

Our Ref: 57133-001-01  
QA: es

25 June 2024  
Assessment Manager  
Burdekin Shire Council  
145 Young Street  
AYR QLD 4807  
Attention:

Development Assessment

Dear Sir/Madam,  
DEVELOPMENT APPLICATION

Development Permit for Reconfiguring a Lot - (One Lot into Two Lots and Access Easement)

34211 Bruce Highway, Mount Surround

We act on behalf of the Applicant, Michael Detenon, in relation to the abovementioned application.

Please find enclosed a Development Application seeking a Development Permit for Reconfiguring a Lot (One Lot into Two Lots and Access Easement) at 34211 Bruce Highway, Mount Surround more formally described as Lot 2 on RP732515.

In accordance with Burdekin Shire Council's schedule of fees and charges 2023/2024, the development application fee is \$940.00.

The fee will be paid directly to council by the applicant upon receipt of Council's application reference number.

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

Yours faithfully,

---

Emma Staines  
Town Planner

Brazier Motti Pty Ltd  
Encl.

Development Application

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

DEVELOPMENT APPLICATION  
DEVELOPMENT PERMIT FOR:

SEEKING A

Reconfiguring a Lot (One Lot into Two Lots and  
Access Easement)

on behalf of

MICHAEL DETENON

at

34211 BRUCE HIGHWAY, MOUNT SURROUND

on

LOT 2 ON RP732515

Brazier Motti have prepared this report for the sole purposes of Michael Detenon for the specific purpose of a Development Application seeking a Development Permit for Reconfiguring a Lot (One Lot into Two Lots and Access Easement) at 34211 Bruce Highway, Mount Surround. In preparing this report we have assumed that all information and documents provided to us by others, such as the client, other consultants acting on the client's behalf or government agencies, to be complete, accurate and current.  
Signed on behalf of Brazier Motti Pty Ltd

EMMA STAINES  
Town Planner  
Brazier Motti Pty Ltd

BRAZIER MOTTI  
595 Flinders Street  
Townsville Q 4810  
Ph: 4772 1144  
Final: June 2024  
Prepared by: EJS  
QA: es  
Job No: 57133-001-01

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## INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Michael Detenon, in support of a Development Application seeking a Development Permit for Reconfiguring a Lot (One Lot into Two Lots and Access Easement) on land at 34211 Bruce Highway, Mount Surround, being formally described as Lot 2 on RP732515.

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

A.

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

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

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

Section 2:-

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

Section 3:-

A detailed description of the development proposal.

Section 4:-

A review of the relevant legislation provisions.

Section 5:-

A review of the planning framework.

Section 6:-

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

Section 7:-

Conclusion and recommendation.

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## 2.0

### THE SITE

The subject site is located at 34211 Bruce Highway, Mount Surround approximately 40 kilometres south east of Townsville and approximately 40 kilometres west of Ayr. It is formally described as Lot 2 on RP732515 and the certificate of title confirming ownership of the site by John Martin Bahr, Ronald Peter Bahr and Linda Elizabeth Bahr is included Appendix B.

Figure 1 below shows an aerial of the site and its immediate surrounds which includes the Bruce Highway to the north, Mount Elliot to the west, and agricultural land.

Figure 1: Aerial image of the site and immediate surrounds

Source: Queensland Globe, 2024

The site is burdened by a Powerlink easement that traverses the rear from north to south, as identified on the certificate of title (Easement in Gross: 601591551). The Smart Map is included in Appendix B which confirms the site area, easements and surrounding cadastre.

The site is situated at the foothills of Mount Elliot therefore gradually increases in elevation from Sarri Road to the rear of the site to the west. It contains two dams, 1 large and 1 small, to the west of the site. The strip of land along the rear boundary contains dense vegetation while the remainder of the site is predominantly clear with the exception of trees following the natural watercourses and the perimeters of the dams, and sparsely dispersed across the site.

Access is afforded via an unsealed crossover off Sarri Road. Figure 2 below shows the existing dwelling, associated sheds and landscaped areas on the subject site. The site is connected to an existing 11kv overhead electricity supply.

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Figure 2: Aerial image of the site

Source: Queensland Globe, 2024

The existing dwelling house is serviced by an on-site sewerage treatment and disposal system and a reliable water supply for the residential use.

The subject site is included within the Rural zone for the purpose of the Planning Scheme. The pattern of development in the vicinity of the site comprises agricultural land and dwelling houses that are directly associated with the respective adjoining rural uses.

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### 3.0

#### THE PROPOSAL

This report details an application seeking a Development Permit for Reconfiguring a Lot (One Lot into Two Lots and Access Easement) on the subject site described in Section 2.0 above. Specifically, the proposal seeks to create an additional rural allotment with adequate area to accommodate a dwelling house and rural activity. No new access crossover or driveway are proposed therefore an access easement will be established to ensure lawful access rights to the existing dwelling are retained. A building envelope will be nominated to fully contain a future dwelling, associated sheds and landscaped areas.

The resultant lots are of a size to ensure the character and density intended for in the rural zone remains.

The proposed reconfiguration is identified on the proposed reconfiguration plan prepared by Brazier Motti, included in Appendix C and is summarised in Table 1 below.

Table 1 – Proposed Reconfiguration  
Council's Acceptable  
Solution

Proposed Lot 1

Proposed Lot 2

Lot Size

30ha

36.52ha

174.72ha

Road Frontage

200m

910.4m to Sarri Road (North)

332.6m to Sarri Road (East)

8m to Sarri Road (North) via  
access easement

1190.6m to Sarri Road (East)

It is understood that no physical works to the existing access and other servicing arrangements are required to facilitate the reconfiguration. Operational works are not required as a result of this application.

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## 4.0

### RELEVANT LEGISLATION

## 4.1

### COMMONWEALTH LEGISLATION

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

## 4.2

### THE PLANNING ACT 2016

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

## 4.3

### STATE ASSESSMENT AND REFERRALS

The Development Assessment Rules incorporates a referral process, established through the Planning Regulation 2017, enabling relevant State agencies to have input in the assessment process. Consideration of the proposed development against Schedule 10 of the Planning Regulation 2017 determined that the proposal triggers referral for the matters identified in Table 2 below.

Table 2 – Referral Triggers

MATTER
--------

Electricity Infrastructure

State Transport  
Infrastructure

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### STATUTORY TRIGGER

Schedule 10, Part 9, Division 2, Table 1, Item 1

Development application for reconfiguring a lot that is assessable development under section 21, if–

(a) all or part of the lot is subject to an easement–

(i)

for the benefit of a distribution entity, or transmission entity, under the Electricity Act; and

(ii)

for a transmission grid or supply network; or

(b) part of the lot is within 100m of a substation site.

Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1

Development application for reconfiguring a lot that is assessable development under section 21, if–

(a) all or part of the premises are within 25m of a State transport corridor; and

(b) 1 or more of the following apply–

(i)

the total number of lots is increased;

(ii)

the total number of lots adjacent to the State transport corridor is

increased;

(iii)

there is a new or changed access between the premises and the State transport corridor;

(iv)

an easement is created adjacent to a railway as defined under the Transport Infrastructure Act, schedule 6; and

(c) the reconfiguration does not relate to government supported transport infrastructure

Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1

Development application for reconfiguring a lot that is assessable development under section 21, if—

(a) all or part of the premises are—

(i)

adjacent to a road (the relevant road) that intersects with a State-controlled road; and

(ii)

within 100m of the intersection; and

(b) 1 or more of the following apply—

(i)

the total number of lots is increased;

(ii)

the total number of lots adjacent to the relevant road is increased;

(iii)

there is a new or changed access between the premises and the relevant road; and

(c) the reconfiguration does not relate to government supported transport infrastructure

For Electricity Infrastructure, referral will be undertaken to Chief Executive of the distribution entity, for advice only,

for the purposes of the Electricity Act and the Electrical Safety Act.

For State Transport Infrastructure, referral will be undertaken to the State Assessment and Referral Agency (SARA).

Development will be guided by outcomes sought by the State Development Assessment Provisions to the extent

relevant for State Transport being State Code 1: Development in a State Controlled Road Environment.

Pre-Lodgement advice was obtained from SARA (Ref: 2405-40419 SPL) which confirmed the new alignment of the

Bruce Highway is setback more than 60m from the subject site boundary and Sarri Road, while mapped within a

state-controlled road corridor, is now a local road under Council's jurisdiction.

A copy of the advice is included in Appendix D and an assessment against the code is included in Appendix E.

4.4

#### STATE PLANNING POLICY

In accordance with section 1.2.1 – State planning policy of the Planning Scheme, the Planning Minister is satisfied

that the State Planning Policy (SPP) July 2017 is appropriately integrated into the Burdekin Shire Council Planning

Scheme in full. Hence, for the purposes of this development, we consider that assessment of the proposal against

the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the

Planning Scheme.

4.5

#### NORTH QUEENSLAND REGIONAL PLAN

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

The proposal aligns with the regional outcome and the regional policies for PAAs in the NQRP, as it supports the

ongoing operation and production of an existing agricultural land use without compromising its current or future

ability to operate. It does not alter or conflict with the objectives of the NQRP nor does it introduce any incompatible

non-agricultural land uses. The resultant lot layout also supports the ongoing production of the adjoining

agricultural land.

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

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

The site is also identified as containing regional biodiversity values as shown in Figure 4. The proposed development ensures the protection of the values with the inclusion of a building envelope outside the mapped area.

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### Figure 3: Regional Biodiversity Values – NQRP

Source: Development Assessment Mapping System, 2024

4.6

#### ASSESSMENT MANAGER AND PLANNING SCHEME

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

4.7

#### PUBLIC NOTIFICATION

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

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## 5.0

### THE PLANNING FRAMEWORK

The Planning Scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable outcomes. However, it should be noted that the Planning Scheme is performance based. That means that the acceptable solutions are to be read as offering one way of achieving compliance with a code but do not prohibit alternate solutions where the performance outcomes can be shown to be met. Land identified within the Planning Scheme is categorised by a number of zones and precincts to guide development across the region. The Planning Scheme further identifies a range of overlays that may impact the land, these are governed by overlay codes.

#### 5.1

### LAND DESIGNATION

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

- Acid sulfate soils overlay map (5 – 20m contour);
- Agricultural land overlay map - land classification (classes A and B) and priority agricultural area;
- Bushfire hazard overlay map (Medium – very high potential bushfire intensity and potential impact buffer);
- Coastal hazard overlay map (Medium storm tide hazard area);
- Environmental significance overlay map (Regional biodiversity corridor, High ecological significance wetlands and regulated vegetation (Category B and Category R));
- Flood hazard overlay map (Giru flood hazard – Haughton River);
- Regional infrastructure overlay map (Powerlink high voltage electricity transmission line and statecontrolled road).

#### 5.2

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

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

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

- Rural zone code;
- Development works code;
- Reconfiguring a lot code;
- Bushfire hazard overlay code;
- Coastal hazard overlay code;
- Environmental significance overlay code;
- Flood hazard overlay code; and
- Regional infrastructure overlay code.

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A complete assessment of the proposed development against the relevant assessment benchmarks nominated by the Planning Scheme is provided below.

6.1

ZONE CODE PROVISIONS

6.1.1 Rural Zone Code

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

The purpose of the Rural zone is to—

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

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

- (a) rural land will be used sustainably to ensure the viability of the primary production base;
- (b) other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts, residential and accommodation uses in the rural zone include:
  - (i) dwelling houses generally limited to a single dwelling house on a lot;
  - (ii) caretaker's accommodation, small scale rural workers' accommodation and non-resident workforce accommodation where they directly support primary production activities in the locality; and
  - (iii) small scale tourist accommodation in the form of bed and breakfasts, farm stay, cabins and camping;
- (c) in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts, development is limited to a dwelling house on an existing lot;
- (d) land in the rural zone is not used or subdivided for urban residential or rural residential purposes;
- (e) other than as provided for under (f), reconfiguration does not result in the creation of:
  - (i) any new lots in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts; or
  - (ii) lots less than 30ha in priority agricultural areas or agricultural land classification class A and B areas shown on overlay map OM2; or
  - (iii) lots less than 100ha elsewhere;
- (f) reconfiguration to create a smaller lot than the minimum set out in (e)(ii) and (iii) may occur where:
  - (i) consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or
  - (ii) rearranging lot boundaries in a way that demonstrates a substantial improvement in the management of the land or the protection of its environmental values, without increasing the number of lots;
- (g) agricultural land classification class A and B and priority agricultural areas shown on overlay map OM2 are protected from encroachment of uses that may impact on the opportunity to enable



increased agricultural  
production;

(h) other than for public infrastructure, non-agricultural development within  
priority agricultural areas does

not result in a net loss in agricultural production;

(i) intensive animal industries and aquaculture occur in the rural zone (other  
than in the Groper Creek,

Jarvisfield, Jerona or Wunjunga village precincts) where they are sufficiently  
separated from existing

sensitive land uses to ensure significant impacts are avoided;

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(j) industries which may establish in the rural zone (other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts) include only:

- (i) rural industries;
- (ii) industries processing agricultural products which require a rural location:
  - A. for proximity to the produce being processed; or
  - B. to ensure a clean environment separate from general industrial activities; or
  - C. to secure a lot size larger than lots available within industrial zoned land;
- (iii) industries associated with the use or processing of commodities grown in the region, such as sugar cane and grain, or their biproducts;
- (iv) extractive industries and other industries that require separation from urban or rural residential areas; and
- (v) renewable energy facilities;

(k) other than within the KRA shown on overlay map OM6, any expansion of an existing extractive industry is limited to development that will not increase impacts to the priority agricultural area or nearby sensitive land uses, the visual amenity of the locality or matters of environmental significance;

(l) development for small scale tourism and recreational activities, such as nature- based tourism, outdoor sport and recreation, environment facilities or similar cultural attractions occur where they have a limited building footprint and do not involve significant modification of the natural landform;

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

(n) development does not prejudice or detract from existing and intended rural activities in the surrounding area, or on the functionality of the stock route network shown on overlay map OM2;

(o) development does not significantly impact on:

- (i) water and soil quality;
- (ii) the amenity of nearby sensitive land uses;
- (iii) the landscape and natural values of the locality; and
- (iv) the capacity of the road network on which it relies;

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

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

(r) sensitive land uses and other forms of inappropriate development do not occur in proximity to former mining activities and related hazards (e.g. abandoned mines, tunnels and shafts), which may cause risk to people and property.

#### Response

The proposed development is consistent with the purpose and overall outcomes of the Rural zone code, specifically noting that the proposal provides a layout consistent with adjacent land uses and ensures adequate lot sizes to continue to accommodate the existing residential dwelling whilst achieving separation distances to adjoining rural zoned land. The capacity of productive rural land will not be impacted upon as a result of the proposed reconfiguration.

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

#### PO1 – Complies

The location of the new boundary for proposed Lot 1 is considerate of the existing dwelling, associated structures, and landscaped area on proposed Lot 2 to ensure that the proposed development

does not result in adverse impact on the existing residential amenity. A minimum 15m buffer is provided around the existing dwelling on Lot 2. Any future dwelling on Lot 1 will be set back more than 20m from the boundary closest to the non-residential buildings and structures within the extent of the nominated building envelope.

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P02 – Not applicable

No land uses are proposed as part of this application that would emit an unreasonable amount of light.

P03 – Complies

The existing dwelling is provided with a level of infrastructure that allows for the efficient functioning of the established land use. No changes to these arrangements are required to facilitate the reconfiguration. Any future dwelling on Lot 1 will be required to establish an on-site sewerage treatment and disposal system prior to building work.

Both resultant lots have access to the constructed road (Sarri Road).

P04 – Complies

No known animal keeping, intensive animal industries or extractive industries are located within the vicinity of the site.

P05 – P011 – Not applicable

The application is not for a home-based business.

P012 – Not applicable

The application is not for a roadside stall.

P013 – Complies

No stock routes are identified within the vicinity of the site.

P014 – Complies

There are no abandoned mines within the vicinity of the site in accordance with GeoRes Globe.

P015 – Complies

The proposed building envelope is on any slope.

P016 – Complies

The proposed development is for reconfiguring a lot only and does not comprise non-agricultural development that would otherwise result in a net loss to agricultural production. The proposed layout is considerate of the existing rural amenity and no clearing will be required as a result of the reconfiguration.

P017 – Complies

A building envelope has been nominated to fully contain a future dwelling, associated sheds and landscaped areas.

P018 – Complies

The proposed layout maintains the ongoing operation of existing farming activities on adjoining land. The location of the new boundary is sympathetic of the land including existing improvements and the established crop.

P019 – Complies

The proposed building envelope is set back more than 100m from the adjoining land to the north west.

P020 – Complies

The change in tenure arrangements will not impact on cane tram lines.

P021 – Complies

No stock routes are identified within the vicinity of the site.

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P022 – Not applicable

The site is not in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts.

P023 – Complies

Each lot is above 30ha.

P024 – Complies

As above.

P025 – P038 – Not applicable

The development is for reconfiguring a lot only.

P039 – Complies

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

P040 – Complies

No vegetation clearing, or earthworks are proposed as part of this development application.

P041 – Complies

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

P042 – Complies

No additional landscaping is proposed as part of this development application. All existing vegetation will be retained.

P044 – Complies

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

P045 – Complies

The change in tenure arrangements is reflective of the existing land uses and does not result in any alterations to the operations that would impact on public health and safety.

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

6.2

## DEVELOPMENT CODES

### 6.2.1 Development Works Code

The proposal is nominated for assessment against the Development works code.

The purpose of this code is to ensure that development provides services to a standard which is efficient, effective

and reflects community expectations, enhances the lifestyle of the community, and minimises impacts on

neighbours, the streetscape and the environment.

Response

The site is not located within Council's sewerage or water service area. The existing dwelling is provided with a

reliable potable water supply and is serviced by an effluent disposal system that is appropriately managed to deal

with the demand generated by the existing use. It is also serviced by an existing overhead electricity supply.

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These arrangements will be required for any future dwelling on proposed Lot 1.

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

No additional landscaping is proposed as part of this development application. The amenity and environmental values of the site will not be impacted upon.

Access to each lot is provided via the existing cross over and driveway off Sarri Road and an 8m wide easement will be provided for the full length of the driveway to the existing dwelling to retain lawful access rights.

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

#### 6.2.2 Reconfiguring a Lot Code

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

#### Response

The proposal is consistent with the purpose and overall outcomes of the Reconfiguring a lot code as each lot achieves the minimum size requirements for land in the Rural Zone.

The reconfiguration creates one additional rural lot therefore no roads, pedestrians or cycle networks, parks and open space, infrastructure or any other urban requirements are proposed. Furthermore, the development aligns

with the performance outcomes of the code, as:

- the design of the resultant lots are of a size and dimension which complement the intended character of the zone in which the land is located;
- the resultant layout is capable of accommodating the land uses that exist on site;
- the reconfiguration continues to provide lawful access to site and will not affect the ecological and physical functions of the site.

The proposed development is consistent with the purpose and overall outcomes of the Reconfiguring a lot code.

#### 6.3

#### OVERLAY CODES

##### 6.3.1 Bushfire Hazard Overlay Code

The proposal is nominated for assessment against the Bushfire hazard overlay code.

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

(a) development in areas at risk from bushfire is designed to reduce exposure and service disruption and ensure the safety of people;

(b) unless necessary to meet a significant community need:

(i)

new critical or vulnerable uses are not established in a bushfire prone area; and

(ii)

any redevelopment of an existing use does not substantially increase the number of people

accommodated or requiring evacuation from the site;

(c) in the rural residential zone, reconfiguration does not result in additional

lots within the medium, high or very high potential bushfire intensity areas or the potential impact buffer area;

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- (d) development does not result in a material increase in the extent or severity of bushfire hazard;
- (e) bushfire risk mitigation treatments avoid or minimise impacts on the natural environment;
- (f) the cost to the public of measures to mitigate the risks of bushfire is minimised;
- (g) development involving the bulk storage or manufacture of hazardous materials does not increase the risk to public safety or the environment in a bushfire hazard event;
- (h) development contributes to effective and efficient disaster management response and recovery capabilities.

#### Response

The subject site contains bushfire hazard area as identified on the bushfire hazard overlay map. The medium hazard is mapped along the natural waterway where vegetation is of a higher density. As demonstrated on the aerial

imagery, the majority of the site is cleared and with sparse trees.

A building envelope has been nominated outside the bushfire hazard area to ensure the development is designed

to reduce exposure and ensure the safety of people for any future residential dwelling on proposed Lot 1.

A complete assessment of the proposed development against the bushfire hazard overlay code is provided below.

#### P01 – Alternate outcome

Given the size of the subject site, the hazard area is unavoidable therefore a proposed building envelope has been

nominated outside the mapped area to reduce exposure to the hazard. Any future dwelling on proposed Lot 1. The

envelope is 24,000m<sup>2</sup> which provides ample area to establish additional firebreaks where necessary. Refer to the proposal plan in Appendix C.

#### P02 – Not applicable

The development does not involve critical or vulnerable uses.

#### P03 – Not applicable

The development does not involve a critical use.

#### P04 – Complies

The development does not involve the manufacture or storage of hazardous materials.

#### P05 – P07 – Not applicable

The development is for reconfiguring a lot only.

#### P08 – Not applicable

The development proposes a 36ha lot and a 170ha lot.

#### P09 – Complies

A building envelope is provided on proposed Lot 1 setback from vegetation within the waterway and outside the

mapped hazard area. Refer to the proposal plan in Appendix C.

#### P010 – Not applicable

The subject site is not within an urban zone.

#### P011 – Complies

Access to vegetation can be achieved where necessary.

#### P012 – Not applicable

The proposal creates 1 additional rural lot.

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P013 – Not applicable

No critical or potentially hazardous infrastructure is proposed.

P014 – Complies

The existing 5m wide driveway will be retained to provide access to both lots.

It is provided with full vertical

clearance and will only serve the existing dwelling and any one future dwelling on proposed Lot 1.

P015 – Complies

The proposed building envelope on Lot 1 is located outside the bushfire hazard area however if required, a water tank can be provided prior to building work.

P016 – Complies

No additional landscaping is proposed as part of this application.

P017 – Complies

The proposed building envelope on Lot 1 has been sited and designed to ensure any future building, including

bushfire mitigation, will not have any impact on the natural environment or landscape.

Given the above, the proposed development is considered consistent with the purpose, overall outcomes and

performance outcomes of the bushfire hazard overlay code.

#### 6.3.2 Coastal Hazard Overlay Code

The proposal is nominated for assessment against the coastal hazard overlay code.

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

(a) reconfiguration of land does not result in additional lots within the storm tide hazard area or the erosion

prone area;

(b) unless necessary to meet a significant community need:

(i)

new critical or vulnerable uses are not established in a storm tide hazard area or erosion prone

area; and

(ii)

any redevelopment of an existing use does not substantially increase the number of people

accommodated or requiring evacuation from the site;

(c) new dual occupancies or more intensive residential uses, or worker or tourist accommodation uses are not

established within a storm tide hazard area or erosion prone area and any redevelopment of an existing use

does not substantially increase the number of people accommodated or requiring evacuation from the site;

(d) development does not occur in the erosion prone area within a coastal management district, unless it cannot

feasibly be located elsewhere and is:

(i)

coastal-dependent development; or

(ii)

temporary, readily relocatable, or able to be abandoned; or

(iii)

minor redevelopment of an existing building or structure; or

(iv)

reconfiguration of land as provided for under (2)(a);

(e) development involving the bulk storage or manufacture of hazardous materials does not increase the risk

to public safety or the environment in a coastal hazard event;

(f) development in a storm tide hazard area or erosion prone area otherwise occurs in the way intended in the

relevant zone;

(g) development in areas at risk from storm tide hazard or erosion is designed to ensure the safety of people,

reduce vulnerability to the hazard and, for critical uses, minimise disruption to services

(h) development does not worsen the severity of, or exposure to, the hazard on other properties;

(i) coastal protection work in an erosion prone area is undertaken only as a last resort where there is an imminent threat to public safety or existing buildings and structures, and all of the following apply:

(i)  
the building or structure being protected cannot reasonably be relocated or abandoned;

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(ii)

any erosion control structure is located as far landward as practicable on the lot containing the property to the maximum extent reasonable; and

(iii)

any increase in coastal hazard risk for adjacent areas from the coastal protection work is mitigated;

(j) development and associated coastal protection works do not interfere with physical coastal processes beyond the development site or the protective or ecological functions of vegetation and landforms;

(k) the cost to the public of measures to mitigate the risks of storm tide or erosion is minimised;

(l) development supports effective and efficient disaster management capacity and capabilities.

Response

The north west corner of the subject site is included on the coastal hazard overlay map and is identified as medium storm tide hazard area. A building envelope has been nominated outside the identified hazard area to ensure the safety of people and reduce vulnerability to the hazard.

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

(a) adversely change the depth or behaviour of the hazard; or

(b) increase the category of hazard or level of risk; or

(c) reduce warning times; or

(d) increase the duration of the hazard.

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

#### 6.3.3 Environmental Significance Overlay Code

The proposal is nominated for assessment against the environmental significance overlay code.

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

(a) development avoids or minimises direct and indirect impacts on areas of environmental significance and

their associated ecological functions and biophysical processes;

(b) development protects and complements the ecological function and integrity of the strategic environmental area (designated precinct);

(c) development maintains the functionality, connectivity, diversity and viability of areas of environmental significance;

(d) ecological corridors facilitate viable wildlife movement between habitat areas, habitat diversity and health;

(e) development does not impact on the physical and hydrological integrity, water quality or ecological functions and values of waterways and wetlands;

(f) development incorporates appropriate buffering and mitigation strategies to avoid or minimise potential damage to natural areas and other environmental assets.

(g) development does not impact on the environmental values or ecological functions of land in the zone;

Response

The subject site is identified on the environmental significance overlay map.

A small portion of land between the Powerlink easement and the property boundary is identified as Regional

biodiversity corridor. Given the location of this land, it will remain untouched.

The north west corner of the subject site is mapped as high ecological significance wetlands. The proposed building

envelope on Lot 1 has been sited and designed to ensure any future building, will not have any impact on the natural environment or landscape.

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Vegetation surrounding the small dam to the rear of the site which extends along the western boundary and north west along the natural watercourse in the adjoining land is mapped as Category B regulated vegetation. This vegetation will be wholly retained, and no clearing is required to facilitate the proposed reconfiguration. No change to the impermeable nature of the site is proposed as part of this reconfiguration. The proposed development maintains natural surface water and groundwater hydraulic regimes of the waterways. The proposed development is consistent with the purpose and overall outcomes of the environmental significance overlay code, a detailed assessment against the code is not warranted.

#### 6.3.4 Flood Hazard Overlay Code

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

- (a) in an urban zone or rural residential zone, reconfiguration of land does not result in additional lots on land subject to high or extreme flood hazard;
- (b) elsewhere, reconfiguration is designed to ensure each lot is provided with:
  - (i) a building envelope to accommodate a dwelling house with floor levels above the defined flood level; and
  - (ii) vehicular access from a public road to the building envelope that is free of high or extreme flood hazard;
- (c) in the rural, low density residential, township or emerging community zones, new dual occupancies or more intensive residential uses, or worker or tourist accommodation uses are not established on land subject to medium, high or extreme flood hazard, and any redevelopment of an existing use does not substantially increase the number of people accommodated or requiring evacuation from the site;
- (d) unless necessary to meet a significant community need:
  - (i) new critical or vulnerable uses are not established in a flood hazard area; and
  - (ii) any redevelopment of an existing use does not substantially increase the number of people accommodated or requiring evacuation from the site;
- (e) development in a flood hazard area otherwise occurs in the way intended in the relevant zone;
- (f) development in a flood hazard area is designed to ensure the safety of people, reduce vulnerability to the hazard and, for critical uses, minimise disruption to services;
- (g) development involving the bulk storage or manufacture of hazardous materials does not increase the risk to public safety or the environment in a flood hazard event;
- (h) development does not worsen the severity of, or exposure to, the hazard on other properties;
- (i) flood flow conveyance paths and flood storage volumes of the floodplain are maintained;
- (j) the cost to the public of measures to mitigate flood risks is minimised;
- (k) development supports effective and efficient disaster management capacity and capabilities.

#### Response

The north west corner of the subject site is identified in the Giru flood hazard area. This portion of the site is also identified as wetland protection area therefore it will remain untouched. No buildings, structures or access tracks will be constructed in this area. A building envelope has been nominated to confirm same.

Given no earthworks, filling or excavation are proposed to facilitate the reconfiguration, the development will not

change inundation characteristics within or outside the subject site in ways that would:

- (e) result in loss of flood storage or loss of, or changes to, flow paths;
- (f) adversely change the depth or behaviour of the hazard; or
- (g) reduce warning times; or
- (h) increase the duration of the hazard.

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Furthermore, the development does not contain any critical or vulnerable uses, manufacture or storage of hazardous materials or public infrastructure that require further assessment against the code.

The existing crossover and driveway are located outside the flood hazard area ensuring safe evacuation is retained during a flood event for both lots.

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

#### 6.3.5 Regional Infrastructure Overlay Code

The proposal is nominated for assessment against the regional infrastructure overlay code.

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

(a) regional infrastructure sites and corridors are established in locations anticipated by the relevant zone and

are designed and managed to mitigate impacts on sensitive land uses and the natural environment and

protect the health and safety of communities;

(b) major water supply infrastructure is protected from incompatible development;

(c) the safety, efficiency and functionality of regional infrastructure sites and corridors are protected from

encroachment of incompatible development;

(d) lawfully established regional infrastructure sites and corridors are protected from encroachment by

sensitive land uses that would compromise their ability to function safely and effectively.

#### Response

A 32m wide Powerlink easement traverses the rear of the site from north to south. A complete assessment of the proposed development against the regional infrastructure overlay code is provided below.

#### P01 – Complies

Given the topography of the site in this area, no work or changes are proposed to facilitate the proposed reconfiguration that would pose risk to the community or to the operation of the infrastructure.

#### P02 – Complies

A building envelope is proposed that is sited more than 900m away from the edge of the easement.

#### P03 – Not applicable

No buildings are proposed as part of this development application.

#### P04 – Complies

The existing easement will be retained in favour of the service provider, Powerlink.

#### P05 – Not applicable

The proposed reconfiguration does not comprise open space.

#### P06 – Not applicable

The proposed reconfiguration does not comprise any new road.

#### P07 – Not applicable

The subject site does not comprise any substations.

#### P08 – Complies

The infrastructure is located on the foothills of Mount Elliot where vegetation is dense. The vegetation will be retained, and no clearing is proposed to facilitate the reconfiguration.

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P09 - Complies

The 1 additional lot will not impact of the functionality or integrity of the powerline.

P010 - Not applicable

The infrastructure did not need to be considered in the layout of the proposed two lot subdivision.

P011 - Not applicable

No open space is proposed.

P012 - P018 - Not applicable

No operational work is proposed as part of this application.

Given the above, the proposal complies with all relevant assessment benchmarks of the regional infrastructure overlay code.

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## CONCLUSION

This proposal details a development application to Burdekin Shire Council seeking a Development Permit for a Reconfiguring a Lot (One Lot into Two Lots and Access Easement), on land at 34211 Bruce Highway, Mount Surround, being formally described as Lot 2 on RP732515.

The proposal aligns with the provisions prescribed by the Planning Scheme and the NQRP, in that the benchmarks and requirements for the existing rural land will be maintained for agriculture activities, the proposal avoids fragmentation and maintains the productive capacity of the land.

In particular, the proposal to create one additional rural lot and access easement can be supported in this circumstance given:

- The resultant layout will not impact on the road network and retains access to the maintained road;
- The capacity of productive rural land will not be impacted upon;
- Each lot achieves the minimum size requirement for land in the rural zone;
- The proposed reconfiguration adequately accommodates the existing residential dwelling and outbuildings and achieves separation distances to adjoining rural zoned land; and
- The proposal does not increase the exposure of risk to people and property to natural hazards.

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

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APPENDIX A  
Development Application Form 1 & Landowners Consent

DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) made under section 282 of the Planning Act 2016.

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

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

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

DA Form 2 – Building work details.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details

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

Michael Detenon c/- Brazier Motti Pty Ltd

Contact name (only applicable for companies)

Emma Staines

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

595 Flinders Street

Suburb

Townsville City

State

Queensland

Postcode

4810

Country

Australia

Contact number

4772 1144

Email address (non-mandatory)

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

Mobile number (non-mandatory)

Fax number (non-mandatory)

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

57133-001-01

2) Owner's consent

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

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

No - proceed to 3)

## PART 2 – LOCATION DETAILS

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

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

### 3.1) Street address and lot on plan

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

Unit No.

a)

b)

Street No.

Street Name and Type

Suburb

34211

Burce Highway

Mount Surround

Postcode

Lot No.

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

Local Government Area(s)

4809

2

RP732515

Burdekin Shire Council

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:

On strategic port land under the Transport Infrastructure Act 1994

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

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

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

Name of airport:

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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):

1 Lot into 2 Lots and Access Easement

e) Relevant plans

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

Relevant plans.

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

6.2) Provide details about the second development aspect

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

Material change of use

Reconfiguring a lot

Operational work

Building work

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

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

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

e) Relevant plans

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

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

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

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Section 2 – Further development details

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

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

Reconfiguring a lot

Yes – complete division 2

Operational work

Yes – complete division 3

Building work

Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

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

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

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

Number of dwelling  
units (if applicable)

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

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

Yes

No

Division 2 – Reconfiguring a lot

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

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

1

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

Dividing land into parts by agreement (complete 11))

Boundary realignment (complete 12))

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

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:

Rural

Number of lots created

1

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

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

Lot on plan description

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

12.2) What is the reason for the boundary realignment?

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

(attach schedule if there are more than two easements)

Existing or  
proposed?

Width (m)

Proposed

8

Length (m)

210m

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

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

Vehicular

Proposed Lot 2

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

Road work

Drainage work

Landscaping

Stormwater  
Earthworks  
Signage

Water infrastructure  
Sewage infrastructure  
Clearing vegetation

Other – please specify:

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

Yes – specify number of new lots:

No

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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## 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

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Matters requiring referral to the local government:

Airport land

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

Heritage places – Local heritage places

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

Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

Ports – Brisbane core port land

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

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

Ports – Strategic port land

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

No

Referral requirement

Referral agency

Date of referral response

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

#### PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

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

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

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

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

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

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

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PART 7 – FURTHER DETAILS

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

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

No

List of approval/development application references

Reference number

Assessment manager

Date

Approval

Development application

Approval

Development application

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

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

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

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

Amount paid

Date paid (dd/mm/yy)

QLeave levy number (A, B or E)

\$

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

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

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

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

Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority

accompanies this development application, and details are provided in the table below

No

Note: Application for an environmental authority can be found by searching

“ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA

requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

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

Hazardous chemical facilities

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

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

No

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

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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](http://www.qld.gov.au) for further information on environmental offsets.

#### Koala habitat in SEQ Region

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

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

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

No

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

#### Water resources

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

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

No

Note: Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- 
- 
- 

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

Taking or interfering with water in a watercourse, lake or spring: complete DA 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](http://www.daf.qld.gov.au) for further information.

Page 9

DA Form 1 – Development application details

Version 1.4– 15 December 2023

Quarry materials from a watercourse or lake

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

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

No

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

Quarry materials from land under tidal waters

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

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

No

Note: Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

Referable dams

23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the Water Supply (Safety and Reliability) Act 2008 (the Water Supply Act)?

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

No

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

Tidal work or development within a coastal management district

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

Yes – the following is included with this development application:  
Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required if application involves prescribed tidal work)

A certificate of title

No

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

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's Local Heritage Register?

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

No

Note: See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:

Place ID:

Brothels

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

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

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

No

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

No

Page 10

DA Form 1 - Development application details

Version 1.4- 15 December 2023

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

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

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

No

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

#### PART 8 - CHECKLIST AND APPLICANT DECLARATION

##### 24) Development application checklist

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

Yes

Note: See the Planning Regulation 2017 for referral requirements

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

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

Yes

Not applicable

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

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

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.

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DA Form 1 – Development application details

Version 1.4– 15 December 2023



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

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager

Name of chosen assessment manager

Date chosen assessment manager engaged

Contact number of chosen assessment manager

Relevant licence number(s) of chosen assessment  
manager

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work

QLeave project number

Amount paid (\$)

Date paid (dd/mm/yy)

Date receipted form sighted by assessment manager

Name of officer who sighted the form

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DA Form 1 – Development application details

Version 1.4– 15 December 2023



APPENDIX B  
Current Title Search and Smart Map

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

21057062

Search Date:

06/06/2024 16:17

Date Title Created:

10/11/1977

Request No:

48265677

Previous Title:

20681098, 20681099, 20698139, 20875153

ESTATE AND LAND  
Estate in Fee Simple  
LOT 2

REGISTERED PLAN 732515  
Local Government: BURDEKIN

REGISTERED OWNER  
Dealing No: 722854742

02/11/2023

JOHN MARTIN BAHR  
RONALD PETER BAHR  
LINDA ELIZABETH BAHR  
UNDER INSTRUMENT 722854742

PERSONAL REPRESENTATIVE

EASEMENTS, ENCUMBRANCES AND INTERESTS  
1.

Rights and interests reserved to the Crown by  
Deed of Grant No. 20422074 (POR 27)

2.

EASEMENT IN GROSS No 601591551 (N565580) 06/06/1967  
BURDENING THE LAND  
TO THE NORTHERN ELECTRIC AUTHORITY OF QUEENSLAND  
OVER EASEMENT A ON RP22205

3.

TRANSFER No 703449113 13/07/1999 at 08:47  
EASEMENT IN GROSS: 601591551 (N565580 )  
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED  
A.C.N. 078 849 233

ADMINISTRATIVE ADVICES  
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2024]

Requested by: D-ENQ GLOBALX

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

Page 1/1

04

02

06

1

EP2135

FH

28

EP2402

5

EP2135

FH

E

FH

IL

Q

FH

RP

36.33ha

AD

2

RP720887

RP

721797

HW

Y

R

10.85ha

1

U CE

2

RP732515

2

SP289554

FH

1

SP306222

4

SP205552

5

SP

SP306223

FH

42

153.4ha

54

SP

97.3ha

FH

205552

306223

SP

306225

60

SP306226

52.4113ha

38

SP229028

FH

90.493ha 8

SP185657

HIGHW

AY 11.3ha

56

FH

52.4113ha

FH

733966

A

RP743296

54

721796

NP

2

RP

FH

B

RP720887

FH

J

50.525ha  
RP

42

9

SP306222

CE

1

8  
RP854039

SP211994

BR

U

2

RP733808 RP733808

16.7ha

2  
SP330132

25.39ha

RP  
RD  
746121

PIR

25  
SP250313  
FH

45.03ha

721845

FH  
47.664ha 1

H

FH

R

MA

RO

58.146ha

KO



AL

AD

A  
8 SP RP747059  
RP881669  
142574  
SP142574  
G  
4  
32.251ha  
RP  
RP881669  
FH

FH

M  
721799  
AN

44  
19°30'00"

3

327.6ha

1  
SP330132

RO

34

RP749141

KO

1  
RP747059  
2

PIR  
AL

40.6ha  
B

OAD

6  
RP720887

D

RP720887  
21.096ha

32  
33  
RP749141  
RP749141

FH

156.1ha

BE

RP731089

7

REE

D

3

AP9205

19°29'38".808

FH

1

RP

94.43ha104.761ha

721798

19°30'00"

24

SP250313

FH

Y

44

147°03'52".056

FH

BRUCE HIGHWA

19°29'38".808

2

RP728229

374.824ha

S

147°00'41".285

266.1ha

61

SP306227

FH

FH

22

SP307186

FH  
63.93ha

D

40

0

2  
RP718726

8  
EP98  
FH

N

EP1898  
FH

9  
EP1898

181.757ha

FH  
181.757ha

T

81

EP853  
57.734ha

9

738884

RU

FH

190.875ha

181.757ha

0

CK

STANDARD MAP NUMBER  
8358-44413

RD

GA

GI

1  
SP185388

RRDD

FH

2

RR

ON RP735163

I  
RD

FH

1

RP735813

FH

2

61.08ha 735813

119.3ha

1

AP

38

20162

24.348ha19°33'12".242

RP

31.29ha

02 000m E

0

04

800

1600

06

2400

3200

4000

m

HORIZONTAL DATUM:GDA94

ZONE:55

SCALE 1 : 40000

SmartMap

An External Product of  
SmartMap Information Services

MAP WINDOW POSITION &  
NEAREST LOCATION

SUBJECT PARCEL DESCRIPTION

CLIENT SERVICE STANDARDS

147°02'16".671  
19°31'25".525

GDA

RUJ  
GGIIR

147°03'52".056  
5

1.66 KM

5  
CCKK  
TT00  
735979  
DDSS  
0000  
W  
W

147°00'41".285

MOUNT SURROUND

FH  
19.37ha  
RP

50.08ha

W0  
OD  
S

38

2

R

A

78 19°33'12".242  
000 m

40

74.174ha  
1

104.814ha

FH  
RP

78

RP838712

50.537ha

47  
EP137

FH

A  
9  
190.875ha  
RP  
EP1898 738867

FH  
6

48  
RP  
SP307185  
A  
2 748124  
EP137  
AP  
FH  
RP748124  
2108  
FH  
3  
4  
83.57ha  
47.146haRP748124  
RP735979

FH  
FH

26513.185ha

5  
RP838712

AD

56  
EP137

AD

2  
RP819299  
FH

RD

8  
EP98

57.971ha

HE A  
LE  
YS

78

123.946ha

LINK

RP

722205

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53

SP205556

FH

123.946ha

A

SARRI R0

AD

216.5ha

49.19ha

51

EP137

FH

LINK R0

53

SP

51.4443ha

SP205556

FH

205556

PRINTED 25/06/2024

DCDB

Lot/Plan

2/RP732515

Area/Volume

216.5ha

Tenure

FREEHOLD

Local Government

BURDEKIN SHIRE

Locality

MOUNT SURROUND

Segment/Parcel

31883/24

DCDB

Based upon an extraction from the  
Digital Cadastral Data Base

24/06/2024 (Lots with an area less than 1.000ha 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.

Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information. For further information on SmartMap products visit <https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

(c) The State of Queensland,  
(Department of Resources) 2024.



APPENDIX C

Proposed Reconfiguration Plan 57133/001B prepared by Brazier Motti

PROPOSED  
RECONFIGURATION  
Lots 1, 2 and Easement

0

80

Cancelling Lot 2 on RP732515

BR

22

0

.5

UC

15

SA

6.

0

12

7.4

m

1

588.4

36.52ha

EH

IG

HW

RR

IR

AY

OA

D

18

1.6

106.5m

352.8

8m Wide Access Easement

Proposed Building  
Envelope

24967m<sup>2</sup>

118.0m

27

.6m

332.6

.3m

19

.3m

30

54

6.4

5

8.

75

.9

655

97

.7

86.9

.0

SARRI R0A

399.8

D

361

174.72ha

1190.6

2

793.2

526.4

760.2

6

4.

30

186.2

Date: 21st June, 2024

A3

Scale: 1:8000

Drawn: MJM

Job No: 57133/001-0

Plan No:

57133/001 B

braziermotti.com.au

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

S U R V E Y I N G

TOWNPLANNING

P R O J E C T M A N A G E M E N T

MAPPING&GIS

160m

APPENDIX D  
2405-40419 SPL - Pre-Lodgement Advice

PA6-L

SARA reference:  
Applicant reference:

2405-40419 SPL  
57133-001-01

28 May 2024  
Michael Detenon  
C/- Brazier Motti  
595 Flinders Street  
TOWNSVILLE QLD 4810  
Emma.Staines@braziermotti.com.au

Attention:

Ms Emma Staines

Dear Ms Staines,

SARA Pre-lodgement advice - 34211 Bruce Highway, Mount  
Surround

I refer to your pre-lodgement request received on 14 May 2024, in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are relevant to SARA.

SARA's understanding of the project

It is understood that advice is sought on reconfiguring a lot (RoL) at 34211 Bruce Highway, Mount

Surround (the site), for the subdivision of one (1) lot into two (2) lots. The proposal is for subdivision only and does not include any works to facilitate the subdivision. The lots will have an area of Lot 36.52 ha and Lot 2 174.71ha, with each lot will have frontage and access from Sarri Road. Advice is sought regarding the mapping of the Bruce Highway after upgrades have resulted in a more than 60m separation between the road reserve and the site boundary. Confirmation is also sought on the opportunity of access from Sarri Road and Wetland protection mapping.

Page 1 of 3

North and North West regional office  
Level 4, 445 Flinders Street, Townsville  
PO Box 5666, Townsville QLD 4810

2405-40419 SPL

Supporting information

The advice in this letter is based on the following documentation that was submitted with the prelodgement request.

Drawing title

Jon No:

Prepared by

Date

Proposed Reconfiguration Lots 1 and  
2 Cancelling Lot 2 on RP732515

57133/001-0

Brazier Motti

8 May, 2024

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

Key Matters

■ Advice was provided on 15 May 2023 that the proposed RoL would not trigger consideration of the mapped wetland protection, as the proposal does not involve operational works or create more than 6 lots in accordance with Schedule 10, Part 20 of the Planning Regulations 2017.

■ DTMR has confirmed there is no intention to change the mapping size/area of the Bruce Highway as a state-controlled road.

■ Sarri Road, while mapped within the state-controlled road corridor and was formerly the Old Bruce Highway, is now a local road under the Council's jurisdiction. Therefore, advice would need to be sought from Burdekin Shire Council as the local Council regarding access requirements from Sarri Road.  
SARA's jurisdiction and fees

1.

The application will require referral to SARA under the following provisions of the Planning Regulation 2017:

■ Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 - RoL within 25m of a State transport corridor

■ Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 - RoL near a Statecontrolled road intersection

This will require a fee of \$1,817 (1,714 fee units) to be paid in accordance with Schedule 10,

Part 9, Division 4, Subdivision 2, Table 4, Item 8 (d)(ii). Note the trigger under Schedule 10,

Part 9, Division 4, Subdivision 2, Table 3, Item 1 has a Nil trigger in accordance with item 8 (a).

Advice for a referral made to SARA

2.

Based on the above referral trigger, a future development application will be required to

demonstrate compliance with the applicable provisions of the following SDAP State Codes:

■ State Code 1: Development in a State-controlled road environment (State Code 1).

3.

TMR does not require the submission of a traffic impact assessment, as the nature of the development and the Annual Average Daily Traffic Council on the section of the Bruce

Highway adjacent to the site are considered to have low usage and capacity to absorb the

small-scale increase in traffic from such a proposal.

However, supporting documentation, including a town planning assessment report and survey

plans relating to the proposed development, must be submitted to conduct a detailed

assessment against State Code 1 of SDAP.

Lodgement material

4.

It is recommended that the following information is submitted when referring the application to

SARA:

■ Confirmation Notice from Burdekin Shire Council

■ A full response to the relevant sections of SDAP Code 1: Development in a state-controlled road environment.

■ Relevant plans as per the DA Forms guide, showing:  
State Assessment and Referral Agency



2405-40419 SPL

0  
0  
0  
0  
0

The proposed vehicular crossover location and width.

Site plans, showing all aspects of the proposed development, including the location

of all buildings and structures within the subject site;

The location, size, and type of access proposed;

The location of existing and proposed utilities and infrastructure connections required to service the proposed development (i.e. stormwater drainage etc.); and

The extent of any earthworks and associated retaining structures required within the subject site to facilitate the proposed development.

This advice outlines aspects of the proposed development that are relevant from the jurisdiction of SARA.

This advice is provided in good faith and is:

■ based on the material and information provided to SARA

■ current at the time of issue

■ not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development

proposal. Additional information may be required to allow SARA to properly assess the development

proposal when a formal application has been lodged.

If you require further information, please contact Amber Can, Senior Planner, on (07) 5644 3227 or via

email [NQSARA@dsdilgp.qld.gov.au](mailto:NQSARA@dsdilgp.qld.gov.au), who will be pleased to assist.

Yours sincerely,

Graeme Kenna  
Manager (Planning)  
Development details  
Proposal:

Reconfiguring of a lot (one lot into two)

Street address:

34211 Bruce Highway, Mount Surround

Real property description:

Lot 2 on RP732515

SARA role:

Referral agency

Assessment Manager:

Burdekin Shire Council

Assessment criteria:

State Development Assessment Provisions (SDAP):

■

SDAP Code 1: Development in a state-controlled road environment.

Existing use:

Rural Residential

Relevant site history:

Nil found on file.

State Assessment and Referral Agency

Page 3 of 3

## APPENDIX E

Response to State Code 1: Development in a state-controlled road environment

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

Table 1.1 Development in general  
Performance outcomes

Acceptable outcomes

Buildings, structures, infrastructure, services and utilities

P01 The location of the development does not create a A01.1 Development is not located in a state-controlled safety hazard for users of the state-controlled road.

AND

A01.2 Development can be maintained without requiring access to a state-controlled road.

Response

Complies with A01.1

The development is not located in a state-controlled road. Following recent upgrades to the Bruce highway the subject site is now setback more than 60m from the SCR. Access to the site is provided directly off Sarri Road, a local road under Burdekin Shire Council's jurisdiction.

Pre-lodgement advice was obtained from SARA (2405400419 SPL) which confirms no traffic impact

assessment is required to support the development given the Annual Average Daily Traffic Count on the section of the Bruce Highway adjacent to the site are considered to have low usage and capacity to absorb the small-scale increase in traffic from such a proposal.

A copy of the advice is included in Appendix E.

AND

P02 The design and construction of the development does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure.

No acceptable outcome is prescribed.

State Development Assessment Provisions v3.0

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

Complies with A01.2

No additional access to a state-controlled road is required as part of this development. The existing crossover from Sarri Road to the site will be retained and an 8m wide access easement nominated burdening proposed Lot 1 and benefitting proposed Lot 2.

Complies

No physical work or construction is required to facilitate the development.

Performance outcomes

Acceptable outcomes

Response

P03 The location of the development does not obstruct road transport infrastructure or adversely impact the operating performance of the state-controlled road.

No acceptable outcome is prescribed.

Complies

The development is for reconfiguring a lot only. No built form is proposed and therefore will have no impact on the operating performance of the state-controlled road.

P04 The location, placement, design and operation of advertising devices, visible from the state-controlled road, do not create a safety hazard for users of the state-controlled road.

P05 The design and construction of buildings and structures does not create a safety hazard by distracting users of the state-controlled road.

No acceptable outcome is prescribed.

Not applicable

No advertising devices are proposed as part of this development.

A05.1 Facades of buildings and structures fronting the state-controlled road are made of non-reflective materials.

Not applicable

No buildings or structures are proposed as part of this development.

AND

A05.2 Facades of buildings and structures do not direct or reflect point light sources into the face of oncoming traffic on the state-controlled road.

AND

A05.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on the state-controlled road.

AND

P06 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto the state-controlled road.

A05.4 External lighting of buildings and structures does not involve flashing or laser lights.

A06.1 Road, pedestrian and bikeway bridges over the state-controlled road include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.

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Not applicable

No roads or pedestrian and bikeway bridges are proposed as part of this development.

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Performance outcomes

Acceptable outcomes

Response

Landscaping

P07 The location of landscaping does not create a safety hazard for users of the state-controlled road.

A07.1 Landscaping is not located in a state-controlled road.

Not applicable

No additional landscaping is proposed as part of this development.

AND

A07.2 Landscaping can be maintained without requiring access to a state-controlled road.

AND

A07.3 Landscaping does not block or obscure the sight lines for vehicular access to a state-controlled road.

Stormwater and overland flow

P08 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the state-controlled road.

P09 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the statecontrolled road or road transport infrastructure.

P010 Stormwater run-off or overland flow from the development site does not adversely impact the structural integrity or physical condition of the statecontrolled road or road transport infrastructure.

P011 Development ensures that stormwater is lawfully discharged.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

Complies

No additional stormwater runoff or overland flow will be generated as a result of the proposed reconfiguration. The development will not result in any safety hazard for users of the SCR.

Complies

As above.

No acceptable outcome is prescribed.

Complies

As above.

A011.1 Development does not create any new points of discharge to a state-controlled road.

Complies with A011.1

No additional discharge points to the state-controlled road are required to facilitate the proposed reconfiguration.

AND

A011.2 Development does not concentrate flows to a state-controlled road.

AND

Complies with A011.2

AND

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## Performance outcomes

### Acceptable outcomes

A011.3 Stormwater run-off is discharged to a lawful point of discharge.

### Response

No change to the impermeable nature of the site is required to facilitate the change in tenure.

AND

AND

A011.4 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road.

### Flooding

P012 Development does not result in a material worsening of flooding impacts within a state-controlled road.

A012.1 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (within +/- 10mm) to existing flood levels within a state-controlled road.

AND

A012.2 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a state-controlled road.

AND

A012.3 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a state-controlled road.

### Drainage Infrastructure

P013 Drainage infrastructure does not create a safety hazard for users in the state-controlled road.

A013.1 Drainage infrastructure is wholly contained within the development site, except at the lawful point of discharge.

### Complies with A011.3

The development will not result in any change to the existing lawful points of discharge.

### Complies with A012.1

Flooding is confined to the eastern portion of the site however given no change to the impermeable nature of the site is required to facilitate the reconfiguration, it is not anticipated flood levels will worsen in the SCR.

AND

### Complies with A012.2

As above.

AND

### Complies with A012.3

As above.

### Not applicable

No additional drainage infrastructure is proposed as part of the development.

AND

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Performance outcomes

P014 Drainage infrastructure associated with, or within, a state-controlled road is constructed, and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network.

Acceptable outcomes

A013.2 Drainage infrastructure can be maintained without requiring access to a state-controlled road.  
No acceptable outcome is prescribed.

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes

Acceptable outcomes

Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection

P015 The location, design and operation of a new or  
No acceptable outcome is prescribed.

changed access to a state-controlled road does not compromise the safety of users of the state-controlled road.

P016 The location, design and operation of a new or changed access does not adversely impact the functional requirements of the state-controlled road.

No acceptable outcome is prescribed.

P017 The location, design and operation of a new or changed access is consistent with the future intent of the state-controlled road.

P018 New or changed access is consistent with the access for the relevant limited access road policy:

1. LAR 1 where direct access is prohibited; or
2. LAR 2 where access may be permitted, subject to assessment.

P019 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not compromise the safety of users of the statecontrolled road.

No acceptable outcome is prescribed.

P020 New or changed access to a local road within 100 metres of an intersection with a state-controlled road

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

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Response

Not applicable

As above.

Response

Complies

The existing crossover off Sarri Road will be retained and an 8m wide access easement will be nominated for the length of the existing driveway within proposed Lot

1 to ensure lawful access rights will be retained for the dwelling on proposed Lot 2.

Complies

No physical changes to the above-mentioned access are required to facilitate the development that could impact the function of the SCR.

Complies

No physical changes to the above-mentioned access are required to facilitate the development.

Complies

The new Bruce Highway alignment is set back from the subject site and no new access is required to the Highway. The access is provided off Sarri Road.

Complies

No physical changes to the above-mentioned access are required to facilitate the development and it is not anticipated that the proposed easement will compromise the safety of users of the SCR.

Complies

## Performance outcomes

### Acceptable outcomes

does not adversely impact on the operating performance of the intersection.

Public passenger transport and active transport  
P021 Development does not compromise the safety of users of public passenger transport infrastructure, public passenger services and active transport infrastructure.

P022 Development maintains the ability for people to access public passenger transport infrastructure, public passenger services and active transport infrastructure.

P023 Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure.

P024 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure.

Table 1.3 Network impacts  
Performance outcomes

### Response

No physical changes to the above-mentioned access are required to facilitate the development and it is not anticipated that the proposed easement will compromise the safety of users of the SCR.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

### Not applicable

The development will not result in any changes to public passenger transport infrastructure, public passenger services and active transport infrastructure.

### Not applicable

The development will not result in any changes to public passenger transport infrastructure, public passenger services and active transport infrastructure.

### Not applicable

The development will not result in any changes to public passenger transport infrastructure, public passenger services and active transport infrastructure.

### Not applicable

The development will not result in any changes to public passenger transport infrastructure, public passenger services and active transport infrastructure.

### Acceptable outcomes

### Response

P025 Development does not compromise the safety of users of the state-controlled road network.

No acceptable outcome is prescribed.

P026 Development ensures no net worsening of the operating performance of the state-controlled road network.

No acceptable outcome is prescribed.

P027 Traffic movements are not directed onto a statecontrolled road where they can be accommodated on the local road network.

No acceptable outcome is prescribed.

Complies

The development is for reconfiguring a lot only and it is not anticipated that one additional rural allotment will impact on the network.

Complies

The development is for reconfiguring a lot only and it is not anticipated that one additional rural allotment will impact on the network.

Complies

Traffic enters and exists the site onto Sarri Road.

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Performance outcomes

Acceptable outcomes

Response

P028 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a state-controlled road.

P029 Development does not impede delivery of planned upgrades of state-controlled roads.

P030 Development does not impede delivery of corridor improvements located entirely within the state-controlled road corridor.

No acceptable outcome is prescribed.

Not applicable

No acceptable outcome is prescribed.

Complies

The Bruce Highway has just been upgraded.

Complies

No acceptable outcome is prescribed.

Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes

Acceptable outcomes

P031 Development does not create a safety hazard for users of the state-controlled road or road transport infrastructure.

No acceptable outcome is prescribed.

P032 Development does not adversely impact the operating performance of the state-controlled road.

No acceptable outcome is prescribed.

P033 Development does not undermine, damage or cause subsidence of a state-controlled road.

No acceptable outcome is prescribed.

P034 Development does not cause ground water disturbance in a state-controlled road.

No acceptable outcome is prescribed.

P035 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or structural integrity of a state-controlled road or road transport infrastructure.

No acceptable outcome is prescribed.

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Response

Complies

No physical work is required to facilitate the change in

tenure arrangements that would otherwise cause impact on the operating performance of the statecontrolled road and intersection.

Complies

No physical work is required to facilitate the change in tenure arrangements that would otherwise cause impact on the operating performance of the statecontrolled road and intersection.

Complies

No physical work is required to facilitate the change in tenure arrangements that would otherwise cause impact on the operating performance of the statecontrolled road and intersection.

Complies

No physical work is required to facilitate the change in tenure arrangements that would otherwise cause impact on the operating performance of the statecontrolled road and intersection.

Complies

No physical work is required to facilitate the change in tenure arrangements that would otherwise cause impact on the operating performance of the statecontrolled road and intersection.

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Performance outcomes

Acceptable outcomes

Response

P036 Filling and excavation associated with the construction of new or changed access do not compromise the operation or capacity of existing drainage infrastructure for a state-controlled road.

No acceptable outcome is prescribed.

Complies

No new or changed access is proposed.

Table 1.5 Environmental emissions

Statutory note: Where a state-controlled road is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes

Acceptable outcomes

Response

Reconfiguring a lot

Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor

P037 Development minimises free field noise intrusion A037.1 Development provides a noise barrier or earth

Not applicable

from a state-controlled road.

mound which is designed, sited and constructed:

The development is for the creation of one additional

1. to achieve the maximum free field acoustic levels in rural lot.

reference table 2 (item 2.1);

2. in accordance with:

a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;

b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;

c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.

OR

A037.2 Development achieves the maximum free field acoustic levels in reference table 2 (item

2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

OR

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

Performance outcomes

Acceptable outcomes

Response

A037.3 Development provides a solid gap-free fence or other solid gap-free structure along the full extent of the boundary closest to the state-controlled road. Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor

P038 Reconfiguring a lot minimises free field noise

A038.1 Development provides noise barrier or earth mound which is designed, sited and constructed:

intrusion from a state-controlled road.

The development is for the creation of one additional

1. to achieve the maximum free field acoustic levels in rural lot.

reference table 2 (item 2.1);

2. in accordance with:

a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;

b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;

c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.

OR

A038.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

Material change of use (accommodation activity)

Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor

P039 Development minimises noise intrusion from

A039.1 Development provides a noise barrier or earth mound which is designed, sited and constructed:

Not applicable

a state-controlled road in private open space.

The development is for reconfiguring a lot.

1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for private open space at the ground floor level;

2. in accordance with:

a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise),

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## Performance outcomes

### Acceptable outcomes

- b.
- c.

### Response

Department of Transport and Main Roads,  
2013;  
Technical Specification-MRTS15 Noise  
Fences, Transport and Main Roads, 2019;  
Technical Specification-MRTS04 General  
Earthworks, Transport and Main Roads, 2020.

OR

A039.2 Development achieves the maximum free field  
acoustic level in reference table 2 (item 2.2) for private  
open space by alternative noise attenuation  
measures where it is not practical to provide a noise  
barrier or earth mound.

P040 Development (excluding a relevant residential  
A040.1 Development (excluding a relevant residential

Not applicable

building or relocated building) minimises noise intrusion building or relocated  
building) provides a noise barrier

The development is for reconfiguring a lot.  
from a state-controlled road in habitable rooms at the  
or earth mound which is designed, sited and  
facade.

constructed:

1. to achieve the maximum building façade acoustic  
level in reference table 1 (item 1.1) for habitable  
rooms;

2. in accordance with:

a. Chapter 7 integrated noise barrier design of  
the Transport Noise Management Code of  
Practice: Volume 1 (Road Traffic Noise),  
Department of Transport and Main Roads,  
2013;

b. Technical Specification-MRTS15 Noise  
Fences, Transport and Main Roads, 2019;

c. Technical Specification-MRTS04 General  
Earthworks, Transport and Main Roads, 2020.

OR

A040.2 Development (excluding a relevant residential  
building or relocated building) achieves the maximum  
building façade acoustic level in reference table 1 (item  
State Development Assessment Provisions v3.0  
State code 1: Development in a state-controlled road environment

Performance outcomes

Acceptable outcomes

Response

1.1) for habitable rooms by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

P041 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).

No acceptable outcome is provided.

Not applicable

The development is for reconfiguring a lot.

Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor

P042 Balconies, podiums, and roof decks include:

No acceptable outcome is provided.

Not applicable

1. a continuous solid gap-free structure or balustrade

The development is for reconfiguring a lot.

(excluding gaps required for drainage purposes to comply with the Building Code of Australia);

2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.

P043 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1). No acceptable outcome is provided.

Not applicable

building or relocated building) are designed and

The development is for reconfiguring a lot.

constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).

Material change of use (other uses)

Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor

P044 Development:

No acceptable outcome is provided.

Not applicable

1. provides a noise barrier or earth mound that is

The development is for reconfiguring a lot.

designed, sited and constructed:

a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas;

b.in accordance with:

i. Chapter 7 integrated noise barrier design of the Transport Noise

Management Code of Practice:

Volume 1 (Road Traffic Noise),

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

Performance outcomes

Acceptable outcomes

Department of Transport and Main Roads, 2013;

ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;

iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or

2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

P045 Development involving a childcare centre or educational establishment:

1. provides a noise barrier or earth mound that is designed, sited and constructed:

2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2);

3. in accordance with:

a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;

b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;

c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or

4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

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No acceptable outcome is provided.

Response

Not applicable

The development is for reconfiguring a lot.

## Performance outcomes

### Acceptable outcomes

#### Response

P046 Development involving:

No acceptable outcome is provided.

Not applicable

1. indoor education areas and indoor play areas; or  
The development is for reconfiguring a lot.
2. sleeping rooms in a childcare centre; or
3. patient care areas in a hospital achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).

Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor

P047 Development involving a childcare centre or

No acceptable outcome is provided.

Not applicable

educational establishment which have balconies,  
The development is for reconfiguring a lot.  
podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a statecontrolled road are provided with:

1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);
2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated outdoor play areas.

P048 Development including:

No acceptable outcome is provided.

Not applicable

1. indoor education areas and indoor play areas in a  
The development is for reconfiguring a lot.  
childcare centre or educational establishment; or
2. sleeping rooms in a childcare centre; or
3. patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).

Air, light and vibration

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

Performance outcomes

Acceptable outcomes

P049 Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a state-controlled road.

A049.1 Each dwelling or unit has access to a private open space which is shielded from a state-controlled road by a building, solid gap-free fence, or other solid gap-free structure.

Response

Not applicable

The development is for reconfiguring a lot.

OR

A049.2 Each outdoor education area and outdoor play area is shielded from a state-controlled road by a building, solid gap-free fence, or other solid gap-free structure.

A050.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of 0.1m/s<sup>1.75</sup>.

P050 Patient care areas within hospitals are protected from vibration impacts from a state-controlled road or type 1 multi-modal corridor.

Not applicable

The development is for reconfiguring a lot.

AND

A050.2 Hospitals are designed and constructed to ensure vibration in the ward of a patient care area does not exceed a vibration dose value of 0.4m/s<sup>1.75</sup>.

P051 Development is designed and sited to ensure light No acceptable outcomes are prescribed.

from infrastructure within, and from users of, a statecontrolled road or type 1 multi-modal corridor, does not:

1. intrude into buildings during night hours (10pm to 6am);
2. create unreasonable disturbance during evening hours (6pm to 10pm).

Table 1.6: Development in a future state-controlled road environment

Performance outcomes

Acceptable outcomes

P052 Development does not impede delivery of a future state-controlled road.

A052.1 Development is not located in a future statecontrolled road.

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

Not applicable

The development is for reconfiguring a lot.

Response

Not applicable





Performance outcomes

Acceptable outcomes

Response

OR ALL OF THE FOLLOWING APPLY:

The development is not located within a future statecontrolled road environment.

A052.2 Development does not involve filling and excavation of, or material changes to, a future statecontrolled road.

AND

A052.3 The intensification of lots does not occur within a future state-controlled road.

AND

P053 The location and design of new or changed access does not create a safety hazard for users of a future state-controlled road.

P054 Filling, excavation, building foundations and retaining structures do not undermine, damage or cause subsidence of a future state-controlled road.

P055 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a future state-controlled road or road transport infrastructure.

P056 Development ensures that stormwater is lawfully discharged.

A052.4 Development does not result in the landlocking of parcels once a future state-controlled road is delivered.

A053.1 Development does not include new or changed access to a future state-controlled road.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

A056.1 Development does not create any new points of discharge to a future state-controlled road.

Not applicable

The development is not located within a future statecontrolled road environment.

Not applicable

The development is not located within a future statecontrolled road environment.

Not applicable

The development is not located within a future statecontrolled road environment.

Not applicable

The development is not located within a future statecontrolled road environment.

AND

A056.2 Development does not concentrate flows to a future state-controlled road.

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

Performance outcomes

Acceptable outcomes

Response

AND

A056.3 Stormwater run-off is discharged to a lawful point of discharge.

AND

A056.4 Development does not worsen the condition of an existing lawful point of discharge to the future state-controlled road.

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