts on amenity and

landscape character;

(b) development minimises site disturbance and impacts on the natural environment;

(c) adequate infrastructure is provided to meet the demand likely to be generated by the development;

(d) the safe, efficient and cost-effective provision and operation of infrastructure networks

occurs by ensuring:

(i)

development is of a scale commensurate with the capacity of the strategic road network and provides access in a manner that protects the safety and efficiency of the network;

(ii)

development maintains high standards of water quality and the environmental health of waterways;

(iii)

public health and safety are protected.

(e) excavation and/or filling in the rural zone does not adversely impact on Council

controlled land including road reserves and infrastructure, overland flow paths, drainage paths, waterways, wetlands, or road and drainage infrastructure.

NP24.230 – Works Within Bill Britt Road: Adjacent Lot 7 on SP117628

BURDEKIN SHIRE PLANNING SCHEME – DEVELOPMENT WORKS CODE

Performance Outcome/Acceptable Outcomes

Response

Accepted subject to requirements and assessable development

Earthworks

P01:

Excavation and filling on land maintains the amenity and utility of adjoining land.

A01:

Excavation and filling is not carried out within 1.5m of any site boundary.

Complies

The extent of earthworks is limited to the construction of the proposed intersection in accordance with existing levels of Bill Britt Road.

The

nature of the proposed development will maintain the amenity and utility of adjoining land.

P02:

The carrying out of any excavation or filling does not contaminate any land.

P03:

The carrying out of any excavation does not create any land instability or public safety risk.

P04:

Earthworks do not:

- (a) result in ponding on the site or on nearby land;
- (b) adversely affect the flow of water through an overland flow path; and
- (c) result in the loss of safety to users or uses of any other land.

P05:

Earthworks do not result in structures or changes to ground level within a pipeline easement without the consent of the pipeline licence holder.

A02:

No contaminated material or potential acid sulfate soil is used as fill.

A03:

Earthworks and retaining structures are carried out in accordance with:

(a) Australian
Standard
3798:1996- Guidelines on
earthworks
for
commercial
and
residential development;
and

(b) Section 3 of Australian
Standard
4678:2002Earth retaining structures
A04:
No
acceptable
outcome
is
nominated.

Complies

The proposed development will not
result in any contamination of land.

Complies

The extent of earthworks is limited to
the construction of the proposed
intersection in accordance with
existing levels of Bill Britt Road.
Earthworks will be undertaken in
accordance with relevant standards
and certified by an RPEQ.

Complies

The extent of earthworks is limited to
the construction of the proposed
intersection in accordance with
existing levels of Bill Britt Road.
Earthworks will be undertaken in
accordance with relevant standards
and certified by an RPEQ.

A05:

No
acceptable
nominated.

outcome

is

A06:

No
acceptable
nominated.

outcome

is

Not Applicable

The proposed development does not
involve works in proximity to a pipeline
easement.

Editor's note-Refer to sections 807-808 of

the Petroleum and Gas (Production and Safety) Act 2004.

P06:

Earthworks maintain the visual amenity of surrounding land and do not compromise the privacy of adjoining property.

NP24.230 - Works Within Bill Britt Road: Adjacent Lot 7 on SP117628

Complies

Earthworks associated with the proposed development are sufficiently buffered from built form and habitable structures within the immediate adjoining properties.

BURDEKIN SHIRE PLANNING SCHEME – DEVELOPMENT WORKS CODE

P07:

A07:

The

risk

of

erosion

and No

acceptable

sedimentation is minimised by:

nominated.

(a) progressive rehabilitation
of disturbed areas within
the site;

(b) avoiding long term
stockpiling of soil;

(c) diverting drainage paths
around disturbed areas;

and

(d) preventing sediments
from leaving the site.

Excavation and/or filling in the rural zone

P08:

Excavation and/or filling do not:

(a) result in ponding on
Council controlled land,
including road reserves
and infrastructure;

(b) impede the flow of water
through an overland flow
path or drainage path on
Council controlled land,
including road reserves
and infrastructure; and

(c) alter the location and/or
flow

rate

of

water

discharge points from the
premises

adversely

impacting on Council

road

and

drainage

infrastructure.

P09:

Excavation and/or filling do not
result in an increase to the volume
or concentration of water:

(a) in an overland flow path
or drainage path on
Council controlled land,
including road reserves
and infrastructure; and
(b) waterways and wetlands.

P010:

Excavation and/or filling do not
adversely impact on waterways
and wetlands.

A08:

No
acceptable
nominated.

outcome

is

outcome

is

Complies
Earthworks will be undertaken in
accordance with relevant standards
and certified by an RPEQ.

Complies
The extent of earthworks is limited to
the construction of the proposed
intersection in accordance with
existing levels of Bill Britt Road.
The proposed works have been
designed by an RPEQ and do not
result in adverse impact on overland
flow or stormwater drainage.

A09:
No
acceptable
nominated.

outcome

is

A010:
Excavation and/or filling do not
occur within 15m of the:
(a) outer bank of a
waterway; or
(b) outer landward boundary
of a wetland.

NP24.230 – Works Within Bill Britt Road: Adjacent Lot 7 on SP117628

Complies
The extent of earthworks is limited to
the construction of the proposed
intersection in accordance with
existing levels of Bill Britt Road.
The proposed works have been
designed by an RPEQ and do not
result in adverse impact on overland
flow or stormwater drainage.
Complies
The extent of earthworks is limited to
the construction of the proposed
intersection in accordance with
existing levels of Bill Britt Road.
The
proposed
works
involve

formalisation of an intersection within a road corridor and is appropriately designed in accordance with relevant standards.

BURDEKIN SHIRE PLANNING SCHEME – DEVELOPMENT WORKS CODE

P011:

Excavation and/or filling do not adversely impact on Council road and drainage infrastructure.

A011:

Excavation and/or filling do not:

(a) occur within 15m of Council road and drainage infrastructure; and

(b) alter the flow rate or velocity of water at discharge points from the premises to Council road and drainage infrastructure.

Complies

The extent of earthworks is limited to the construction of the proposed intersection in accordance with existing levels of Bill Britt Road.

A012:

No acceptable nominated.

Not applicable

The proposed development is not located within an urban zone.

The proposed works have been designed by an RPEQ, integrating within the existing road network and will not result in adverse impact on drainage infrastructure.

Infrastructure

P012:

Development in an urban zone (other than the township zone) or within the priority infrastructure area is connected to reticulated water, sewerage and stormwater.

outcome

is

Note-Urban zone is defined in the Planning Regulation 2017. The priority infrastructure area is identified in the Local Government Infrastructure Plan in schedule 6.

P013:

Development sites are provided with services in a way that is:

(a) safe and efficient;

(b) maintains the integrity of the external network;

(c) does not impose a load
on external networks that
exceed their capacity;
and

(d) can be safely,
conveniently and cost
effectively maintained.

P014:

Where reticulated water supply is
not available, development is
provided with a reliable water
supply that is sufficient for the
demands generated on site.

P015:

Where a reticulated sewerage
service is not available, an on-site
system of treatment and disposal is
established that is sufficient for the
level of waste water generated on
the site.

P016:

Where provided on-site, water,
waste water and stormwater
infrastructure are established in a
way that ensures public and
environmental health, safety,
water quality and amenity are
maintained.

A013:

All infrastructure required to
service the development is
provided in accordance with
Planning scheme policy – S.C5.2 –
Development works.

Not Applicable

The proposed developments nature
does not require servicing by network
infrastructure.

A014:

No
acceptable
nominated.

outcome

is

Not Applicable

The proposed development's nature
does not require connection to
reticulated water supply.

A015:

No
acceptable
nominated.

outcome

is

A016.1:

In the rural residential zone,
premises are provided with an onsite sewerage treatment and
disposal system.

A016.2:

Elsewhere, no acceptable
outcome is nominated

NP24.230 – Works Within Bill Britt Road: Adjacent Lot 7 on SP117628

Not Applicable

The proposed development's nature
does not require connection to
reticulated sewerage networks.

Not Applicable

The proposed development's nature
does not require connection to onsite
storm water infrastructure.

BURDEKIN SHIRE PLANNING SCHEME – DEVELOPMENT WORKS CODE

P017:

Premises are connected to an electricity supply approved by the relevant authority.

A017:

The development is connected to electricity infrastructure in accordance with the standards of the relevant regulatory authority.

Not Applicable

The proposed development does not involve connection to electrical supply.

Water Management

Editor's note–A property management plan or environmental management plan, illustrating how environmental impacts will be minimised, may be required to support the proposed development.

P018:

Development is located, designed, constructed and operated to avoid adverse impacts on environmental values and water quality of groundwater, waterways and surface water storages arising from:

- (a) altered stormwater quality and hydrology;
- (b) waste water;
- (c) the creation or expansion of non-tidal artificial waterways; or
- (d) the release and mobilisation of nutrients and sediments.

P019:

Development achieves the stormwater management design objectives outlined in tables 6.2.1.3(c) and 6.2.1.3(d).

A018:

No acceptable nominated.

outcome

is

Complies

The extent of earthworks is limited to the construction of the proposed intersection in accordance with existing levels of Bill Britt Road. The proposed works have been designed by an RPEQ, integrating within the existing road network and will not result in adverse impact on environmental values.

A019:

No acceptable outcome is nominated.

Complies

The proposed works have been designed and certified by an RPEQ.

Editor's note—Urban purpose is defined in the Planning Regulation 2017.

P020:

Wherever practical, development:

(a) minimises clearing and earthworks;

(b) utilises natural flow paths; and

(c) minimises impervious surfaces and maximises opportunities for infiltration, capture and reuse.

P021:

Stormwater drainage is provided that has sufficient capacity to safely remove stormwater run-off, in a way that:

(a) minimises risk to public safety and property;

(b) provides a lawful point of discharge from each lot;

(c) minimises ponding;

(d) allows for risk associated with potential failures within the system; and

(e) allows for practical access for maintenance

A020:

No acceptable outcome is nominated.

outcome

is

A021:

No acceptable outcome is nominated.

outcome

is

NP24.230 – Works Within Bill Britt Road: Adjacent Lot 7 on SP117628

Complies

The extent of earthworks is limited to the construction of the proposed intersection in accordance with existing levels of Bill Britt Road.

Complies

The extent of earthworks is limited to the construction of the proposed intersection in accordance with existing levels of Bill Britt Road. The proposed works have been designed by an RPEQ, integrating within the existing road network and will not result in adverse impact on stormwater run-off.

BURDEKIN SHIRE PLANNING SCHEME – DEVELOPMENT WORKS CODE

Acid sulfate soils

P022:

Within the areas identified as potential acid sulfate soils on overlay map OM1, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by:

(a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or

(b) where disturbance of acid sulfate soils cannot be avoided,

development:

(i) neutralises existing acidity and prevents the generation of acid and metal contaminants; and
(ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.

Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils on overlay map OM1 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the Queensland Acid Sulfate Soil Technical Manual and relevant State Planning Policy. Applicants should also refer to the Guidelines for Sampling Analysis of Lowland Acid Sulfate Soils in Queensland, Acid Sulfate Soils Laboratory Methods Guidelines or Australian Standard 4969. It is highly recommended that the applicant develop a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.

A022.1:

Development does not:

(a) involve excavating or removing 100m³ or more of soil and sediment at or

below 5m AHD; or
(b) permanently
or
temporarily
drain
or
extract groundwater or
exclude
tidal
water
resulting in the aeration of
previously saturated acid
sulfate soils; or
(c) involve filling with 500m³
or more with an average
depth of 0.5m or greater
that results in:
(i) actual acid sulfate
soils being moved
below the water
table; or
(ii) previously saturated
acid sulfate soils
being aerated.

Not Applicable

The proposed development is not
located within an area identified as
potential acid sulfate soils.

OR

A022.2:

Development manages waters so
that:

(a) all disturbed acid sulfate
soils are adequately
treated and/or managed
so that they can no longer
release acid or heavy
metals;

(b) the pH of all sites, and
any

water

including

discharges and seepage

to

groundwater,

is

maintained between 6.5

and 8.5 (or an agreed pH

in line with natural

background);

(c) waters on the site,
including discharges and

seepage to groundwater,

do not contain elevated
levels of soluble metals;

(d) there are no visible iron
stains, flocs or slums in
discharge water;

(e) all

reasonable

preparations and actions

are undertaken to ensure

that aquatic health is
safeguarded; and
(f) infrastructure such as
buried services, pipes,
culverts and bridges are
protected
from
acid
attack.

NP24.230 - Works Within Bill Britt Road: Adjacent Lot 7 on SP117628

BURDEKIN SHIRE PLANNING SCHEME – DEVELOPMENT WORKS CODE

Traffic and access

P023:

The development is located on roads appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics of the road hierarchy.

A023:

No acceptable nominated.

outcome

is

Note-The road hierarchy is illustrated in Figure 6.2.1.3 of the Development works code.

P024:

Development maintains a safe environment for pedestrians, cyclists and vehicles on the site and external to the site.

A023:

No acceptable nominated.

P025:

Development has vehicle access and manoeuvring sufficient to accommodate the anticipated traffic demand and servicing requirements safely and efficiently.

P026:

Development (other than dwelling houses and dual occupancies) are designed to enable vehicles to enter and leave the site in a forward direction.

P027:

Development provides sufficient parking onsite to accommodate the anticipated demand safely and efficiently.

A025:

Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from

time to time.

P026:

Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.

A027:

Vehicle parking is provided in accordance with table 6.2.1.3(e)- Vehicle parking rates and standards.

Where the use is not nominated in table 6.2.1.3(e), no acceptable outcome is nominated.

A028:

Parking areas comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.

P028:

On-site parking is clearly defined, safe and easily accessible.

outcome

is

P029:

Open parking spaces are designed and constructed to facilitate stormwater infiltration on-site.

A029:

No acceptable nominated.

outcome

is

P030:

Transport noise impacts are managed by the siting and design of development so that the need for acoustic screening is minimised.

A030:

No acceptable nominated.

outcome

is

P031:

Where they are used, acoustic walls are designed to mitigate visual impacts.

A031:

No acceptable nominated.

outcome

is

NP24.230 – Works Within Bill Britt Road: Adjacent Lot 7 on SP117628

Complies

The extent of development is limited to the construction of the proposed intersection in accordance with existing levels of Bill Britt Road. The proposed works have been designed by an RPEQ, integrating within the existing road network and will not result in adverse impact on the transport network, and the functions and characteristics of the road hierarchy.

Complies

The extent of development is limited to the construction of the proposed intersection in accordance with existing levels of Bill Britt Road.

Complies

The proposed works have been designed by an RPEQ, integrating within the existing road network and provide for suitable swept path plans.

Complies

The extent of development is limited to the construction of the proposed intersection in accordance with existing levels of Bill Britt Road.

Not Applicable

The extent of development is limited to the construction of the proposed intersection.

Not Applicable

The extent of development is limited to the construction of the proposed intersection in accordance with existing levels of Bill Britt Road.

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the construction of the proposed intersection in accordance with existing levels of Bill Britt Road.

BURDEKIN SHIRE PLANNING SCHEME – DEVELOPMENT WORKS CODE

P032:

Lighting is provided to ensure pedestrian and vehicle safety.

A032:

No
acceptable
nominated.

outcome

is

A033:

No
acceptable
nominated.

outcome

is

outcome

is

A035:

No
acceptable
nominated.

outcome

is

A036:

No
acceptable
nominated.

outcome

is

Not Applicable

The extent of development is limited to the construction of the proposed intersection.

Landscaping

P033:

Landscaping

is

designed,
established and maintained to:

(a) incorporate
existing

vegetation,

where

appropriate;

(b) reinforce

existing

streetscape character;
(c) provide effective shade
and screening;
(d) be sustainable without
undue
reliance
on
irrigation;
(e) be suitable to the tropical
climate.

Not Applicable

The extent of development is limited to
the construction of the proposed
intersection.

Editor's note—A landscaping plan may be
required which should incorporate:

- a fully dimensioned site plan
describing the existing
- landscape
including
the
landscape and
- environmental significance of
remnant vegetation;
- the location and depth of all
existing services;
- natural drainage lines;
- existing levels and finished
levels;
- a full schedule of plantings and
materials including
- growing
characteristics,
quantities of each plant
- and other materials; and
- a drainage and irrigation plan.

P034:

A034:

Landscaping:

No

acceptable

(a) is established using
nominated.

semi-advanced plants in
conjunction with shrubs
and ground covers;

(b) uses native and endemic
species where possible;
and

(c) does not utilise species
which are noxious or

poisonous or have drop
limbs.

Waste and pollutant management

P035:

Development provides on-site
facilities for the storage and
collection of solid wastes that are
secure and avoid potential for
nuisance.

P036:

Liquid wastes produced by
development are managed and
disposed of so no risk of nuisance
or environmental harm is created.

NP24.230 - Works Within Bill Britt Road: Adjacent Lot 7 on SP117628

Not Applicable

The extent of development is limited to
the construction of the proposed
intersection.

Not Applicable

The extent of development is limited to
the construction of the proposed
intersection.

Not Applicable

The extent of development is limited to
the construction of the proposed
intersection.

BURDEKIN SHIRE PLANNING SCHEME – DEVELOPMENT WORKS CODE

P037:

A037:

Not Applicable

Development

involving

the No

acceptable

outcome

is The proposed development does not
handling of potential pollutants is nominated.

involve handling of potential pollutants.

designed and operated to ensure

spills and on-site surface water are

captured and treated prior to

release to the environment.

Fire hydrants in urban areas for buildings accessed by common private title

Editor's note–This section will not apply where other legislation applies which
mandates requirements for fire hydrants.

P038-40 & A038-40

Not applicable given the site is not within an urban area.

NP24.230 – Works Within Bill Britt Road: Adjacent Lot 7 on SP117628

