

BNC Ref. DA007-25
IMPACT:RAL

Date >> 30 January 2025
ASSESSMENT MANAGER
BURDEKIN SHIRE COUNCIL
PO BOX 974
AYR QLD 4807
Via: Email

Dear Assessment Manager,

RE:

LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE PLANNING ACT 2016
DEVELOPMENT PERMIT FOR AN IMPACT ASSESSABLE RECONFIGURING A LOT
22 & 26 WEBBER ROAD, MCDESME QLD 4807 (RPD: LOTS 1 AND 2 ON RP733454)

BNC Planning acting on behalf of the applicant submits the attached development application to the Burdekin Shire Council in accordance Chapter 3, Part 2 of the Planning Act 2016. The development application is seeking a development permit for a reconfiguring a lot to facilitate a two (2) lot into two (2) lot boundary realignment over the above reference premises.

This development application is being made to the Burdekin Shire Council as the relevant assessment manager under the Planning Regulation 2017 and has been made in the approved form as required under s51 of the Planning Act 2016. The common material making up the development application include:





Relevant development application forms and written consent of the landowner(s).
A detailed planning report and the relevant site detail.
Development plans and other relevant supporting information.

Please contact me to confirm receipt of this development application and to confirm the assessment manager application fee amount and payment options. I trust this information is sufficient for acceptance of the development application as properly made subject to payment of the application fee. Please contact me should there be any issues or if you require any further information.

Kind regard,

Benjamin Collings
Director

BNC Planning Pty Ltd
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1|P a g e

DEVELOPMENT APPLICATION
PLANNING ACT 2016
DEVELOPMENT PERMIT
RECONFIGURING A LOT
at

22 AND 26 WEBBER ROAD
MCDESME QLD 4807
RPD: LOTS 1 AND 2 ON RP733454

BNC PLANNING PTY LTD (ABN 80 147 498 397)
PREPARED ON BEHALF OF ATKINSON SURVEYS
JANUARY 2025, DA007-25 v1.0

PLANNING REPORT
COMBINED DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016
IMPACT ASSESSABLE RECONFIGURATION OF A LOT
22 & 26 WEBBER ROAD, MCDESME QLD 4807
being
LOTS 1 AND 2 ON RP733454
for
TWO (2) INTO TWO (2) LOTS BOUNDARY REALIGNMENT

BNC Planning Pty Ltd
ABN 80 147 498 397
FILE REF: DA007-25 v1.0 January 2025

Report Matrix
APPLICATION SUMMARY
Applicant:

Atkinson Surveys C/- BNC Planning

Application Type:

Development Application for a Development Permit

Development Type:

Reconfiguration of a Lot

Category of Development (Level of Assessment):

Impact Assessable

Development Description:

Two (2) into two (2) lots boundary realignment

Assessment Manager:

Burdekin Shire Council

Referral Agencies:

NA

CATEGORISING INSTRUMENTS
Planning Scheme:

Burdekin Shire Council Planning Scheme 2022

Planning Scheme Defined Uses/Works:

Boundary realignment

Zoning:

Rural Zone

Precincts/Sub-Precincts:

NA

Overlays:

NA

SITE DESCRIPTION
Property Address:

22 & 26 Webber Road, Mcdesme QLD 4807

Real (Legal) Property Description:

Lots 1 and 2 on RP733454

Site Area:

Landowner:

5926m2

Stewart Gregory Robertson and Alison May Robertson

Tenure:

Freehold

Relevant Encumbrances:

NA

Local Government Area:

Burdekin Shire Council

Road Frontage:

Webber Road

DOCUMENT CONTROL

Prepared by

Client

Report

BNC Planning

Atkinson Surveys

Report No. DA007-25-PR

Version

Date

Author

1.0

January 2025

SSM:BNC

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Development Application for a Development Permit

1.0

EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the Planning Act 2016 (the Act) and is seeking a development permit for the reconfiguration of a lot to facilitate a two (2) into two (2) lots boundary realignment. The subject premises is addressed as 22 & 26 Webber Road, Mcdesme QLD 4807 more particularly described as Lots 1 and 2 on RP733454. The premises is within the Rural Zone under the Burdekin Shire Council Planning Scheme 2022 (the planning scheme) and is currently used for a dwelling house and ancillary structures.

For the purpose of this development application BNC Planning act on behalf of the applicant Atkinson Surveys.

Following a detailed assessment of the proposal against the applicable local and state assessment benchmarks it has been determined that the development proposal is consistent with all applicable codes and policies. The development application is therefore required to be approved in accordance with rules of code assessment as established under Act, subject to the imposition of reasonable and relevant conditions and any referral agency responses. A summary of the development application is provided below:

Table 1.0: Development application summary

APPLICATION SUMMARY

Applicant:

Atkinson Surveys C/- BNC Planning

Application Type:

Development Application for a Development Permit

Development Type:

Reconfiguration of a Lot

Category of Development (Level of Assessment):

Assessable Development – Impact Assessable

Development Description:

Two (2) into two (2) lots boundary realignment

Assessment Manager:

Burdekin Shire Council

Referral Agencies:

NA

CATEGORISING INSTRUMENTS

Planning Scheme:

Burdekin Shire Council Planning Scheme 2022

Planning Scheme Defined Uses/Works:

Boundary realignment

Zoning:

Rural Zone

Precincts/Sub-Precincts:

NA

Overlays:

NA

SITE DESCRIPTION

Property Address:

22 & 26 Webber Road, Mcdesme QLD 4807

Real (Legal) Property Description:

Lots 1 and 2 on RP733454

Site Area:

Landowner:

5926m2

Stewart Gregory Robertson and Alison May Robertson

Tenure:

Freehold

Relevant Encumbrances:

NA

Local Government Area:

Burdekin Shire Council

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Development Application for a Development Permit

2.0

SITE AND LOCALITY

The subject premises is a standard Freehold lot addressed as 22 & 26 Webber Road, Mcdesme QLD 4807 more particularly described as Lots 1 and 2 on RP733454. The premises is within the Rural Zone under the planning scheme and is currently used for cane farm and a dwelling house. The site forms part of the Mcdesme rural farming locality, has frontage to the Webber Road and is otherwise a standard farming and rural premises. Any pertinent existing approvals which may affect the assessment of the proposal are identified in the table below:
APPLICATION REF.

DECISION AND DATE

ASSESSMENT MANAGER

NA

NA

NA

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION

Property Address:

22 & 26 Webber Road, Mcdesme QLD 4807

Real (Legal) Property Description:

Lots 1 and 2 on RP733454

Site Area:

5926m²

Landowner:

Stewart Gregory Robertson and Alison May Robertson

Tenure:

Freehold

Relevant Encumbrances:

NA

Local Government Area:

Burdekin Shire Council

Zoning:

Rural zone

Precincts/Sub-Precincts:

NA

Existing Use of Land:

Dwelling house and rural activities

Road Frontage:

Webber Road

Significant Site Features:

Single storey dwelling and structures supporting rural activities

Topography:

The site gently slopes down to the road frontage, with residential landscaping on both lots.

Surrounding Land Uses:

Rural and residential activities

3.0

PROPOSAL SUMMARY

The primary purpose of the proposal is to provide Lot 1 with additional setback between the existing dwelling and the side boundary and provide additional open space area for Lot 1. This furthers the functionality of the existing residential use of Lot 1 while maintaining a large open space area for Lot 2 that aligns with the true open space footprint utilised by the occupants of each dwelling. The reconfiguration removes 330m² of area from Lot 2 to Lot 1, as per the plan of reconfiguration.

The following table describes the key characteristics of the proposed development:

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Table 3.0: Proposal summary
RECONFIGURATION OF A LOT
Number of Lots:
Lot Size:
Frontage:
Easements:

4.0

EXISTING

DEVELOPMENT PARAMETERS
PROPOSED

Two (2)

Two (2)

Lot 1: 1152m²
Lot 2: 4774m²
Lot 1: 40m to Webber Road
Lot 2: 52m to Webber Road

Lot 1: 1482m²
Lot 2: 4444m²
Lot 1: 49m to Webber Road
Lot 2: 43.58m to Webber Road

NA

NA

ASSESSMENT

The proposed two (2) into two (2) lots boundary realignment is identified as impact assessable in the tables of assessment for the Rural Zone. There are no other components of the planning scheme or Planning Regulation 2016 which change the level of assessment for the proposal. The development application is therefore subject to an unbound assessment against the planning scheme as a whole. The development application does not trigger referral agency assessment.

4.1

Assessment Benchmarks Pertaining to State Planning Instruments

State Planning Policy

Burdekin Shire Council Planning Scheme 2022 confirms in section 2.1 State planning policy that it has ministerial approval as having adequately integrated the State Planning Policy July 2017 into the planning scheme. There are no stand-alone components of the State planning policy which are relevant to the assessment of this development application.

Regional Plan

There are no stand-alone components of the North Queensland Regional Plan which are relevant to the assessment of this development application.

State Development Assessment Provisions

Under Schedule 10 of the Planning Regulation 2017, the development application does not trigger referral agency involvement.

4.2

Assessment Benchmarks Pertaining to Local Planning Instruments

The applicable planning scheme for the application is the Burdekin Shire Council Planning Scheme 2022 and there are no other identified applicable local planning instruments. Burdekin Shire Council Planning Scheme 2022

The Burdekin Shire Council Planning Scheme 2022 (the planning scheme) includes tables of assessment which nominate the categories of development and assessment (levels of assessment) and nominate the assessment benchmarks for assessable development and the requirements for accepted development. The applicable tables of assessment for this development application are:



Categories of development and assessment – Reconfiguring a lot;

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Assessment Benchmarks Summary

A summary of the relevant local level assessment benchmarks is provided in the table below:

Local Planning Instruments

The Planning Scheme as a whole

Planning scheme:

The most relevant components being:

Strategic Framework

Rural Zone code

Development Works code

Reconfiguring a lot code

The development application has been assessed against each of the applicable local level assessment benchmarks and found to be:

is

is

is

is

consistent with the strategic framework.

consistent with the purpose of the rural residential zone code and reconfiguring a lot code.

compliant with all other applicable codes.

reflective of the land use and development intent for the locality.

Any pertinent issues arising from the assessment against the local level assessment benchmarks are addressed below. For clarity, any codes or outcomes not specifically addressed below or in the proposal justification report are considered to be objectively satisfied.

4.2.1

Strategic Framework

The development furthers the strategic intent of the planning scheme in that it protects the productive capacity of agricultural land. Concerning this development, Specific Outcomes 2 and 3 of the Economic Growth Element – Diverse rural features outlines that:

(2) Agricultural land classification class A and B and priority agricultural areas are protected from encroachment of uses that may impact on the opportunity to enable increased agricultural production.

(3) All land in the rural zone is protected from fragmentation as a result of the creation of small lot sizes below the minimum size nominated in the zone code. Reconfiguration creating lots below these minimum sizes does not occur, other than where:

(a) 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

(b) a result of 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.

The existing site does not contribute towards productive agricultural land. They are established as residential properties and the combination of both lots would not be able to provide effective agricultural land, despite the rural zoning. The proposed boundary realignment will continue the site's use as dwelling houses, but provide more appropriate side setback

and open space area for Lot 1. The development does not involve the removal of productive agricultural land for residential use and as the boundary realignment only involves land utilised for residential use, the surrounding agricultural land is not adversely affected.

The site has been reconfigured in such a way to maintain similar lot sizes to the current lot arrangement so as to provide sufficient area to maintain the existing use of the lots. In this way, the development will also maintain the environmental,

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Development Application for a Development Permit

character and landscape values of the site and respond to the infrastructure and environmental constraints of the site and avoid impacts on ecological values and natural resources. The reconfiguration will not result in an increase in the number of lots and will maintain the existing lot layout character of the local area. The Strategic Intent, and the Strategic Framework (the Framework) as a whole is a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is sometimes difficult to provide a direct, development specific assessment of a proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc. inherently satisfies the intent of the Framework. This planning report demonstrates how the proposal satisfies the most applicable lower order components of the planning scheme. This justification demonstrates how the proposal is a good land use outcome for the site and how it has been designed to adequately address any environmental, economic or social impacts. Each Code has been satisfied by addressing each acceptable outcome individually. Where the requirements of an acceptable outcome were impractical or inappropriate to address, the performance outcome was addressed and satisfied. Where the requirements of a performance outcome were impractical or inappropriate to address, the overall outcomes were addressed and satisfied. By satisfying the requirements of the overall outcomes, the purpose of the code was inherently satisfied, as is the Strategic Framework for the planning scheme as a whole.

4.2.2

Rural Zone Code

The purpose of the rural zone is to provide for a wide range of rural uses, and non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area, and protect or manage significant natural features, resources, and processes. Particularly concerning the proposed development, the purpose is achieved through the following overall outcome:

- (a) rural land will be used sustainably to ensure the viability of the primary production base;
- (b) 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; and
- (c) 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;

The reconfiguration will not facilitate the future development of the site. The primary purpose of the proposal is to provide additional open space area and additional setback between the Lot 1 dwelling house and side boundary. Neither existing

lots are of appropriate size to facilitate rural activities, nor would any kind of boundary realignment between the two lots would provide appropriate lots sizes to facilitate rural activities. As a result, the development proposes no adverse impacts to the viability of agricultural land and rural activities on the site. Additionally, the site is not recognised to contain areas of significant environmental, character and landscape values. In the local area, lot sizes of that proposed are common. Ultimately, the reconfiguration will maintain the existing lot layout character of the local area.

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The proposed development is able to objectively satisfy the outcomes and purpose of the zone code. This is evident from the plans of development provided in support of this development application. Given the nature of the development and extent to which the proposal objectively satisfies the code, the majority of outcomes within the zone code are either not applicable or are objectively satisfied. Given the extent to which the proposal objectively satisfies the code, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance.

Performance outcomes

Reconfiguration

P024

Reconfiguration creating lots less than required under P023 occurs only where:

(a) 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
(b) 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.

Acceptable outcomes

Justification

No
acceptable
outcome
is
nominated.

The proposed reconfiguration will rearrange lot boundaries to provide additional area to Lot 1 to facilitate additional open space area and setback between the dwelling and the side boundary. Both lots are of appropriate size to facilitate the current use of the individual lots, which is for dwelling houses and will retain a similar lot size to their current size. The proposal involves no increase in the number of lots on site and the site is considered unconstrained by significant natural hazard areas or areas of significant environmental value. The realignment is considered to have no adverse impact on the management of the land or the protection of its environmental values. Complies with P024(b).

4.2.3

Development Codes

4.2.3.1 Reconfiguring a Lot Code

The proposed reconfiguration is consistent with the zone code and will facilitate the retention of agricultural land within the overall site, while maintaining the existing functions of the two lots. Overall, it maintains the current lot layout of the local area with minimal change to the lot size of both lots.

The proposed development is able to objectively satisfy the outcomes and purpose of the reconfiguring a lot code. This is evident from the plans of development provided in support of this development

application. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes

Lot sizes and layout

P010

Reconfiguration results in lots that are:

- (a) of a size and dimension which complement the intended character of the zone in which the land is located;
- (b) are capable of accommodating uses intended in the zone in which the land is located; and
- (c) are sized and located to enable development to be primarily oriented to the street and accommodate all ancillary components of the use.

Acceptable outcomes

Justification

A026

Minimum

frontage

and lot size occurs in

accordance with table

6.2.2.3(b),

unless

stated otherwise in a

zone code.

The proposed boundary realignment will realign 330m² from Lot 2 to Lot 1.

While the reconfiguration will result in two lots which are significantly below the minimum lot size for the Rural zone, both lots are already significantly undersized, and, as the total site area lot is approximately 5,926m², no form of boundary realignment between these two lots will result in two lots that meet the minimum lot size for the Rural zone. Both lots are of appropriate size to facilitate the current use of the individual lots, which is for dwelling houses

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P013

Realignment of boundaries in the rural zone occurs only where this demonstrates a substantial improvement in the management of the land or the protection of its environmental values, without increasing the number of lots.

Services

P015

All lots are provided with legal access to a constructed road.

P016

Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that:

- (a) is efficient;
- (b) is adaptable to allow for future extensions and upgrades;
- (c) minimises the risk of adverse environmental or amenity related impacts; and
- (d) minimises whole-of-lifecycle costs for that infrastructure.

No

acceptable
outcome
is
nominated.

No

acceptable
outcome
is
nominated.

No

acceptable
outcome
is
nominated.

and will retain a similar lot size to their current size. The existing dwellings will remain orientated towards the street and fit to accommodate all ancillary components for a dwelling house.

Complies with P010.

The proposal involves no increase in the number of lots on site and the site is considered unconstrained by significant natural hazard areas or areas of significant environmental value. The realignment is considered to have no adverse impact on the management of the land or the protection of its environmental values.

Complies with P013.

Both lots will maintain legal access to the constructed road Webber Road.

Complies with P015.

The proposed reconfiguration will result in no changes to the access to services by each lot.

Complies with P016.

4.2.3.2 Development Works Code

The boundary realignment involves the supplying of a smaller area of land from Lot 2 to Lot 1, with both lots maintaining similar lot sizes to their current size. The reconfiguration is not for the future development of the site, and there will be no

change to the availability of infrastructure and services to each lot. All lots will maintain their existing standard of road access, sewerage, water supply, electricity and telecommunications currently provided to each lot. As the size of the land being transferred is minimal, the stormwater drainage and flood characteristics of the site will not be adversely impacted. The proposed development is able to objectively satisfy the outcomes and purpose of the development codes or compliance can be achieved through the imposition of standard conditions of approval. This is evident from the plans of development provided in support of this development application and the additional technical supporting information. Given the extent to which the proposal objectively satisfies the code, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance.

4.3

Public Notification

The application is impact assessable and will be subject to public notification.

5.0

CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the Planning Act 2016 (the Act) and is seeking a development permit for the reconfiguration of a lot to facilitate a two (2) into two (2) lots boundary realignment. The subject premises is addressed as 22 & 26 Webber Road, Mcdesme QLD 4807 more particularly described

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Development Application for a Development Permit

as Lots 1 and 2 on RP733454. The premises is within the Rural Zone under the Burdekin Shire Council Planning Scheme 2022 (the planning scheme) and is currently used for a cane farm and dwelling house and ancillary structures.

An assessment of the proposal was undertaken against the applicable assessment benchmarks which confirms that it is consistent with the provisions of the applicable planning instruments, specifically the local government planning scheme. Council is therefore required to approve the development application pursuant to the rules of impact assessment established under the Act and issue a development permit subject to the imposition of reasonable and relevant conditions and any referral agency responses.

STATEMENT OF REASONS

Sufficient justification has been provided and satisfactory grounds have been established to conclude that the proposed development is consistent with the assessment benchmarks. More specifically, the development is consistent with the strategic intent and overall outcomes of the planning scheme. In substantive terms, this conclusion is based on the following reasons:



The development allows the site to better contribute to the achievement of the Strategic Framework.



The development does not create any new conflicts with the rural zone or use of the land.



The proposed reconfiguration outcome directly aligns with the purpose of the zone code and reconfiguring a lot code.



The development outcome reflects community expectation for land use and development as established by the planning scheme and past development decisions.



The development can be adequately serviced.



The development will maintain the existing level and standard of servicing provided by the relevant infrastructure networks.



The site is not identified as being susceptible to any unacceptable or unmanageable natural hazard or infrastructure constraints.



The development does not increase the susceptibility of people or property to natural hazards or other health risks.



The proposal addressed an established planning need for the development.



The proposal does not undermine the planning scheme.



The proposal does not establish precedence that could result in the future undermining of the planning scheme.

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APPENDIX 1
DEVELOPMENT APPLICATION FORMS

DA Form 1 – Development application details

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

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

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

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

DA Form 2 – Building work details.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details

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

Atkinson Surveys C/- BNC Planning

Contact name (only applicable for companies)

Benjamin Collings

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

PO Box 5493

Suburb

Townsville

State

QLD

Postcode

4810

Country

Australia

Contact number

(07) 4724 1763 or 0438 789 612

Email address (non-mandatory)

enquire@bncplanning.com.au

Mobile number (non-mandatory)

Fax number (non-mandatory)

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

DA007-25

1.1) Home-based business

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

2) Owner's consent

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

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

No - proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

Street address AND lot on plan (all lots must be listed), or

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

Unit No.

a)

b)

Street No.

Street Name and Type

Suburb

22

Webber Road

Mcdesme

Postcode

Lot No.

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

Local Government Area(s)

4807

2

RP733454

Burdekin Shire

Unit No.

Street No.

Street Name and Type

Suburb

26

Webber Road

Mcdesme

Postcode

Lot No.

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

Local Government Area(s)

4807

1

RP733454

Burdekin Shire

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:

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):

2 into 2 lot boundary realignment

e) Relevant plans

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

Relevant plans.

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

6.2) Provide details about the second development aspect

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

Material change of use

Reconfiguring a lot

Operational work

Building work

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

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

No

Section 2 - Further development details

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

Material change of use

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

Reconfiguring a lot

Yes - complete division 2

Operational work

Yes - complete division 3

Building work

Yes - complete DA Form 2 - Building work details

Division 1 - Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use

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

Number of dwelling
units (if applicable)

Gross floor
area (m²)
(if applicable)

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

Yes

No

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

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

No

Provide a general description of the temporary accepted development

Specify the stated period dates
under the Planning Regulation

Division 2 - Reconfiguring a lot

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

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

Two (2)

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

Subdivision (complete 10)

Dividing land into parts by agreement (complete 11)

Boundary realignment (complete 12)

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

10) Subdivision

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

Intended use of lots created

Residential

Commercial

Industrial

Other, please specify:

Number of lots created

10.2) Will the subdivision be staged?

Yes - provide additional details below

No

How many stages will the works include?

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

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

Intended use of parts created

Residential

Commercial

Industrial

Other, please specify:

Number of parts created

12) Boundary realignment

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

Current lot

Proposed lot

Lot on plan description

Area (m2)

Lot on plan description

Area (m2)

Lot 1 on RP733454

1152 m2

Lot 1 on RP733454

1482 m2

Lot 2 on RP733454

4774 m2

Lot 2 on RP733454

4444 m2

12.2) What is the reason for the boundary realignment?

Provide additional open space and setback to Lot 1.

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

(attach schedule if there are more than two easements)

Existing or
proposed?

Width (m)

Length (m)

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

Road work

Drainage work

Landscaping

Stormwater

Earthworks

Signage

Water infrastructure

Sewage infrastructure

Clearing vegetation

Other – please specify:

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

Yes – specify number of new lots:

No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Burdekin Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

Yes – a copy of the decision notice is attached to this development application

The local government is taken to have agreed to the superseded planning scheme request – relevant documents

attached

No

PART 5 – REFERRAL DETAILS

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

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

No, there are no referral requirements relevant to any development aspects identified in this development

application – proceed to Part 6

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

Clearing native vegetation

Contaminated land (unexploded ordnance)

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

Fisheries – aquaculture

Fisheries – declared fish habitat area

Fisheries – marine plants

Fisheries – waterway barrier works

Hazardous chemical facilities

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

Infrastructure-related referrals – designated premises

Infrastructure-related referrals – state transport infrastructure

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

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

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

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

Koala habitat in SEQ region – key resource areas

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

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

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

Ports – Brisbane core port land – hazardous chemical facility

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

Ports – Brisbane core port land – referable dams

Ports – Brisbane core port land – fisheries

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

SEQ development area

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

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

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

SEQ regional landscape and rural production area or SEQ rural living area -
urban activity
SEQ regional landscape and rural production area or SEQ rural living area -
combined use
SEQ northern inter-urban break - tourist activity or sport and recreation
activity

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

Referral agency

Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

No

List of approval/development application references

Reference number

Date

Assessment manager

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

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DA Form 1 - Development application details

Version 1.6- 2 August 2024

23) Further legislative requirements

Environmentally relevant activities

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

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

No

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

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

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

Hazardous chemical facilities

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

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

No

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

Clearing native vegetation

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

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

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

Management Act 1999 (s22A determination)

No

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

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

Environmental offsets

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

a prescribed environmental matter under the Environmental Offsets Act 2014?

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

No

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

Koala habitat in SEQ Region

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

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

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

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

No

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

Water resources

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

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

No

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

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

-
-
-

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

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

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

Waterway barrier works

23.7) Does this application involve waterway barrier works?

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

No

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

Quarry materials from land under tidal waters

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

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

No

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

Referable dams

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

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

No

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

Tidal work or development within a coastal management district

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

Yes – the following is included with this development application:

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

if application involves prescribed tidal work)

No

A certificate of title

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

Queensland and local heritage places

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

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

No

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

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place

under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of,

development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for

information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

No

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

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

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

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

No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

requirement(s) in question 17

Yes

Note: See the Planning Regulation 2017 for referral requirements

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

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

Yes

Not applicable

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

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report

and any technical reports required by the relevant categorising instruments (e.g. local government planning

schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA

Forms Guide: Planning Report Template.

Relevant plans of the development are attached to this development application

Yes

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

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a

development permit is issued (see 21)

Yes

Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

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

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

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

Regulation 2017 and the DA Rules except where:

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

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

Planning Regulation 2017; or

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

- otherwise required by law.

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

Public Records Act 2002.

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

USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager

Name of chosen assessment manager

Date chosen assessment manager engaged

Contact number of chosen assessment manager

Relevant licence number(s) of chosen assessment manager

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work

QLeave project number

Amount paid (\$)

Date paid (dd/mm/yy)

Date receipted form sighted by assessment manager

Name of officer who sighted the form

Page 12

DA Form 1 – Development application details

Version 1.6– 2 August 2024

development application under

l,

ALISON MAY ROBERTSON

Being the owner of the premises identified as follows
22 Webber Road, Mcdesme QLD 4807
Lot 2 on RP733454

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

on the premises described above for:
Reconfiguring a Lot (Boundary Realignment)

ffidJ,.,j
Signature

3a*0t-;tofr5"
Date

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

Applicant template 1'1 .0
Version 1.0-3 July 2017

Landowner's consent
Act 16

the

pp

I/We
STEWART GREGORY ROBERTSON

ALISON MAY ROBERTSON

Being the owner of the premises identified as follows:
26 Webber Road, Tullahoma QLD 4807
Lot 1 on RP733454

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

on the premises described above for:
Reconfiguring a Lot (Boundary Realignment)

4Y

Signature(s)

30 - 01 --ZAA,g
Date

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

Applicant template 1.1.0
Version 1.0-3 July 2017

APPENDIX 2
SITE DETAILS

Aerial

22-26 Webber Road, Mcdesme QLD 4807
19°36'7"S 147°22'40"E

19°36'7"S 147°22'55"E

19°36'21"S 147°22'40"E

A product of

19°36'21"S 147°22'55"E
Legend located on next page

0

50 metres
Scale: 1:2340

Printed at: A4
Print date: 21/1/2025
Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)
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For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contactus.html>

Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development

Aerial

22-26 Webber Road, Mcdesme QLD 4807

Legend

Attribution

Local government

Railway stations

Land parcel

Railways

Includes material © State of
Queensland (Department of
Resources); © Commonwealth of
Australia (Geoscience Australia); ©
21AT, © Earth-i, all rights reserved,
2024.

Roads and tracks

© State of Queensland (Department of
Resources) 2023

Parcel

Land parcel - gt 1 ha
Parcel

Land parcel - gt 10 ha
Parcel

Easement parcel
Strata parcel
Volumetric parcel
Land parcel - gt 1000 ha
Parcel

Land parcel label

Motorway
Highway
Secondary
Connector
Local
Restricted Access Road
Mall
Busway
Bikeway
Restricted Access
Bikeway
Walkway
Restricted Access

Land parcel label - gt 1
ha

Walkway
Non-vehicular Track
Track

Land parcel label - gt 10
ha

Restricted Access Track
Ferry
Proposed Thoroughfare

Land parcel label - gt
1000 ha

Green bridges

Places: Land parcel

Bridges

2RP733454
1RP733454

Tunnels

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Natural Resources and Mines,
Manufacturing and Regional and Rural
Development) 2024

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Resources) 2024

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99

98

147°22'45".680

147°22'52".837

19°36'11".360

19°36'11".360

WEBBER R
0

AD

2
3
RP733095 RP733095
FH
FH

23

1000m²

WEBBER R
0

AD

9
SP255449
FH

1000m²

1
RP733454

2
RP733454

23

FH

3285m²

1152m²

6
SP312183

FH

4774m²
FH
783

22

22 00 m N

67.65ha
19°36'19".364

19°36'19".364

147°22'45".680
53

147°22'52".837

98 00m E

STANDARD MAP NUMBER
8358-11334

99

0

30

60

90

120

150
m

HORIZONTAL DATUM:GDA94

ZONE:55

SCALE 1 : 1500

SUBJECT PARCEL DESCRIPTION

CLIENT SERVICE STANDARDS

147°22'49".258
19°36'15".362
MCDESME
2.60 KM

GDA

SmartMap
An External Product of
SmartMap Information Services

MAP WINDOW POSITION &
NEAREST LOCATION

PRINTED 16/01/2025

DCDB
Lot/Plan

2/RP733454

Area/Volume

4774m²

Tenure

FREEHOLD

Local Government

BURDEKIN SHIRE

Locality

MCDESME

Segment/Parcel

37046/53

DCDB

Based upon an extraction from the
Digital Cadastral Data Base

15/01/2025

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(Department of Resources) 2025.

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Burdekin Shire Planning Scheme
Zoning Map

Zones

Low Density Residential
Low-medium Density Residential
Centre
Recreation and Open Space
Environmental Management and Conservation
Industry
Community Facilities
Emerging Community
Rural
Rural Residential
Township
Village Precinct
Local Government Boundary
Cadastral boundary
Railway
Waterway

BRUC E HIGHW
AY

DISCLAIMER

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2018]. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

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Cadastral boudaries as at 29/01/2018 sourced from QSpatial (State of Queensland).

Note: Refer to State Goverment mapping for the latest version of the overlay if applicable.

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Zoning Map - ZM1.3
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APPENDIX 3
PLANS OF DEVELOPMENT

