



Burdekin Shire Council

AGENDA

ORDINARY COUNCIL MEETING

**HELD AT COUNCIL ADMINISTRATION BUILDING,
145 YOUNG STREET, AYR**

on 14 October 2025

COMMENCING AT 9:00 AM

At this meeting contributions made by members of the public may be recorded by way of audio recording which will be used for the purpose of developing minutes of the meeting and decision making of Council. Burdekin Shire Council is bound by the *Information Privacy Act 2009* to protect the privacy of personal information.

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ORDER OF BUSINESS:

ATTENDANCE

2. PRAYER

3. DECLARATIONS OF INTEREST

4. MINUTES AND BUSINESS ARISING

4.1. Ordinary Council Meeting Minutes - 23 September 2025

4.2. Burdekin Shire Youth Council Meeting Minutes - 18 August 2025

4.3. ICT Steering Committee Meeting Minutes - 24 September 2025

5. EXECUTIVE

5.1. CEO

5.1.1. Council Workshops - September 2025

5.2. ECONOMIC DEVELOPMENT

6. COMMUNITY SERVICES

6.1. CLIENT SERVICES

6.2. COMMUNITY DEVELOPMENT

6.3. FINANCIAL SERVICES

6.4. GOVERNANCE

7. INFRASTRUCTURE, PLANNING AND ENVIRONMENTAL SERVICES

7.1. ENVIRONMENTAL AND HEALTH SERVICES

7.1.1. Trial Changes to the Hours of Operation - Kirknie Landfill and the Ayr and Home Hill Transfer Stations

7.1.2. Review of Herbicide Subsidy Policy

7.1.3. Review of Wild Dog Control Assistance Policy

7.2. OPERATIONS

7.2.1. Register of Pre-Qualified Suppliers for ACL/23/001 - Hire of Mobile Plant and Equipment (Wet and Dry Hire) and ACL/23/002 - Traffic Control Provider (Including Equipment) - Refresh 2

7.2.2. DRFA Reconstruction of Essential Public Assets Package 2 and Package 3 - Tender Recommendation

7.3. PLANNING AND DEVELOPMENT

7.3.1. Development Application for a Development Permit for Reconfiguring a Lot - Boundary Realignment (1 Lot into 2 Lots) at 101 Anabranh Road, Jarvisfield (Lot 3 on SP222952)

7.3.2. Development Application for a Development Permit for Material Change of Use - (Low Impact Industry) located at 111 & 111A Edwards Street, Ayr and formally described as Lots 6 and 7 on RP707714.

7.3.3. Development Application for a Development Permit for Reconfiguring a Lot - Boundary Realignment (4 Lots into 4 Lots) at 20, 38, 60 and 90 Colevale Road, Brandon (Lot 2 on SP238865, Lot 12 on SP350755, Lot 10 on SP289356 and Lot 1 on SP346848)

7.4. TECHNICAL SERVICES

7.5. WATER AND WASTEWATER

7.5.1. Integrated Water Demand Management Strategy and Operational Standard Implementation

8. NOTICE OF MOTION

9. RECEIPT OF PETITIONS

10. CORRESPONDENCE FOR INFORMATION

11. COUNCILLOR REPORTS

11.1. Councillor Reports for August 2025

12. GENERAL BUSINESS

13. CLOSED BUSINESS ITEMS

14. DELEGATION

4.1. MINUTES AND BUSINESS ARISING

Ordinary Council Meeting Minutes - 23 September 2025

Recommendation

That the minutes of the Ordinary Council Meeting held on 23 September 2025 be received as a true and correct record.

Attachments

1. Ordinary Council Meeting - 23 September 2025



Burdekin Shire Council

MINUTES

ORDINARY COUNCIL MEETING

**HELD AT COUNCIL ADMINISTRATION BUILDING,
145 YOUNG STREET, AYR**

on 23 September 2025

COMMENCING AT 9:00 AM

ORDER OF BUSINESS:

ATTENDANCE

Councillor Pierina Dalle Cort, Councillor Max Musumeci, Councillor Michael Detenon, Councillor John Furnell, Councillor Amanda Hall, Councillor Callan Oar, Councillor Fina Vasta

Mr. M. Magin - Chief Executive Officer
Mrs. K. Olsen - Director Corporate and Community Services
Mr. J. Stewart - Director Infrastructure, Planning and Environmental Services
Mr. G. Arboit - Manager Community Services (Part)
Mrs. K. Galletta - Manager Planning and Development (Part)
Mrs. J. Manganaro - Manager Financial and Administration Services (Part)
Mr. J. Tickle - Manager Water and Waste Water (Part)

Minutes Clerk - Mrs. S. Iturriaga

2. PRAYER

The meeting prayer was delivered by Pastor Gerry Mac Manus of the Burdekin Community Church.

3. DECLARATIONS OF INTEREST

The Mayor called for declarations of interest.

Councillor Musumeci advised he had a Prescribed Conflict of Interest in relation to Item 6.4.1 Tenure Arrangements on Reserve Land - Lot 122 on SP178779 and Lot 18 on SP178779, Ayr Dalbeg Road Mount Kelly - Ayr Rifle Club Inc. - Burdekin Clay Target Club Inc. - Burdekin Off-Roaders as his son and Father-in-law are active members of the Ayr Rifle Club. Councillor Musumeci advised of his intention to leave the meeting prior to this discussion.

Councillor Dalle Cort advised that her Interest in relation to Item 7.1.1 – 2024-25 Environmental Recovery Package: Environmental Cleanup and Local Conservation Program – Funding Application, was not deemed to be a Declarable Conflict of Interest as per advice provided by the Local Government Association of Queensland. Following discussions, Councillors agreed that this Item could be perceived as a Conflict of Interest as Councillor Dalle Cort is a property owner in the Wunjunga township. Councillor Dalle Cort left the meeting prior to this discussion.

4. MINUTES AND BUSINESS ARISING

4.1. Ordinary Council Meeting Minutes - 9 September 2025

Recommendation

That the minutes of the Ordinary Council Meeting held on 9 September 2025 be received as a true and correct record.

Resolution

Moved Councillor Furnell, seconded Councillor Vasta that the recommendation be adopted.

CARRIED

4.2. Burdekin Shire Road Safety Advisory Meeting Minutes - 20 August 2025

Executive Summary

This report provides the Minutes of the Burdekin Shire Road Safety Advisory Meeting held on 20 August 2025.

Recommendation

That Council:

1. resolves to receive and note the minutes of the Burdekin Shire Road Safety Advisory Meeting held on 20 August 2025 and;
2. requests the Chief Executive Officer to investigate Items 4 and 6 and bring the information back to a future Council Workshop for further consideration.

Resolution

Moved Councillor Musumeci, seconded Councillor Detenon that the recommendation be adopted.

CARRIED

4.3. Audit and Risk Committee Meeting Minutes - 3 September 2025

Executive Summary

This report provides the Minutes of the Audit and Risk Committee Meeting held on 3 September 2025.

Recommendation

That:

1. the minutes of the Audit and Risk Committee meeting held on 3 September 2025 be noted, and
2. the recommendations as detailed in the minutes and summarised in Items 3 to 6.1 above be adopted.

Resolution

Moved Councillor Vasta, seconded Councillor Detenon that the recommendation be adopted.

CARRIED

5. EXECUTIVE

5.1. CEO

5.1.1. Council Workshops - August 2025

Executive Summary

In line with agreed arrangements for Council Meetings and workshops, two (2) general workshops were conducted during August on 5 and 19 August 2025. A range of policy and operational issues were discussed with Councillors and staff at the workshop. A summary of the items discussed is outlined in the report.

Recommendation

That the report on the Council Workshops held on 5 and 19 August 2025 be received and noted.

Resolution

Moved Councillor Hall, seconded Councillor Furnell that the recommendation be adopted.

CARRIED

5.2. ECONOMIC DEVELOPMENT

6. CORPORATE AND COMMUNITY SERVICES

6.1. CLIENT SERVICES

6.2. COMMUNITY DEVELOPMENT

6.2.1. Volunteer Policy

Executive Summary

The Volunteer Policy outlines the framework for engaging and supporting volunteers across Council's operational areas. A recent review recommended three (3) key updates: removing references to Spontaneous Volunteers, excluding volunteer roles in Disaster Management and Recovery, and updating the Code of Conduct terminology from "Workers" to "Volunteers." These changes aim to streamline the Policy, clarify volunteer responsibilities, and ensure alignment with current practices. The revised Policy continues to support meaningful community involvement while maintaining consistency in volunteer management across Council activities.

Recommendation

That Council adopts the Volunteer Policy as attached.

Resolution

Moved Councillor Furnell, seconded Councillor Vasta that the recommendation be adopted.

CARRIED

9:10am - Mr. Arboit left the meeting.

6.3. FINANCIAL AND ADMINISTRATIVE SERVICES

6.3.1. Monthly Financial Report - August 2025

Recommendation

That the Monthly Financial Report for Period Ending 31 August 2025 be received.

Resolution

Moved Councillor Detenon, seconded Councillor Hall that the recommendation be adopted.

CARRIED

9:15am - Mrs. Galletta entered the meeting.

9:17am - Mrs. Manganaro left the meeting.

6.4. GOVERNANCE

6.4.1. Tenure Arrangements on Reserve Land - Lot 122 on SP178779 and Lot 18 on SP178779, Ayr Dalbeg Road Mount Kelly - Ayr Rifle Club Inc. - Burdekin Clay Target Club Inc. - Burdekin Off-Roaders

9:18am Councillor Musumeci left the meeting at the commencement of this discussion as he advised he had a Prescribed Conflict of Interest in relation to Item 6.4.1 Tenure Arrangements on Reserve Land - Lot 122 on SP178779 and Lot 18 on SP178779, Ayr Dalbeg Road Mount Kelly - Ayr Rifle Club Inc. - Burdekin Clay Target Club Inc. - Burdekin Off-Roaders as his son and Father-in-law are active members of the Ayr Rifle Club.

Executive Summary

Representations have been received from the Ayr Rifle Club Inc., Burdekin Clay Target Club Inc., and Burdekin Off-Roaders, each of which currently holds tenure or has an interest in the reserve land described as Lot 18 and Lot 122 on SP178779, on Ayr Dalbeg Road, Mount Kelly.

1. The Ayr Rifle Club Inc. have requested to renew their Trustee Lease over Lot 122 on SP178779.
2. The Burdekin Clay Target Club Inc. have requested to enter into a new Trustee Lease over part of Lot 122 on SP178779, commencing 17 December 2025, in lieu of renewing the existing sublease arrangement with the Ayr Rifle Club Inc.

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3. The Ayr Rifle Club Inc. have requested to enter into an additional Trustee Lease over Lot 18 on SP178779.
 4. The Burdekin Off-Roaders have requested to enter into a new Trustee Lease over part of Lot 18 on SP178779.

In developing the proposed tenure arrangements, due regard has been given to community safety, the safety requirements of shooting ranges, and compliance with the *Weapons Act 1990*.

This report seeks Council's endorsement of the proposed tenure arrangements.

Recommendation

That Council:

1. Agree in principle to renew the Trustee Lease with Ayr Rifle Club Inc. over land described as Lot 122 on SP178779 for a term of ten (10) years commencing 18 December 2025 (Nil Options) for uses consistent with recreation purposes;
2. Agree in principle to enter into an additional Trustee Lease with Ayr Rifle Club Inc. over part of land described as Lot 18 on SP178779 for a term of ten (10) years commencing 18 December 2025 (Nil Options) for uses consistent with recreation purposes;
3. Decline to enter into a Trustee Lease with the Burdekin Clay Target Club Inc. over part of land described as Lot 122 on SP178779; and
4. Decline to enter into a Trustee Lease with the Burdekin Off-Roaders over part of land described as Lot 18 on SP178779.

The Trustee Leases will be subject to the requirements of the *Land Act 1994*, the prescribed terms under the *Land Regulation 2020*, and Council's Standard Tenure Terms for Trustee leases.

As a condition of the Trustee Leases, the Lessee must facilitate sublease arrangements over parts of Lot 18 and Lot 122 on SP178779 for the benefit of the Burdekin Clay Target Club Inc. and the Burdekin Off-Roaders. The Lessee must not unreasonably withhold consent to any proposed sublease. All sublease agreements must incorporate the Mandatory Standard Terms Document for a Sublease No. 713040803, incorporate safety conditions relevant to the requirements of the Queensland *Weapons Act and Regulations*, include provisions that ensure continued access and enjoyment by the respective clubs, and have written consent of Council prior to execution.

Resolution

Moved Councillor Vasta, seconded Councillor Detenon that the recommendation be adopted.

CARRIED

9:25am - Councillor Musumeci re-entered the meeting.

6.4.2. Burdekin Shire Council Annual Report 2024/2025

Executive Summary

This report seeks Council's formal adoption of the Annual Report 2024/2025. In accordance with the requirements of the *Local Government Regulation 2012*, Council has prepared the Annual Report for the 2024/2025 financial year. The Operational Plan for 2024/2025 was strategically developed to ensure alignment with the key initiatives and priorities outlined in Council's adopted Corporate Plan 2022-2027. The Annual Report provides a comprehensive account of Council's performance and achievements throughout the 2024/2025 financial year, demonstrating progress toward the strategic objectives set out in the Corporate Plan.

The report also includes all legislatively required content, presented in a clear and structures format to facilitate ease of reference. In addition, the Annual Report 2024/2025 incorporates the General Purpose Financial Statements, the Current Year Financial Sustainability Statement, the Long-Term Financial Sustainability Statement, and the Community Financial Report.

Recommendation

That Council adopts the Annual Report 2024/2025 as attached to this report.

Resolution

Moved Councillor Hall, seconded Councillor Furnell that the recommendation be adopted.

CARRIED

9:28am - Mr. Tickle entered the meeting.

6.4.3. Burdekin Family Day Care Scheme

Executive Summary

Burdekin Family Day Care Scheme Inc, a registered business operating within the Burdekin Shire, has formally approached Council seeking financial and operational support to address ongoing sustainability challenges. They have requested Council support via the waiving or discounting of rates, annual sponsorship and access to business support services.

Recommendation

That Council:

1. Advise Burdekin Family Day Care Scheme Inc. that it does not support their request to waive or discount rates and charges;
2. Is unable to provide an annual sponsorship; and
3. Provide details of business support services that Burdekin Family Day Care Scheme could access.

Resolution

Moved Councillor Furnell, seconded Councillor Vasta that the recommendation be adopted.

CARRIED

7. INFRASTRUCTURE, PLANNING AND ENVIRONMENTAL SERVICES

7.1. ENVIRONMENTAL AND HEALTH SERVICES

7.1.1. 2024-25 Environmental Recovery Package: Environmental Cleanup and Local Conservation Program - Funding Application

9:31am Councillor Dalle Cort left the meeting at the commencement of discussion on Item 7.1.1 2024-25 Environmental Recovery Package: Environmental Cleanup and Local Conservation Program - Funding Application, despite the matter not constituting as a Declarable Interest. Councillor Dalle Cort owns a property within the Wunjunga township.

Deputy Mayor Musumeci assumed the Chair.

Executive Summary

This report seeks Council's endorsement of a funding submission to the Queensland Government's 2024-25 Environmental Recovery Package: Environmental Cleanup and Local Conservation Program to seek funding up to \$100,000.00 to remove debris from the beach north of Wunjunga township exposed during the North and North Tropical Low event between 29 January and 28 February 2025.

Recommendation

That Council endorses the submission of a funding application to the Queensland Government's 2024-25 Environmental Recovery Package: Environmental Cleanup and Local Conservation Program for funds of up to \$100,000.00 to remove exposed debris from the beach north of Wunjunga township, noting that no financial contribution will be required from Council.

Resolution

Moved Councillor Detenon, seconded Councillor Oar that the recommendation be adopted.

CARRIED

9:35am - Councillor Dalle Cort re-entered the meeting and assumed the chair.

9:35am - Mr. Day left the meeting.

7.2. OPERATIONS

7.3. PLANNING AND DEVELOPMENT

7.3.1. Development Application for a Development Permit for Reconfiguring a Lot - Boundary Realignment (2 Lots into 2 Lots) at 280 Ruddy Road and 32 McNiel Road, Jarvisfield (Lots 5 and 6 on SP313071)

Executive Summary

This report relates to a development application for Reconfiguring a Lot - Boundary Realignment (2 Lots into 2 Lots) over land located at 280 Ruddy Road and 32 McNiel Road, Jarvisfield formally described as Lot 5 and 6 on SP313071.

The proposed lots are of a size to support the existing land uses and ensures the character and density intended for in the rural zone remains. It is therefore recommended that the application be approved, subject to reasonable and relevant conditions.

Recommendation

That Council approve the development application seeking a Development Permit for Reconfiguring a Lot - Boundary Realignment (2 lots into 2 lots) at 280 Ruddy Road and 32 McNiel Road, Jarvisfield, on land described as Lots 5 and 6 on SP313071, subject to reasonable and relevant conditions as set out in Attachment A.

Resolution

Moved Councillor Furnell, seconded Councillor Detenon that the recommendation be adopted.

CARRIED

7.3.2. Development Application for a Development Permit for Material Change of Use – Short-term Accommodation (Extension to Existing Motel (13 x cabins)) Located at 8-16 Eighth Avenue, Home Hill (Lots 111, 112, 113 and 20 on H61611)

Executive Summary

Council is in receipt of an Impact Assessable Development Application lodged by Milford Planning on behalf of the applicant, Sunstate Caravan Parks Pty Ltd, seeking a Development Permit for a Material Change of Use for Short-term accommodation (Extension to existing motel (13 cabins)) on land located at 8-16 Eighth Avenue, Home Hill described as Lots 111, 112, 113 and 20 on H61611.

Recommendation

That Council approve the Development Application seeking a Development Permit for a Material Change of Use for Short-term accommodation (Extension to existing motel (13 cabins)) on land located at 8-16 Eighth Avenue, Home Hill and described as Lots 111, 112, 113 and 20 on H61611, subject to reasonable and relevant conditions as set out in Attachment A.

Resolution

Moved Councillor Detenon, seconded Councillor Furnell that the recommendation be adopted.

CARRIED

7.3.3. Development Application for a Development Permit for Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots) at 101 Anabranh Road, Jarvisfield (Lot 3 on SP222952)

Executive Summary

Council is in receipt of a development application seeking a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots) at 101 Anabranh Road, Jarvisfield, creating two 'lifestyle' residential natured lots of approximately 4,220m² and 4,001m². The land is zoned Rural under the Burdekin Shire Council Planning Scheme 2022, mapped as Priority Agricultural Area (PAA) and Class A and B Agricultural Land, and affected by the Flood Hazard Overlay.

The proposal represents a significant departure from the planning intent for the Rural Zone, where the minimum lot size for any new vacant rural zoned lot created is 30 hectares.

The proposal is in direct conflict with:

- The *North Queensland Regional Plan 2020*, which seeks to maintain and expand a prosperous and sustainable agricultural sector and expressly states that non-agricultural development within PAAs is not supported unless it demonstrates net benefits for regional production.
- The Strategic Framework of the *Burdekin Shire Council Planning Scheme 2022*, which requires protection of Class A and B agricultural land and PAAs, prevents rural residential development outside designated zones, and prohibits further fragmentation of rural land below the minimum lot size.
- The Rural Zone Code and the Reconfiguring a Lot Code, which both seek to prevent fragmentation, maintain rural character and productive capacity, and avoid the creation of small rural lots inconsistent with the zone's purpose.

No overriding planning, community or economic need has been demonstrated that justifies approval despite these conflicts. The proposal cannot be conditioned to achieve compliance, and approval would undermine the integrity of the regional and local planning frameworks.

Accordingly, refusal of the application is recommended.

Recommendation

That Council refuse the proposed Development Application seeking a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots) on land described as Lot 3 on SP222952 and located at 101 Anabranh Road, Jarvisfield, as the proposed development is in direct conflict with:

1. *North Queensland Regional Plan 2020*, in particular:
 - Goal 1 – A leading economy in regional Australia
 - Regional Outcome 1.3: Maintain and expand a prosperous and sustainable agricultural sector in the region.

Regional Policy 1.3.1 - Non-agricultural development within PAAs is not supported, unless the proposed use demonstrates net benefits for regional agricultural production, without compromising the PALUs current or future ability to operate or is for public infrastructure.

2. *Burdekin Shire Council Planning Scheme 2022*, in particular:

- Part 2 - Strategic Framework
 - 2.3.2 (1) Rural residential development occurs within areas included in the rural residential zone. New rural residential development does not occur beyond these zoned areas.
 - 2.4.1 (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.

2.4.1 (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.*

- Part 4 – Zones
 - 4.2.9 Rural Zone Code
 - The Purpose Statement
 - Overall Outcomes 2(a), 2(d), 2(e), 2(g).
 - Performance Outcomes PO16, PO18, PO19, PO22, PO23.
- Part 6 – Development Codes
 - 6.2.2 Reconfiguring a Lot Code
 - Overall Outcomes 2(a), 2(b), 2(d), 2(e), 2(g).
 - Performance Outcomes PO10, PO12, PO16.

3. There are no other relevant matters applicable to the application, including the existence of planning, economic or community need, that justify approving the application despite these conflicts.

Resolution

Moved Councillor Vasta, seconded Councillor Oar that the recommendation be adopted.

FOR - Nil

AGAINST - Councillors Dalle Cort, Detenon, Furnell, Hall, Musumeci, Oar, Vasta

0/7

LOST

7.3.3. Development Application for a Development Permit for Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots) at 101 Anabranh Road, Jarvisfield (Lot 3 on SP222952) – Lay on the Table

After the original motion was lost, a suggested amended motion was proposed.

Amendment to Recommendation

Moved Councillor Dalle Cort

1. That Council approve the proposed Development Application seeking a Development Permit for Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots) at 101 Anabranh Road, Jarvisfield (Lot 3 on SP222952) for the following reasons:

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- a) Reconfiguration of the site will not result in further fragmentation of rural land.
 - b) The portion of land proposed for subdivision has remained unused for a significant period and is not currently serving a productive purpose.
 - c) The proposal demonstrates net benefits to regional development, including a positive contribution toward addressing the housing shortage in the area.
 - d) The proposed layout is consistent with the pattern of development that has been established in the immediate locality.

This motion was not seconded as Council requested this Item lay on the table. Council Officers are to provide further clarification on development conditions for consideration at the next Ordinary Council Meeting to be held on 14 October 2025.

7.3.4. Development Application for a Development Permit for Material Change of Use – (Low Impact Industry) located at 111 and 111A Edwards Street, Ayr and Formally Described as Lots 6 and 7 on RP707714

Executive Summary

Council is in receipt of an Impact Assessable Development Application lodged by Brazier Motti on behalf of applicant, Bennetts Exhaust and Mechanical Repairs, seeking a Development Permit for a Low Impact Industry land use on land located at 111 and 111A Edwards Street, Ayr and described as Lots 6 and 7 on RP707714.

The application is seeking to formalise an existing vehicle service and repair shop across the subject site. The use will be contained within the existing buildings and structure on site and does not involve any additional gross floor area (GFA) or propose new buildings as part of this application.

Recommendation

That Council approve the development application seeking a Development Permit for a Material Change of Use for Low Impact Industry located at 111 and 111A Edwards Street, Ayr and described as Lots 6 and 7 on RP707714, subject to reasonable and relevant conditions as set out in Attachment A.

Resolution

Moved Councillor Vasta, seconded Councillor Detenon that the recommendation be adopted.

During discussion of the report, Councillor Oar asked for clarification regarding whether the application could be assessed under the Economic Stimulus Policy - Development Assessment Incentives - Stream 2.

7.3.4. Development Application for a Development Permit for Material Change of Use – (Low Impact Industry) located at 111 and 111A Edwards Street, Ayr and Formally Described as Lots 6 and 7 on RP707714 – Lay on the Table

Resolution

Moved Councillor Oar, seconded Councillor Furnell that Item 7.3.4 Development Application for a Development Permit for Material Change of Use – (Low Impact Industry) located at 111 and 111A Edwards Street, Ayr and Formally Described as Lots 6 and 7 on RP707714 lay on the table until further investigations are conducted into the eligibility of the Development Application under Council's Economic Stimulus Policy - Development Assessment Incentives – Stream 2 and information be provided at the next Ordinary Council Meeting to be held on 14 October 2025.

CARRIED

9:58am - Mrs. Galletta left the meeting.

7.4. TECHNICAL SERVICES

7.5. WATER AND WASTEWATER

7.5.1. Procurement of iPearl Smart Water Meters – Exemption Under Section 235(b) of the Local Government Regulation 2012

Executive Summary

This report seeks Council's approval to purchase 1,000 iPearl smart water meters from Xylem for the total value of \$251,766.00 (excluding GST). The procurement is proposed under Section 235(b) of the *Local Government Regulation 2012*, which allows exemption from tendering due to the specialised nature of the goods. iPearl meters are proprietary technology with integrated smart capabilities not available from other suppliers and are compatible with Council's existing metering and data systems.

Recommendation

That Council resolves to:

1. Approve the purchase of 1,000 iPearl smart water meters from Xylem for the value of \$251,766.00 (excluding GST).
2. Endorse the procurement under Section 235(b) of the *Local Government Regulation 2012*, on the basis that the specialised nature of the goods makes it impractical or disadvantageous to invite quotes or tenders from the market.

Resolution

Moved Councillor Furnell, seconded Councillor Detenon that the recommendation be adopted.

CARRIED

10:00am - Mr. Tickle left the meeting.

8. NOTICE OF MOTION

9. RECEIPT OF PETITIONS

10. CORRESPONDENCE FOR INFORMATION

10.1. Queensland Audit Office - 2025 Financial Management Report

Recommendation

That Council note that the Queensland Audit Office 2025 Financial Management Report has been received and noted.

Resolution

Moved Councillor Detenon, seconded Councillor Furnell that the recommendation be adopted.

CARRIED

10.2. Department of State Development Infrastructure and Planning Nominations for Representatives for Local Government Steering and Project Working Groups

Mr. Magin invited expressions of interest for nominations to the Local Government Steering and Project Working Groups. Councillor Oar indicated an interest to participate.

11. COUNCILLOR REPORTS

12. GENERAL BUSINESS

12.1. Request for Update - Drysdale Street, Giru

Councillor Hall was contacted regarding the ongoing drainage issue on Carey Street, Giru, and subsequently requested an update on the matter. Mr Stewart advised that the scouring of the road adjacent to the culvert has been incorporated into the Disaster Recovery Funding Arrangements (DRFA), with repairs scheduled to commence imminently.

12.2. Concerns with Potential Damage from Trees in Ayr Cemetery

Councillor Vasta was contacted regarding the potential risk posed by trees in the Ayr Cemetery to nearby graves and suggested that removal or pruning be considered. Mr Stewart acknowledged the matter and took it on notice.

12.3. Quality of Work by Stone Mason at the Ayr Cemetery

Councillor Hall suggested that the quality of work currently being undertaken at the Ayr Cemetery by a particular Stone Mason be monitored. This Stone Mason had been considered as the contractor to repair a grave that was damaged by a fallen tree. An offer of compensation was made to the grave owner, however Council has not received confirmation from the family regarding acceptance of the offer, and it remains unclear who is undertaking the repair.

12.4. Giru Caravan Park Development

Councillor Furnell was approached by a business owner in Giru seeking information about the status of the proposed development of the Giru Caravan Park. Mr Magin advised that Mrs Lovell will be providing an update on the progress of this collaboration following the conclusion of the current meeting.

13. CLOSED BUSINESS ITEMS

13.1. Chief Executive Officer Performance Review for 2024/25

Council Meeting closed to Public under Section 254J (3) of the Local Government Regulation 2012.

Resolution

Moved Councillor Musumeci, seconded Councillor Vasta that the meeting be closed to Council Meeting closed to Public under Section 254J (3) of the Local Government Regulation 2012, which permits the meeting to be closed to the public for business relating to the following: -
254J (a) the appointment, discipline or dismissal of the chief executive officer.

CARRIED

Council Meeting Opened to the Public

Moved Councillor Furnell, seconded Councillor Detenon that the meeting be opened to the public.

CARRIED

13.1 Chief Executive Officer Performance Review for 2024/25

Executive Summary

The report and discussion of the Chief Executive Officer's Annual Performance Review for the period ending June 2025. Burdekin Shire Council's Chief Executive Officer (CEO), Mr Matthew Magin, has been officially contracted in the subject role since 1 August 2024 (Contract execution date) for a four (4) year period. The subject Contract requires an annual review of performance to be conducted by the Council and this task has been delegated to a Performance Review Committee of the Council comprising all members of the Council.

The Committee met on Tuesday 5 August 2025 to conduct the CEO's Annual Performance Review. The Committee was assisted in the conduct of the review by Helen Lever of LG Services Group as an independent facilitator. The Committee is now able to report on the result of the Review and make recommendations regarding outcomes.

Recommendation

The Chief Executive Officer Performance Review Committee makes the following recommendations to Council:

1. That Council note the Report and endorse the findings and recommendations of the Review Committee as outlined for the Meeting held on 5 August 2025 on the Chief Executive Officer's performance for the period ending June 2025; and
2. That the Chief Executive Officer, Mr Matthew Magin is operating at a satisfactory level of performance for this period of his Contract and tenure.

Resolution

Moved Councillor Oar, seconded Councillor Furnell that the recommendation be adopted.

CARRIED

14. DELEGATION

There being no further business the meeting closed at 10.47am.

These minutes were confirmed by Council at the Ordinary Council Meeting held on 14 October 2025.

MAYOR

4.2. MINUTES AND BUSINESS ARISING

Burdekin Shire Youth Council Meeting Minutes - 18 August 2025

File Reference: 137
Report Author: Tammy Quagliata, Community Development Officer
Authoriser: Glenn Arboit, Manager Community Services
Meeting Date: 14 October 2025

Purpose

This report provides the minutes of the Burdekin Shire Youth Council Meeting held on 18 August 2025.

Summary of recommendations and actions for consideration and adoption:

Item 4 - Stand Up Sleep Out Event - 8 August 2025

That Council notes the involvement of Burdekin Shire Youth Council Members in the recent Stand Up Sleep Out event held on 8 August 2025.

Item 5 - Involvement in Burdekin Water Festival Parade - Saturday 6 September 2025

That Council notes the proposed involvement of the Burdekin Shire Youth Council members in the Burdekin Water Festival parade to be held on 6 September 2025.

Recommendation

That:

1. the minutes of the Burdekin Shire Youth Council Meeting held on 18 August 2025 be noted; and
2. the recommendations as detailed in the minutes and summarised above in Items 4 and 5, be noted.

Attachments

1. Minutes - Burdekin Shire Youth Council Meeting held on 18 August 2025

Meeting Minutes

Meeting	Burdekin Shire Youth Council Meeting		
Date	Monday, 18 August 2025	Time	3:30PM
Attendees	Miss Nicole Cervoni – Youth Mayor Miss Addison Bonato – Ayr State High School Miss Alexis Lindley – Ayr State High School Miss Amaya Mahoney – Ayr State High School Miss Briella Wassmuth – Ayr State High School Miss Chloe Becke – Ayr State High School Miss Isabella Graham – Ayr State High School Mr Michael Lindley – Ayr State High School Mr Oscar Mahoney – Ayr State High School Mr Sam Perina – Home Hill State High School Miss Zoe Bonanno – Home Hill State High School Ms Tammy Quagliata – Community Development Officer, Burdekin Shire Council Councillor John Furnell – Burdekin Shire Council Councillor Fina Vasta – Burdekin Shire Council Mr Glenn Arboit – Manager Community Services, Burdekin Shire Council		
Guests			
Apologies	Mr William Wiseman – Deputy Youth Mayor Miss Jorda Quagliata – Ayr State High School Mr Thomas Lindley – Ayr State High School		
Chairperson	Miss Nicole Cervoni		
Minutes Clerk	Ms Tammy Quagliata		
Location	John Drysdale Chamber		

Agenda Items

1. Minutes of 21 July 2025 Meeting Received

Moved by Mr M Lindley, seconded by Miss Lindley that the minutes of the Burdekin Shire Youth Council Meeting held on 21 July 2025 be received.

CARRIED

2. Business arising from the Minutes

Ms Quagliata thanked members who volunteered their time to run the canteen at the Lower Burdekin Celtic Dancing Association's dance concert held on 26 July 2025. Members were congratulated on their efforts, and it was noted that the Association has donated \$250.00 to the Burdekin Shire Youth Council.

3. Correspondence**Inward Correspondence**

- Emma Funnell, Senior Producer, ABC Heywire – advising that entries are now open for ABC Heywire which is a national storytelling competition for young people aged 16-22 living in regional, rural and remote Australia. The competition is seeking honest stories about their lives with entries closing on 1 September 2025.

Outward Correspondence

NIL

Moved by Miss Mahoney, seconded by Mr M Lindley that the inward correspondence be received.

CARRIED

4. Feedback on Stand Up Sleep Out Event – 8 August 2025

Ms Quagliata provided a brief overview on the recent 'Stand Up Sleep Out' event held at Burdekin Catholic High School on Friday 8 August 2025. Approximately 40 students and 12 community leaders took part in the event, including Youth Mayor, Miss Cervoni. Ms Quagliata thanked Youth Council members who assisted with serving of the soup at the event and acknowledged the community for their generous donation of cash and goods. A final fundraising amount is yet to be announced.

Miss Cervoni and Mr Arboit provided an update on their experience in taking part in the sleepout, acknowledging the conditions that homeless people experience on a regular basis.

5. Involvement in Burdekin Water Festival – Saturday 6 September 2025

Miss Cervoni advised members that she was a senior Water Festival Ambassador for the Lions Club of Ayr and Home Hill this year and invited members to walk behind her float this year to promote Youth Council. It was noted that the Water Festival parade would be held on Saturday 6 September commencing at 4:30pm.

Members agreed to take part in the parade, hand out lollies and Youth Council promotional material. Information would be provided for members via email.

6. Involvement in Seniors Expo and Luncheon – Burdekin Memorial Hall – Thursday 30 October

Ms Quagliata provided information and sought volunteers for the upcoming Seniors Expo and Luncheon to be held at the Burdekin Memorial Hall on Thursday 30 October 2025. Volunteers would be required between 11:00am and 1:30pm, noting that schools will be advised accordingly and parental permission to attend during school hours will be required. It was noted that transport would be provided for students to/from the Burdekin Library (Ayr) if needed. Members were asked to save the date, and further information would be provided via email in coming weeks.

7. Ideas for Youth Projects/Events

Ms Quagliata shared details about the proposed Burdekin Shire Youth Plan, which is expected to be adopted by Council later this year. The plan aims to guide Council in addressing the needs and interests of the local youth community, while also offering direction to the Youth Council on future events and initiatives.

Members were encouraged to gather ideas and suggestions from their peers and bring these insights to the next Burdekin Shire Youth Council meeting for discussion.

8. Other General Business and Members Updates

Members were given the opportunity to provide an update from within their schools, sporting clubs and community or share personal achievements with the group.

9. Next Meeting – 15 September 2025

It was noted that the next meeting of the Burdekin Shire Youth Council would be held on Monday 15 September 2025.

There being no further business, the meeting closed at 4:15pm.

Action Items from Meeting

	Action Item	Responsible Officer	Due Date	Status
	Investigate possible Youth Leadership Development Programs	Tammy Quagliata	Ongoing	
	Involvement in Burdekin Water Festival Parade – 6 September 2025	Tammy Quagliata All Members	6 September 2025	
	Provide ideas and suggestions for further youth and community events and initiatives	All Members	15 September 2025	
	Volunteer Roster for Seniors Week Expo and Luncheon – Thursday 30 October 2025	Tammy Quagliata All Members	30 October 2025	

4.3. MINUTES AND BUSINESS ARISING

ICT Steering Committee Meeting Minutes - 24 September 2025

File Reference: 395
Report Author: Kimberly Backman, Executive Assistant - Minutes
Authoriser: Matthew Magin, Chief Executive Officer
Meeting Date: 14 October 2025

Purpose

This report provides the Minutes of the ICT Steering Committee Meeting held 24 September 2025.

Summary of recommendations and actions for consideration and adoption:

No recommendations to report.

Recommendation

That the minutes of the ICT Steering Committee Meeting held on 24 September 2025 be noted.

Attachments

1. Minutes - ICT Steering Committee - 24 September 2025

Meeting Minutes

Meeting	ICT Steering Committee Meeting		
Date	Wednesday, 24 September 2025	Time	8:00 AM
Attendees	Matthew Magin, Kim Oslen, James Stewart, Eileen Devescovi, Jenny Managnaro, Nicholas Gray, Julian Tickle, Cr Michael Detenon		
Apologies	Melanie Napier, Tonia Marano, Cr Fina Vasta		
Chairperson	Matthew Magin		
Minutes Clerk	Kimberly Backman		
Location	Ernie Ford Boardroom		

Agenda Items

1. Chair Introduction and welcome

2. Apologies

Cr Fina Vasta, Melanie Napier and Tonia Marano as guest speaker

3. Previous Minutes

The minutes from the 16 June 2025 be received as a true and correct record.

4. Review Action List

- ICT Budget Overview Report and Presentation – Item 2. on current Agenda
- Teams Meeting Bookings – completed noting the addition of a Microsoft Teams invite for future meetings.

5. Business Case for LivePro Knowledge Management System

The Customer Service Centre currently faces challenges in maintaining consistent, accurate, and efficient communication with customers due to fragmented knowledge sources and inefficient content management.

LivePro offers a single source of truth for Council that empowers staff to provide confident answers to customers. It is currently utilised by 11 other Councils throughout Queensland.

Benefits:

- Provides self-service to residents, increases staff and customer satisfaction, reduces call handling times, decreases onboarding timeframes by empowering staff

Challenges:

- 12-month set-up period.

A comparison was completed with Document360. Identified weaknesses: cost and overseas data storage. Officer's recommendation is to defer a decision on this matter due to the potential introduction of AI Technology.

AI Agents

Officers recently attended the AI Futures Forum for Councils and Queensland Government in Townsville on 11 September 2025. The event was run by Insight (Computer Hardware, Software, Technology Solutions).

Burdekin Shire Council won 1st Prize – An Agent Labs 15 Day Engagement valued at \$27,000. As a part of this free consultancy, Council will be granted three (3) AI Agents built free of charge. An example of a tool built by these AI Agents is an internal faced chatbot extracting from the documentation housed in One Drive and SharePoint to improve efficiencies and allow prompt knowledge sharing.

Benefits:

- Current software integration
- Built-in Cybersecurity with Microsoft 365 Software (Copilot etc)
- Time saving and document control (e.g. improves compliance by ensuring all staff are using the most recent document versions)
- Foreseeable return on investment

Challenges:

- Changing widespread mindset about the use of AI
- Integration of AI as a tool used by staff – streamlined introduction of AI Chatbot

Mr. Magin suggested that the Committee hold off on making any decisions on the matter until the ICT Strategy and roadmap have been finalised and implemented. Mrs. Manganaro congratulated Tonia on her research efforts towards the proposed LivePro project.

6. ICT Strategy Update

Mrs. Devescovi provided an update on the most recent document from RSM Australia outlining the five (5) strategic priorities:

- i. Customer and digital service and excellence
- ii. Integrated systems and efficiencies
- iii. Data driven decisions and innovation
- iv. Robust Security
- v. Empowered people and governance

Mrs. Devescovi recommended committee members read the gap analysis in the report which highlights next steps and priorities. The Draft Strategy and Draft Roadmap will be available from 2 October 2025.

Notable Considerations:

- Current Budget available to support the implementation of the ICT Strategy
- Change Management Plan
- Launching the Strategy
- Managing expectations
- Challenges to Information Management
- Program Integration (Microsoft 365 as the preferred Software)
- Hardware (devices) integrating with software

7. Information Management Team Update

Anne-Maree Dale has returned from Maternity Leave. In Anne-Maree's first two (2) months back she has completed an audit on outstanding records, finalised the digitisation of the building files and has collaborated with Rosie to fill knowledge gaps.

Dirk and Anne-Maree will be relocating to the Customer Service area, with Dirk's station already moved while he is away. Anne-Maree will move in the coming week.

Moving forward Dirk and Anne-Maree will be conducting a review on each of their Position Descriptions (PD) and the vacant position PD and clearly define what tasks will stay with or transition out of the Executive Support role.

8. ICT Budget Overview Report and Presentation

Mrs. Devescovi provided an overview of the Primary Functions of Client Services – Information and Communications Technology, the responsible officers and their key responsibilities to give a holistic overview of the section.

Mrs. Devescovi gave a comprehensive overview of the general Ledger based on the Original Budget.

Notable Considerations in the Budget

- Hardware replacements (printers/photocopiers, phones, laptops, tablets) every three (3) years, also covers breakages
- Maintenance (e.g. CCTV, network cabling, broken radio links etc.)
- Annual Subscriptions
- CPI
- Consultant expenses
- Wages
- Other
- Conferences/Forums
- Materials
- Telecommunications (data usage)

Mr. Stewart recommended creating a comprehensive asset register that includes replacement values and barcodes, enabling budget planning to account for future upgrades, noting the current asset register lacks replacement value data.

Committee members discussed an increase to training in the Budget for the IT space so staff can maintain comprehensive knowledge of the various types of hardware, whilst the range will be kept to a minimum of 2 or 3 brands.

Mr. Gray discussed that progress has been made with Telstra to resolve ongoing issues regarding adding iPhone to Telstra IPWAN, noting a resolution is in sight.

Capital Works

Mrs. Devescovi provided an overview on the Capital Works Projects for 2025/2026 with current project stages outlined. Mrs. Olsen enquired whether a cost benefits analysis has been completed regarding replacement of office photocopiers. It was noted this was completed with the last two (2) years.

9. General Business

Mr. Stewart questioned the response received from TechOne regarding upgrades and whether TechOne addressed Council's questions around module usage. It was noted they were unable to provide answers. Mr. Magin and Mrs. Olsen advised they will be meeting with TechOne towards the end of October 2025. Mrs. Olsen suggested engaging with an external consultant who manage TechOne customers to assist with negotiations.

Meeting Closed	9:11am
Next Meeting	TBA following release of the Draft ICT Strategy on 2 October

Actions from the current meeting

	Action Item	Responsible Officer	Due Date	Status
1	Send out Teams invite in-line with the quarterly meeting schedule.	Eileen / Executive Support	10/12/25	
2	Schedule a Meeting one week after the release of the Draft ICT Strategy on 2 October 2025 for discussions.	Executive Support	2 October 2025	

5.1.1. CEO Council Workshops - September 2025

File Reference: 394

Report Author: Rosie McLean, Executive Coordinator

Authoriser: Matthew Magin, Chief Executive Officer

Meeting Date: 14 October 2025

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Demonstrate open and transparent decision-making, leadership and financial management.

Executive Summary

In line with agreed arrangements for Council Meetings and Workshops, two (2) general Workshops were conducted during September on 2 and 16 September 2025. An additional Council workshop took place following the Ordinary Council Meeting on 23 September, and a full workshop was conducted on 30 September. No workshops will be held in October due to Councillors' approved leave and attendance at the Local Government Association of Queensland Annual Conference. A range of policy and operational issues were discussed with Councillors and staff at the workshop. A summary of the items discussed is outlined in the report.

Recommendation

That the report on the Council Workshops held on 2, 16, 23 and 30 September 2025 be received and noted.

Background

Council has adopted governance arrangements based on holding Council meetings on a fortnightly basis each month, except in December and January each year, where only one (1) meeting is held in each month. Similar arrangements apply to the conduct of general workshops which are held on the alternative week to Council meetings.

In line with these arrangements, general workshops were conducted on 2 and 16 September 2025, with additional workshops held on 23 and 30 September 2025. A broad range of policy and operational issues were discussed at the workshops along with presentations by external parties. A summary of the issues discussed is outlined below:

2 September 2025

- Fraud and Corruption Control Policy
- Operational Plan 25/26 Amendments
- PFAS Modelling - Department of Local Government, Water, and Volunteers Delegation
- Burdekin Family Daycare Scheme
- Structures of Lot 5
- DRFA REPA Package 1 Tender - including participation from Luke Del Favero, from Lonergan Project Services
- Council's Submission for the Inquiry into Sugarcane Bioenergy Opportunities in Queensland
- Giru RV Stopover Update
- Customer Service Centre Statistics Review
- Chambers Audio and Visual Upgrade
- Rural Subdivision (1 lot into 2 lots) - RAL25/0007
- Rural Subdivision (1 lot into 2 lots) - RAL25/0008

- Rural Boundary Realignment (2 lots) - RAL25/0009
- Material Change of Use (Compliance with Conditions of Approval) - MCU23/0010
- Proposed Amendment - Floor Heights for Buildings with Habitable Rooms Policy
- New Policy – Development Bonds and Bonding of Works Policy
- New Policy – Development Incentives
- Mandatory Desexing
- Proposed Prosecution - Dog Attack

16 September 2025

- Burdekin Aero Club Amenity Update
- Macroalgae Facility Operations
- Smart Meter Program
- Ayr Surf Life Saving Club Sand Pit Proposal
- Update on Show Cause Notices Issued – Local Law No.3, Part 6A Building Appearance
- Reconfiguring a Lot Rural Subdivision (1 Lot into 2 Lots) - RAL25/0006
- Material Change of Use - MCU25/0008
- Reconfiguring a Lot - Rural Boundary Realignment (2 Lots into 2 Lots) - RAL25/0011
- Vending on Council Land Policy
- Proposed Grant Application for Wunjunga Beach
- Chambers Audio and Visual Update Discussion
- Volunteer Policy
- 2025 Christmas Carols
- Jerona Creek Boat Ramp
- Cemetery Software Presentation
- Cemeteries Code of Operations

23 September 2025

- Possible Amendment to Fees and Charges for Supply of Bulk Mulch on a Commercial Basis
- Queensland Government Tourism Grants Package
- Chambers Audio and Visual Update Discussion

30 September 2025

- Cultural Heritage Study
- Budget Update – Planning and Development
- Reconfiguring a Lot – Boundary Realignment (4 lots into 4 lots) - RAL25/0012
- Request for Reduction of Lease Fees
- Investment Policy Amendment
- DRFA REPA Package 2 and 3 Tender - including participation from Luke Del Favero, from Lonergan Project Services
- Community Assistance Policy
- Biosecurity Plan Extension
- Wild Dog Control Assistance Policy
- Herbicide Policy
- Aquatic Weed Conveyor Ownership
- Future Staging – Ayr Industrial Estate
- WWW Project – Trickle Filter
- Demand Management Strategy
- Seventeenth Avenue Home Hill and Brandon Pump Station No. 1 Perimeter Fence
- Arch Dunn Playground and Anzac Park Play Equipment Capital Proposals
- Jones Street Depot Security Upgrades
- Roadside Safety Program Update
- Revised Budget – Technical Services
- School Transport Infrastructure Funding

- Waste Strategy Update
- Dalbeg Community Skip Bin
- Correction to South Ayr Filtration Budget

Consultation

Consultation was undertaken with various parties in the presentation of workshop items.

Budget & Resource Implications

Not Applicable.

Legal Authority & Implications

Not Applicable.

Policy Implications

Any policy proposals or approvals are subsequently referred to a Council Meeting via a report for consideration and if approved, formal adoption.

Risk Implications (Strategic, Operational, Project Risks)

Strategic Risk due to possible damage if policies or major initiatives are not effectively developed with input and support from Councillors.

Attachments

None

7.1.1. ENVIRONMENTAL AND HEALTH SERVICES

Trial Changes to the Hours of Operation - Kirknie Landfill and the Ayr and Home Hill Transfer Stations

File Reference: 395

Report Author: Rachel Martin, Coordinator Waste Services

Authoriser: James Stewart, Director Infrastructure Planning and Environmental Services

Meeting Date: 14 October 2025

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Protect the health and safety of employees and community members through the implementation of an effective Health and Safety Management System.

Burdekin Shire Council Operational Plan 2025-2026

WM3 Supervise and manage waste and recycling sites to ensure compliance with conditions of the Environmental Authority and improve performance for the Kirknie Landfill, and the Ayr, Home Hill, Giru and Clare Transfer Stations.

Executive Summary

In response to community feedback and with a focus on operations meeting work, health, and safety (WHS) requirements, this report evaluates the feasibility and implications of adjusting the operating hours at the Kirknie Landfill and the Ayr and Home Hill Transfer Stations. The proposed changes include opening facilities earlier in the morning at the Ayr and Home Hill Transfer Stations to better accommodate customers schedules who often start work early to avoid the heat in summer months.

The proposed change in operational hours at the Kirknie Landfill enables the team to improve efficiency and ensure WHS compliance.

Closing all sites for a designated lunch break will provide staff with an uninterrupted lunch break, in alignment with WHS regulations. These breaks are crucial for preventing fatigue-related errors, and provides employees time to rest to ensure a safe working environment is maintained.

This report is seeking Council's approval of these adjustments that aim to balance community service expectations with staff welfare and legal obligations for a trial period of four (4) months.

Recommendation

That Council endorses:

1. The following changes to the current hours of operation at the Kirknie Landfill, and the Ayr and Home Hill Transfer Stations,

Site	Current Hours	Trial Hours (Proposed Changes)
Kirknie Landfill	Mon-Fri: 8:00am to 4.30pm Saturday: 8:00am to 12:00pm	Mon-Fri: 8:00am to 1:00pm Saturday: 8:00am to 12:00pm
Ayr Transfer Station	Open 7 days: 9:00am to 5:00pm	Open 7 days: 8:00am to 4:00pm Closed 12:00pm to 1:00pm for lunch break
Home Hill Transfer Station	Open 7 days: 10:00am to 5:00pm	Open 6 days: 8:00am to 4:00pm Closed Wednesday Closed 1:00pm to 2:00pm for lunch break

2. The trial will commence on 1 December 2025, to allow sufficient time for communication via social media, signage at facilities, and local media channels to ensure the community is informed and prepared for the change,
3. Staff will monitor and evaluate the following:
 - Community feedback on accessibility and service satisfaction.
 - Operational impacts, including staffing efficiency and penalty rate reductions, and
 - Staff wellbeing and WHS compliance, and
4. Staff will report back to Council with all findings and recommendations following the trial period.

Background

Council operates multiple waste management facilities across the region, including the Kirknie Landfill and the Ayr and Home Hill Transfer Stations. These facilities are essential to residents, contractors, and commercial entities for providing accessible and compliant waste disposal services. These facilities are also critical to maintaining public health, environmental standards, and community satisfaction.

Kirknie Landfill is staffed by a single operator and equipped with a boom gate system that provides entry to users with access fobs. These fobs are currently issued only to Council's contractor Cleanaway, two (2) commercial customers, and Council works trucks. All other loads must be manually inspected at the weighbridge. When the operator is engaged in other duties, they must be contacted via radio or phone, interrupting operational tasks and reducing efficiency.

Similarly, the Ayr and Home Hill Transfer Station are generally staffed by a single operator. During the peak summer period (December to March), the Ayr Transfer Station is supported by a second staff member, with additional weekend staffing continuing through April and May. On days with only one staff member, lunch breaks cannot be taken, causing interrupted breaks, which results in penalty payments.

In parallel, Council staff have received ongoing feedback from the community requesting that the Ayr and Home Hill Transfer Stations open earlier, particularly during the summer months. Many residents begin work early to avoid the heat and prefer to access waste services in the cooler morning hours.

These operational and community considerations have prompted a review of current facility hours and staffing arrangements. The goal is to balance service accessibility, staff well-being, cost efficiency, while ensuring compliance with workplace obligations.

See attached Council Workshop Presentation from Tuesday, 19 August 2025, which highlights:

- Current hours of operation
- Proposed hours of operation with the preferred option, and
- Waste facility statistics listing the average customers per day/times.

Consultation

Council Workshop held on Tuesday, 19 August 2025

Waste Services Staff Meetings held on Tuesday 6 May, and Wednesday 20 August 2025

Budget & Resource Implications

Kirknie Landfill - Estimated savings of approximately \$9,000.00 in meal break penalties and plant running costs.

Ayr Transfer Station - Estimated savings of approximately \$14,000.00 in meal break penalties.

Home Hill Transfer Station - Additional cost of approximately \$4,000.00. Although there are estimated savings of approximately \$5,000.00 in meal break penalties and the site is operational for 1 hour less per week, there are extra hours on weekends paid at penalty rates.

New gate signage is required at all sites. Current signage will be re-stickered at a reduced cost to Council. Approximately \$1000.00

Total Saving - \$18,000.00

Legal Authority & Implications

Enterprise Bargaining Agreement
Worksafe Queensland
Employee Contract

Policy Implications

Waste Management Policy

Risk Implications (Strategic, Operational, Project Risks)**Community Risk**

- Community dissatisfaction due to perceived loss of service.
- Perception of cost-cutting rather than service improvement.
- Commercial user disruption if hours don't align with business needs

Operation Risk

- Traffic congestion at peak times, especially weekends and post-holidays.
- Potential minor delays for customers arriving during staff breaks if not well-communicated.
- Customer dissatisfaction if customers arriving during earlier closure.
- Staff receiving abuse from members of public which may affect their mental health

Attachments

1. Council Workshop Presentation 190825 - Waste Facility Change of Operational Hours inc average customers and times

Proposed Changes to the Hours of Operation at the Kirknie Landfill, and the Ayr and Home Hill Transfer Stations

19 August 2025

Background – Ayr and Home Hill Transfer Stations

For some time, Council staff have received feedback that the Ayr and Home Hill Transfer Stations should open earlier, particularly during summer, as customers often start work early to avoid the heat.

Each Transfer Station is generally staffed by a single operator, except during the peak summer period (December to March) when the Ayr Transfer Station has two staff. This additional staffing extends to weekends only during April and May.

On days with only one staff member, lunch breaks cannot be taken without closing the facility, which results in payment of penalty rates. This increases operational costs.

Background – Kirknie Landfill

The Kirknie Landfill is staffed by a single operator.

The site is fitted with a boom gate, restricting entry to customers with an access fob, which records their arrival automatically. Currently, access fobs are issued only to Council's contractor Cleanaway, two commercial customers, and Council works trucks.

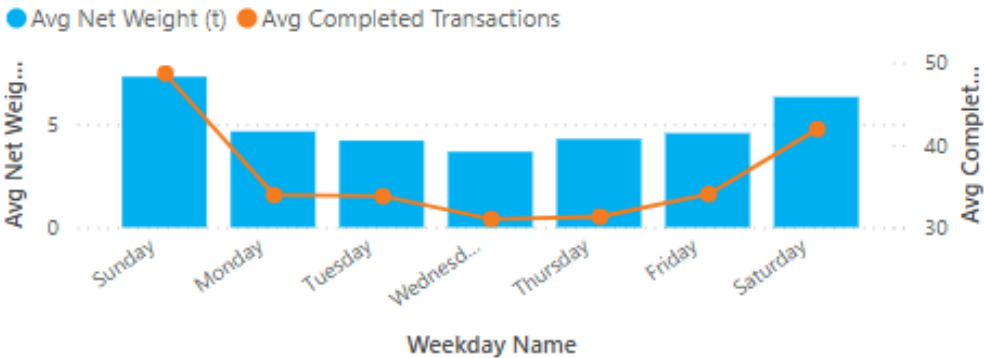
All other loads must be inspected by the Kirknie Operator at the weighbridge. If the operator is not in the gatehouse when a customer arrives, they are contacted via two-way radio or phone, requiring them to stop operational tasks to attend to the customer.

If the operator is unable to take a lunch break by 1:00 pm, or is interrupted during this period, penalty rates apply, increasing operational costs.

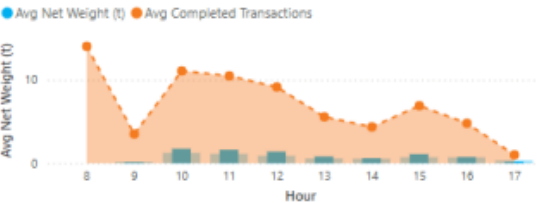
	Customer Data - Kirknie Landfill			Home Hil Transfer Station				Ayr Transfer Station			
Month	Average customers per weekday	Average public customers per weekday	Average public customers after 1pm	Average Quietest weekday	Average Customers between 1pm and 2 pm	Average Busiest Day/ weekend	Customers between 1pm and 2 pm	Average Quietest weekday	Average Customers between 1pm and 2 pm	Busiest Day/ Average weekend	Average Customers between 1pm and 2 pm
Mar 24	19.85	9.35	2.3	Tuesday	3.00	Sunday	6.80	Thursday	17.33	Sunday	13.20
April 24	18	8.4	2	Wednesday	2.00	Saturday	6.25	Thursday	8.25	Saturday	11.75
May 24	19.22	8.47	2.3	Tuesday	5.25	Sunday	5.00	Tuesday	12.50	Saturday	16.33
June 24	20.1	9.3	2.8	Wednesday	2.50	Sunday	5.67	Friday	14.25	Sunday	13.80
July 24	20.3	8.13	2.43	Tuesday	2.50	Sunday	8.50	Friday	10.75	Sunday	23.75
Aug 24	15.29	6.47	.1.9	Tuesday	6.67	Saturday	11.40	Monday	9.75	Saturday	13.60
Sep 24	17.09	8.14	2.29	Wednesday	3.25	Sunday	4.50	Friday	11.75	Sunday	13.80
Oct 24	16.35	8.43	2.61	Thursday	5.00	Sunday	4.00	Tuesday	10.25	Sunday	7.80
Nov 24	18.33	7.9	2.24	Friday	3.25	Sunday	4.75	Tuesday	9.00	Sunday	19.50
Dec 24	17.95	9.41	2.6	Friday	12.67	Saturday	4.50	Thursday	10.50	Sunday	16.20
Jan 25	19.57	9.65	2.65	Thursday	3.20	Sunday	6.00	Wednesday	10.25	Saturday	11.75
Feb 25	17.7	10.24	3.35	Monday	2.75	Sunday	4.67	Tuesday	14.25	Sunday	26.50
Mar 25	20.52	9.14	2.71	Monday	3.60	Saturday	6.60	Wednesday	10.25	Saturday	17.40

Home Hill Transfer Station - Statistics 1 March 2024 to 31 March 2025

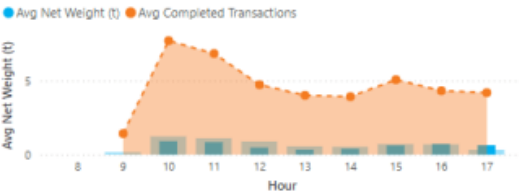
Performance by Day



Performance by Hour



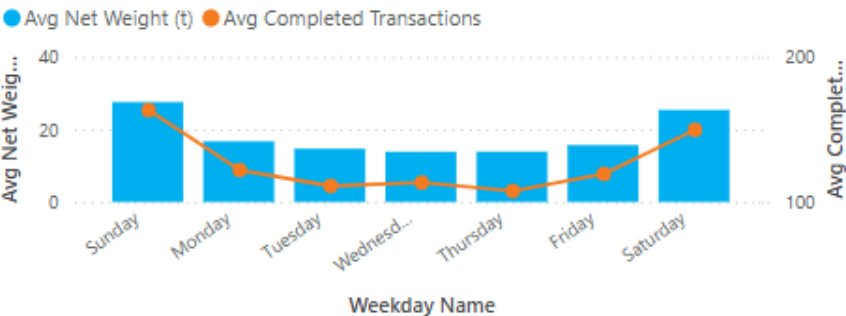
Performance by Hour



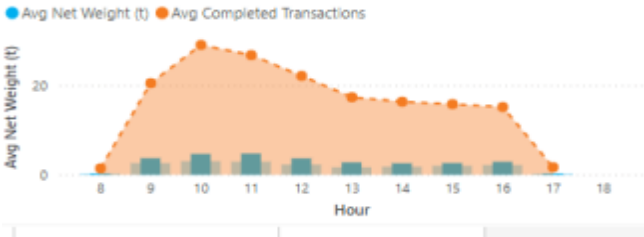
Day	Average Customers	Time	Average Customers Busiest Day Sunday	Average Customers Quietest Day Wednesday
Sun	48.64	9am-10am	3.5 (most likely contractors as site not open until 10am)	1.43 (most likely contractors as site not open until 10am)
Mon	33.91	10am-11am	11.06	7.73
Tues	33.77	11am-12pm	10.46	6.85
Wed	31	12pm-1pm	9.13	4.74
Thursday	31.29	1pm-2pm	5.55	4.02
Friday	34.04	2pm-3pm	4.35	3.93
Saturday	41.91	3pm-4pm	6.88	5.08
		4pm-5pm	4.78	4.33
		After 5pm	1 (most likely entries to finish up for day as site closes at 5pm)	4.2 (most likely entries to finish up for day as site closes at 5pm)

Ayr Transfer Station - Statistics 1 March 2024 to 31 March 2025

Performance by Day



Performance by Hour



Please note: Ayr and Home Hill data may not be exact, as entries are not always recorded in real time and can be affected by customer volumes at the time.

Day	Average Customers
Sunday	163.23
Monday	121.98
Tuesday	111.02
Wednesday	113.35
Thursday	107.54
Friday	119.36
Saturday	149.67

Time	Average Customers on busiest day Sunday	Average Customers on quietest day Tuesday
8am-9am	1.42 (most likely contractors as site not open until 9am)	1.56 (most likely contractors as site not open until 9am)
9am-10am	20.51	15.25
10am-11am	29.07	19.96
11am-12pm	26.79	16.21
12pm-1pm	22.14	14.41
1pm-2pm	17.35	10.7
2pm-3pm	16.35	10.7
3pm-4pm	15.81	11.96
4pm-5pm	15.16	12.24
After 5pm	1.67 (most likely entries to finish up for day as site closes at 5pm)	4.08 (most likely entries to finish up for day as site closes at 5pm)

Current Hours of Operation

Kirknie Landfill	Ayr Transfer Station	Home Hill Transfer Station
<p>8.00am-4.30pm Monday to Friday</p> <p>8.00 to 12.00pm Saturday Closed Sunday</p>	<p>9.00am to 5.00pm</p> <p>7 days a week</p>	<p>10.00am to 5.00pm</p> <p>7 days a week</p>
<p>Staff arrive on site at 8.00am and leave at 4.30pm 30 minute break is to be taken at 1.00pm.</p> <p>Lunch is often interrupted which attracts penalty rates.</p> <p>Current hours per week 44 hours (8hrs per day)</p> <p>Total staffing costs for 24/25 - <u>\$158,000</u></p> <p>\$8,898 was paid in meal break penalties for 24/25 financial year.</p>	<p>Staff arrive on site at 8.30am and leave at 5.15pm when 1 staff member is working.</p> <p>When 2 staff members are rostered on, the start time is 8.45am 30 minute break is to be taken at 2.00pm</p> <p>Lunch is often interrupted which attracts penalty rates.</p> <p>Current hours per week 57.75 hours 8.25hrs per day when 1 staff member</p> <p>56 hours 8hrs per day when 2 staff</p> <p>Total staffing costs for 24/25 - <u>\$245,000</u></p> <p>\$14,032 was paid in meal break penalties for 24/25 financial year.</p>	<p>Staff arrive on site at 9.35am and leave at 5.05pm 30 minute break is to be taken at 1.00pm</p> <p>Lunch is often interrupted which attracts penalty rates.</p> <p>Current hours per week 49 hours 7hrs per day</p> <p>Total staffing costs for 24/25 - <u>\$148,000</u></p> <p>\$4,927 was paid in meal break penalties for 24/25 financial year.</p>

Ayr Transfer Station also has 2 operators rostered on from December to March and weekends only April and May.

Kirknie also has a second staff member on a Friday for greenwaste contamination sorting plus mowing onsite

Proposed Hours of Operation

Kirknie Landfill	Ayr Transfer Station			
<p>8.00am-1.00pm Monday to Friday 8.00am to 12.00pm Saturday Closed Sunday</p>	<p>OPTION A 8.00am to 4.00pm Closed 12pm to 1.00pm Closed Tuesday</p>	<p>OPTION B 8.00am to 4.00pm Closed 12pm to 1.00pm 7 days a week</p>	<p>OPTION C 8.00am to 5.00pm Closed 12pm to 1.00pm Closed Tuesday</p>	<p>OPTION D 8.00am to 5.00pm Closed 12pm to 1.00pm 7 days a week</p>
<p>Proposed hours per week 44 8hrs per day on weekdays 4hrs on Saturday</p> <p>Approximately - \$148,000</p> <p>Weekdays staff arrive on site at 7.45am and leave at 4.15pm</p> <p>Saturday staff arrive on site at 8am and leave 12pm.</p>	<p>Proposed hours per week 48 hours 8hrs per day</p> <p>Staff arrive on site at 7.45am and leave at 4.15pm</p> <p>Approximately \$203,000</p> <p>Not viable as staff would lose hours which is in conflict of employment contract. Possible option to revisit in future with staff turnover.</p>	<p>Proposed hours per week 56 hours (8hrs per day)</p> <p>Staff arrive on site at 7.45am and leave at 4.15pm</p> <p>Approximately \$231,000</p> <p>Preferred Option</p>	<p>Proposed hours per week 54 hours (9hrs per day)</p> <p>Staff arrive on site at 7.45am and leave at 5.15pm</p> <p>Approximately \$229,000</p>	<p>Proposed hours per week 63 hours (9hrs per day)</p> <p>Staff arrive on site at 7.45am and leave at 5.15pm when 1 staff onsite.</p> <p>Approximately \$260,000</p>
<p>30 minute break is to be taken at 1.15pm to allow any customers on site, time to leave site and close gate.</p>	<p>30 minute break is to be taken at 12.15pm to allow any customers on site time to leave site and close gate.</p> <p>12.45pm to 1.00pm time allocated for staff member to carry out any housekeeping on site. 1.00pm reopen to the public.</p>			

Home Hill Transfer Station

OPTION A

8.00am to 4.00pm
Closed 1.00pm to 2.00pm
Closed Wednesday

Proposed hours per week 48 hours
8hrs per day

Staff arrive on site at 7.35am and leave at 4.05pm

Approximately - \$152,000

Preferred Option

OPTION B

8.00am to 5.00pm
Closed 1.00pm to 2.00pm
Closed Wednesday

Proposed hours per week 52.5 hours
8.75hrs per day

Staff arrive on site at 7.50am and leave at 5.05pm

Approximately
\$172,000

OPTION C

8.00am to 4.00pm
Closed 1.00pm to 2.00pm
7 days a week

Proposed hours per week 54.25 hours
7.75hrs per day

Staff arrive on site at 7.50am and leave at 4.05pm

Approximately
\$172,000

30 minute break is to be taken at 1.15pm
to allow any customers on site time to leave site and close gate.

1.45pm to 2.00pm time allocated for staff member to carry out any housekeeping on site.
2.00pm reopen to the public.

Current vs Preferred Hours of Operation

Site	Current Hours	Preferred Hours	Key Differences
Kirknie Landfill	Mon-Fri 8:00am–4:30pm (8hrs/day) Sat 8:00am–12:00pm Sun closed 44hrs/week	Mon-Fri 8:00am–1:00pm (8hrs/day) Sat 8:00am–12:00pm Sun closed 44hrs/week	No weekly hours change Weekday operations end earlier Savings – approximately \$10,000 per year
Ayr Transfer Station	Mon-Sun 9:00am–5:00pm, 7 days 57.75hrs/week (1 staff) or 56hrs/week (2 staff)	Option B: 8:00am–4:00pm, 7 days 56hrs/week Closed 12pm to 1pm for Lunch	Hours shift earlier by 1hour start and finish Closed for lunch between 12pm and 1pm Minimal reduction in total weekly hours. Savings approximately \$15,000 per year
Home Hill Transfer Station	Mon-Sun 10:00am–5:00pm, 7 days 49hrs/week	Option A: 8:00am–4:00pm, 6 days Closed Wednesday 48hrs/week Closed for Lunch between 1pm and 2pm	Earlier start by 2hrs Earlier finish by 1hr One day closure midweek - Wednesday Closed for lunch between 1pm and 2pm Slight reduction in total weekly hours (-1hr). Savings approximately –(\$4,000) per year

Why Change?

Benefit	Associated Risk	Mitigation Strategy
Operational Efficiency – Aligning hours with peak demand reduces idle time and improves productivity.	Community dissatisfaction due to perceived loss of service.	Early stakeholder engagement, clear multi-channel communication, trial/transition period.
Cost Savings – Lower staffing costs, fuel, and equipment costs; funds can be redirected to other waste initiatives.	Perception of cost-cutting rather than service improvement.	Frame changes around efficiency, sustainability, and reinvestment.
Improved Staff Scheduling – Predictable hours improve rostering, reduce fatigue, and enhance retention.	Commercial user disruption if hours don't align with business needs.	Encourage waste consolidation and planning.
Community Clarity – Standardised hours make it easier for residents and businesses to plan.	Traffic congestion at peak times, especially weekends and post-holidays.	Monitor and manage peak traffic, deploy temporary staff if needed.
Staff Wellbeing and Operational Focus – Dedicated lunch breaks improve staff welfare and ensures Council meets award, EB and Act requirements	Potential minor delays for customers arriving during staff breaks if not well-communicated.	Publish break times clearly, schedule works to minimise service disruption, have contingency for urgent situations. HH and Ayr lunch breaks offset to enable user to go to the other facility.
Uninterrupted time at Kirknie allows efficient works at landfill face without weighbridge interruptions. Ensures a safer working environment for staff and community	Customer dissatisfaction if customers arriving during earlier closure.	Publish new closure time clearly, have contingency for urgent situations.

Questions

Q&A –

When would the changes commence if approved? 1 November 2025 - to give staff time to publicise the changes within the community and make sure staff and Unions were updated.



Burdekin
Shire Council

7.1.2. ENVIRONMENTAL AND HEALTH SERVICES

Review of Herbicide Subsidy Policy

File Reference: 395

Report Author: Megan Davies, Pest Management Supervisor

Authoriser: James Stewart, Director Infrastructure Planning and Environmental Services

Meeting Date: 14 October 2025

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Lead by example in adopting environmental best practices across Council operations, and actively support businesses and residents to embrace environmentally friendly practices.

Burdekin Shire Council Operational Plan 2025-2026

BS3 Undertake pest plant and animal reduction activities including the development of property biosecurity plans with landowners.

Executive Summary

The Herbicide Subsidy Policy is presented to Council for adoption.

Recommendation

That Council adopt the attached Herbicide Subsidy Policy.

Background

Current Herbicide Subsidy Policy Effective August 2023;

The Burdekin Shire Council herbicide subsidy policy aims to reduce the impact of priority invasive weeds on the Shire's environment and economy by subsidising the cost of herbicides for landowners. This is achieved by collaborating with landowners regarding weed management through their registered Property Biosecurity Plans, in alignment with [Council's Biosecurity Plan 2020-2025](#). The policy promotes proactive weed management to safeguard agricultural land, local biodiversity, and natural ecosystems from the adverse impacts of invasive plants.

Overview

Eligible landholders may apply for a 40% subsidy on the total cost of herbicide purchases, funded by Council.

Annual Subsidy Cap

The maximum subsidy available per landholder each financial year is \$1,600.00, subject to Council's budget allocation.

Estimated total cost to Council for the 2024/2025 financial year is approximately \$80,000.00.

Eligibility Criteria

To qualify for the subsidy, landholders must meet the following conditions:

- Herbicide must be used to treat nominated weed pests.
- The landholder must have a registered Property Biosecurity Plan with Council.
- Weed infestation must be verified by Council's Biosecurity Officer.
- Targeted weed species must be listed in Appendix 1 of the Herbicide Subsidy Policy.
- Council reserves the right to review and amend the list of eligible weed pests annually, based on infestation trends and landholder feedback.

Proposed Amendments to Herbicide Subsidy Policy

Replace Appendix Reference

- Remove: Appendix 1 – *Nominated Weed Pests List*
- Add: Reference to Appendix 3 – Risk Score and Prioritisation of Pest Plants and Animals in the Burdekin Shire Area, as outlined in the *Burdekin Shire Council Biosecurity Plan 2020–2025*.

Simplify Herbicide Approval Process

- Remove: Reference to the “amount of herbicide approved” to streamline administration and reduce ambiguity.

Update Verification Requirements

- Remove: Requirement for landholders to provide before-and-after photographic evidence of herbicide application.
- Add: Verification to be conducted by Pest Management Officers through biennial property inspections, aligned with the renewal of Biosecurity Property Agreement Plans. These inspections will assess the use and effectiveness of subsidised chemicals and application methods.

Update Role Title

- Change: All references from Biosecurity Officer to Pest Management Officer, reflecting the updated role title within Council.

Consultation

Council Workshop on Tuesday, 30 September 2025.

Budget & Resource Implications

No budget implications.

Once allocated budget is spent, no further subsidies will be provided. Possible impacts are;

1. Reduction of number of people who access the scheme,
2. Possible future review of cap limit per landholder or percentage of discount paid by Council.

Legal Authority & Implications

Not Applicable.

Policy Implications

Not Applicable.

Risk Implications (Strategic, Operational, Project Risks)

Inspection Capacity Constraints

- Biennial inspections by Pest Management Officers may strain resources, especially if staffing levels or workloads are not adjusted to accommodate the change.

Budgetary Pressure

- Increased uptake due to simplified eligibility and reduced verification requirements may lead to higher subsidy claims, potentially exceeding budget allocations.

Mitigation Strategies

- Ensure adequate resourcing for Pest Management Officers to conduct inspections.
- Monitor subsidy uptake and review budget impacts quarterly.

Attachments

1. Herbicide Subsidy Policy

Policy Type	Corporate
Function	Environmental Management
Policy Owner	Manager Environment and Health Services
Policy Contact	Coordinator Public Health and Environment
Effective Date	22 August 2023

Purpose

This document sets out Council's policy on supplying herbicide at a subsidised rate to Burdekin Shire landholders who have a current Property Biosecurity Plan with Council. This policy outlines the criteria required to access the scheme and how the scheme will operate.

Scope

Weed management is an essential and integral part of the sustainable management of natural resources for the benefit of the economy, the environment, human health, and amenity. Combating weed problems is a shared responsibility that requires all parties to have a clear understanding of their roles. Prioritisation of an investment in weed management must be informed by a risk management approach.

The Burdekin Shire Council provides a 40% subsidy to eligible landowners for herbicide to be applied to nominated weed pests provided:

- the landowner has a registered Property Biosecurity Plan with Council; and
- the weed infestation is verified by the Council Pest Management Officer.

The nominated weed pests are a subset of all the weed pests in the Shire and selected on the grounds that they are the most common to rural landowners in the Shire. Council reserves the right to amend this list each year based on weed infestation and landowner feedback.

This policy will ensure a risk-based process to facilitate distribution of the available funds to achieve the acceptable level of weed control.

The available funds will be determined each year by Council when adopting the Annual Budget.

Exceptions

Nil.

Objectives

The objective of this policy is to reduce the impact of the existing priority weed problem in the Shire as identified in the Burdekin Shire Biosecurity Plan 2020-2025 in conjunction with landowners by the sustainable distribution of the available herbicide subsidy funds.

Policy Statement

Only the landowners where a Council Pest Management Officer has identified the weed infestation, and treatment of weed pests is included in a current Property Biosecurity Plan Agreement is eligible to apply for the herbicide subsidy.

Eligible weed pests are those listed in Appendix 3 "Risk Score and Prioritisation of Pest Plants and Animals in Burdekin Shire Area" of Burdekin Shire Biosecurity Plan 2020-2025. All plants listed in Appendix 3 have

a risk score rating of “High” to “Very High”. Council reserves the right to amend this list each year based on weed infestation and landowner feedback.

Burdekin Shire Council will provide financial support to eligible landowners of up to 40% of the cost of the herbicide supplied to a maximum of \$1,600 per annum.

Landholder Property Biosecurity Plan Agreements are reviewed every 2 years. Pest Management Officers will undertake a property inspection, recording evidence of the progress of the treatment plan to verify the appropriate use and effectiveness of the subsidised chemical and application method. Record of evidence will include photos of treatment areas.

All herbicide requests must be facilitated through Council’s Pest Management team via a specified order form.

Subsidised herbicides are only to be purchased from the Burdekin Shire Council’s approved supplier/s.

Legislation

Biosecurity Act 2014

Local Government Act 2009

Local Laws

Local Law No. 3 (Community and Environmental Management) 2012

Subordinate Local Law No. 3 (Community and Environmental Management) 2012

Definitions and Abbreviations

Weed	is defined pragmatically as a plant that requires some form of action to reduce its harmful effects on the economy, the environment, human health, and amenity.
Weed Pests	are classified as a restricted or prohibited pest plant in the <i>Biosecurity Act 2014</i> ; medium, high, or very high priority in the <i>Burdekin Shire Council Biosecurity Plan 2020-2025</i> ; and/or identified as a declared local pest in the <i>Burdekin Shire Council Subordinate Local Law No. 3 (Community and Environment Management) 2012</i> .
Property Biosecurity Plan	a tool you can use to identify and manage the issue and risks associated with weeds, pest animals and plague pests on your property. The plan is agreed and signed off by the landowner and Council’s Biosecurity Officer.
Herbicide	is defined as a chemical or combination of chemicals used to kill weeds.

Related Documents

Reference Number	Document Title
ECM 1611207	Burdekin Shire Council Biosecurity Plan 2020-2025
	Procedures
	Herbicide Order Form

Document History and Version Control

Title of Document	Herbicide Subsidy Policy
Document Reference Number	ENV-POL-0005 Rev 3
Review Schedule	24 months
Council Meeting Date	22 August 2023
Council Resolution Number	1768675

7.1.3. ENVIRONMENTAL AND HEALTH SERVICES

Review of Wild Dog Control Assistance Policy

File Reference: 395

Report Author: Megan Davies, Pest Management Supervisor

Authoriser: James Stewart, Director Infrastructure Planning and Environmental Services

Meeting Date: 14 October 2025

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Partner with community groups and organisations to protect, restore, and enhance the Burdekin's natural environment, including environmentally sensitive areas and biodiversity corridors.
- Lead by example in adopting environmental best practices across Council operations, and actively support businesses and residents to embrace environmentally friendly practices.

Burdekin Shire Council Operational Plan 2025-2026

BS3 Undertake pest plant and animal reduction activities including the development of property biosecurity plans with landowners.

Executive Summary

This report to Council is in regards to the review and renewal of the Wild Dog Control Assistance Policy and is presented to Council for adoption.

Recommendation

That Council adopt the attached Wild Dog Control Assistance Policy.

Background

The current Wild Dog Control Assistance Policy became effective 22 August 2023;

Council's Wild Dog Control Assistance Policy provides financial support to Burdekin Shire landholders who need assistance in baiting/trapping wild dogs on their property.

Wild dog management is an essential and integral part of the sustainable management of natural resources for the benefit of the economy, the environment, human health, and amenity.

Combating the wild dog problem is a shared responsibility that requires all parties to have a clear understanding of their roles.

Prioritisation of and investment in wild dog management must be informed by a risk management approach.

Overview

Eligible landholders may apply for a 33% reimbursement against the total cost of treatment, funded by Council.

Annual Subsidy Cap

The maximum reimbursement available per landholder each financial year is \$500, subject to Council's budget allocation.

Eligibility

To qualify for the reimbursement, landholders must meet the following conditions;

- Includes baiting or trapping treatments.
- Landholder has a current Property Biosecurity Plan with Council.
- Treatment is verified by a Council Pest Management Officer.
- Landholder provides Council a copy of the invoice for the cost incurred for treatment.

Proposed Amendments to Wild Dog Control Assistance Policy

- Change all the references from Biosecurity Officer to Pest Management Officer, reflecting the updated role title within Council.
- Aerial shooting - Wild dogs are included in animals targeted during Council-organised aerial shoot programs, where the Landholder gives permission.
- Treatments have been conducted on properties where wild dogs have been identified as being a potential issue in a Property Biosecurity Plan.

Update paragraphs to reflect that treatment has occurred on the property where wild dogs are identified as a problem and that permissions have been granted.

Consultation

Presented to Council Workshop Tuesday, 30 September 2025.

Budget & Resource Implications

Currently budget allocation is approximately \$2000.00 per year. Once allocated budget is spent, no further reimbursements will be provided.

Legal Authority & Implications

Not Applicable.

Policy Implications

Not Applicable.

Risk Implications (Strategic, Operational, Project Risks)

Proposed changes to the policy following review are not substantial therefore there is no foreseen risk implications.

Attachments

1. POLICY_Wild Dog Control Assistance_7Oct2025

Policy Type	Corporate
Function	Environmental Management
Policy Owner	Manager Environment and Health Services
Policy Contact	Coordinator Public Health and Environment
Effective Date	22 August 2023

Purpose

This document sets out Council's policy on financial support to Burdekin Shire landholders who need assistance in baiting/trapping wild dogs on their property and have a current Property Biosecurity Plan with Council. This policy outlines the criteria required to access the funding and how the scheme is to operate.

Scope

Wild dog management is an essential and integral part of the sustainable management of natural resources for the benefit of the economy, the environment, human health, and amenity. Combating wild dog issues is a shared responsibility that requires all parties to have a clear understanding of their roles. Prioritisation of and investment in wild dog management must be informed by a risk management approach.

The techniques listed below are those most used to manage wild dog problems:

- Trapping – Contractors.
- Baiting – Council officers provide free of cost 1080 baiting to landholders on request. Landholders provide the bait material. Commercial baits are available as an alternative option, and applications are to be made through Queensland Health. Liaison with neighbouring Councils with a view to coordinated baiting is undertaken operationally.
- Land shooting – Contractors or Landholders can hire Conservation Volunteers (Sporting Shooters Association of Australia) free of cost to do on ground shooting.
- Aerial shooting – During aerial pig shoots any wild dogs sighted are destroyed with permission of the landholder. No shooting schedule solely targeting wild dogs is currently undertaken.

The Burdekin Shire Council will provide financial support of up to 33% of the cost of the treatment to a maximum of \$500 per annum to Burdekin landholders for baiting or trapping subject to:

- the landowner has a registered Property Biosecurity Plan with Council,
- treatment has been conducted on the property identified in Property Biosecurity Plan where wild dogs are identified as being a potential issue,
- an invoice for the cost is provided to Council.

This policy will ensure a risk-based process to facilitate distribution of the available funds to achieve the acceptable level of wild dog control.

The available funds will be determined each year by Council when adopting the Annual Budget.

Policy Statement

Only the landowners who have a current registered Property Biosecurity Plan and where a Council Pest Management Officer has verified the wild dog problem is eligible to apply for the financial support.

The amount approved will be guided by the technique used and will not exceed \$500 per landholder per financial year.

Burdekin landholders will have the responsibility to provide evidence by submitting invoice from contractors and photos if applicable.

All requests must be facilitated through a Council Pest Management Officer via a specified approved claim form.

Exceptions

Nil.

Objectives

The objective of this policy is to reduce the impact of wild dog impacts to landholders in the Burdekin Shire in conjunction with landowners by the sustainable distribution of the available funds.

Legislation

Biosecurity Act 2014

Definitions and Abbreviations

Wild dog is defined pragmatically as a pest that requires some form of action to reduce its harmful effects on the economy, the environment, human health and amenity and is classified as an Invasive Category 3, 4, 6 pest under the *Biosecurity Act 2014* and/is identified as a Pest – Very High – 36 with a management option of Asset Protection under Burdekin Shire Council Biosecurity Plan 2020 – 2025.

Property Biosecurity Plan is a tool used to identify and manage the issues and risks associated with weeds and pest animals on your property. The plan is agreed and signed off by the landowner and a Council Pest Management Officer.

Related Documents

Reference Number	Document Title
ECM 1611207	Burdekin Shire Council Biosecurity Plan 2020-2025
ENV-FRM-0003	Claim for Wild Dog Bounty Form
	Procedure

Document History and Version Control

Title of Document	Wild Dog Control Assistance Policy
Document Reference Number	ENV-POL-0002 Rev 4
Review Schedule	24 months
Council Meeting Date	22 August 2023
Council Resolution Number	1768676

7.2.1. OPERATIONS

Register of Pre-Qualified Suppliers for ACL/23/001 - Hire of Mobile Plant and Equipment (Wet and Dry Hire) and ACL/23/002 - Traffic Control Provider (Including Equipment) - Refresh 2

File Reference: 351, 352 and 395.

Report Author: Sheahr Bonanno, Accounts Payable Officer

Authoriser: Wayne Saldumbide, Manager Operations

Meeting Date: 14 October 2025

Link to Corporate/Operational Plan:

Burdekin Shire Council Operational Plan 2025-2026:

EXP4 - Conduct Tender 2025 Refresh of Approved Contractors Listing applications for private hire and traffic control providers for the period 1 October 2023 to 30 September 2026.

Executive Summary

Tender submissions were received for the final refresh (Refresh 2) of the Register of Pre-Qualified Suppliers for the Approved Contractors Listings (ACL): ACL/23/001 - Hire of Mobile Plant and Equipment (Wet and Dry Hire) and ACL/23/002 - Traffic Control Provider (Including Equipment) effective for the remaining tender period of 1 October 2025 to 30 September 2026.

Recommendation

That Council accepts the conforming tenders received as part of the final refresh (Refresh 2) for the Register of Pre-Qualified Suppliers for ACL/23/001 - Hire of Mobile Plant and Equipment (Wet and Dry Hire) and ACL/23/002 - Traffic Control Provider (Including Equipment) as per the attached listing for the remaining tender period of 1 October 2025 to 30 September 2026.

Background

The initial tenders for a Register of Pre-Qualified Suppliers (ROPS) were established for a three (3) year period from 1 October 2023 to 30 September 2026, with annual refreshes occurring to enable new suppliers to join the list through accepted tender submissions and existing approved suppliers to update their plant and equipment listings.

Tender submissions for the final refresh (Refresh 2) closed at 2:00pm on Wednesday, 27 August 2025.

For ACL/23/001 - Hire of Mobile Plant and Equipment (Wet and Dry Hire), the following occurred from the refresh:

- 38 applications received, of which:
 - 27 applications accepted - 16 new suppliers and 11 existing suppliers updating their plant and equipment listings
 - 2 applications were duplicates
 - 9 applications deemed non-conforming due to insufficient documentation being supplied

Council's ROPS for Hire of Mobile Plant and Equipment (Wet and Dry Hire) now have the following:

- 81 total suppliers - with 34 being local suppliers

For ACL/23/002 - Traffic Control Provider (Including Equipment), the following occurred from the refresh:

- 5 applications received, of which:
 - 5 applications accepted

Council's ROPS for Traffic Control Provider (Including Equipment) now have the following:

- 8 total suppliers - with 1 being a local supplier

Consultation

Relevant Council employees (Manager Operations, Manager Contracts, Overseer Works, Traffic Management and Administrative Support Officer, Work Health and Safety Advisor and Safety and Quality Coordinator) were consulted to review the tender refresh details.

Applications for tenders were advertised on Council's website on Friday 1 August 2025 and in the Townsville Bulletin on Saturday 2 August 2025 advising the tenders were available in VendorPanel from Monday 4 August 2025 until 2:00pm on Wednesday 27 August 2025.

Budget & Resource Implications

The Registers of Pre-Qualified Suppliers for Hire of Mobile Plant and Equipment (Wet and Dry Hire) and Traffic Control Providers (Including Equipment) are utilised in the delivery of the budgeted Capital and Maintenance programs.

Legal Authority & Implications

Burdekin Shire Council's Procurement Policy effective from 1 July 2025.

Local Government Regulations 2012 - Chapter 6 Contracting - Part 3 Default contracting procedures - Division 3 Exceptions for medium-sized and large-sized contractual arrangements - Section 232 Exception for register of pre-qualified suppliers.

Sound Contracting Principles within the *Local Government Act 2009* (Qld) - Chapter 4 Finances and accountability - Part 3: Financial planning and accountability - Section 104: Financial management systems.

Policy Implications

The establishment of a Register of Pre-Qualified Suppliers is consistent with Burdekin Shire Council's Procurement Policy, which states that Council Officers must have regard to the following sound contracting principles in all purchasing activities:

- value for money;
- open and effective competition;
- the development of competitive local business and industry;
- environmental protection; and
- ethical behaviour and fair dealing.

Risk Implications (Strategic, Operational, Project Risks)

This report has been prepared to keep Council informed. Council is committed to demonstrating transparency, accountability and integrity in decision making, whilst responding to the challenges and opportunities present in the Local Government sector.

Attachments

1. VP471721 - Vendor Responses Summary - ACL_23_001 External Plant Hire - Confidential
2. VP471735 - Vendor Responses Summary - ACL_23_002 Traffic Control Providers - Confidential

7.2.2. OPERATIONS

DRFA Reconstruction of Essential Public Assets Package 2 and Package 3 - Tender Recommendation

File Reference: 2903

Report Author: Sonya Batchelor, Project Administration Officer DFRA

Authoriser: James Stewart, Director Infrastructure Planning and Environmental Services

Meeting Date: 14 October 2025

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Prioritise road and drainage network renewals and upgrades to improve safety, connectivity, and flood resilience and to enable economic growth.

Executive Summary

Following the 2025 North Tropical Low event of January-February Council with the assistance of Lonergan Project Services have completed assessments of the damages to roads and drainage networks throughout the Shire which require restoration.

Through the tendering process, bids were assessed by an evaluation panel and a recommendation for a suitably qualified civil contractor has been developed for consideration by Council.

This report aims to inform Council of the evaluation panels process and provide a recommendation to award a civil construction contractor for the Disaster Recovery Funding Arrangement Reconstruction of Essential Public Assets Package 2 and 3.

Recommendation

That Council:

1. award the contract for TBSC/25/028 DRFA Reconstruction of Essential Public Assets Package 2 for the lump sum cost of \$1,277,392.62 (excluding GST) to Hiesler Contracting Pty Ltd.
2. award the contract for TBSC/25/029 DRFA Reconstruction of Essential Public Assets Package 3 for the lump sum cost of \$398,964.13 (excluding GST) to Stratos Civil Pty Ltd.

Background

The 2025 North Tropical Low impacted the Burdekin Shire with flooding causing disruptions and damages to the Shire's Road and drainage network. Council engaged the services of Lonergan Project Services to assist Council Officers with the damage assessments. The extent of damages exceeds what Council employees can complete within the allocated timeframes and assistance to complete the works is required.

Council invited civil contractors to submit a tender to complete formation grading and gravel import for multiple roads in the Shire.

Tender Process and Evaluation

Both Public Tenders open on Vendor Panel on 18 August 2025 and closed on 8 September 2025.

TBSC/25/028 DRFA Reconstruction of Essential Public Assets Package 2; and

TBSC/25/029 DRFA Reconstruction of Essential Public Assets Package 3.

The evaluation panel completed an assessment of the tender responses based on the evaluation criteria, which was provided in the tender documentation. The primary focus of the assessment was price, previous experience, resources and local content. The independent evaluation scores from the three panel members were then combined to show an average result and confirmed the preferred tenderer.

Council Officers undertook a risk assessment and reference checks on the preferred tenderer to ensure due diligence and make an informed recommendation to Council for awarding the contracts.

TBSC/25/028 DRFA Reconstruction of Essential Public Assets Package 2

The contractor of Package 2 will be responsible for the restoration of roads detailed in the table below (Yellow) with Council's internal resources delivering the remainder of the roads (Green) in Package 2.

Contractor Delivery

BrdSC.0095 Roads	length of REPA Treatments
Black Rd	4993
Boundary Rd	1909
Brock Rd	1542
Freeman Rd	2763
George Rd	2916
Hall Rd	2423
Kenyon Rd	3018
Michod Rd	803
Millet Rd	1120
Mitchell Rd	1560
Musprat Rd	1050
Pemble Rd	1038
Rains Rd	1761
Regattieri Rd	1513
Shepherd Rd	2217
Stockham Rd	7372
Aubrey Rd	973
Woodhouse Rd	9411

Council Delivery

BrdSC.0095 Roads	length of REPA Treatments	BrdSC.0095 Roads	length of REPA Treatments
Baudino Rd	322	Mt Kelly Drive	302
Cussen Rd	2962	Muir Rd	710
Davidson Rd	1806	Norris Rd	1130
Elisa Rd	50	Price Rd	1716
Etna Rd	120	Searle Rd	1342
Girelli Rd	270	Sexton Rd	1317
Hollingsworth Rd	554	Tobruk Rd	592
		Unknown 25 - near	
Huston Rd	1124	Barratta Rd	182
Keith Venables Rd	187	Walsh Rd	1376
Leon Rd	365	Warana Rd	154
Majors Rd	355	Whelan Rd	1204
McNee Rd	789	Young Rd	2083
Morrill Rd	2729		

Tenderer Name		Hiesler Contracting Pty Ltd	Olsen Contracting Pty Ltd	Ld & Lj Hillery Pty Limited	Mirthill Pty Ltd	Stratos Civil Pty Ltd	Unyte Eastern Pty Ltd	RMS Engineering & Constructions	Jpd Constructions Nq Pty Ltd
Price	50%	1,277,392.62	1,496,736.40	1,502,646.84	1,508,848.64	1,517,498.93	1,777,634.00	2,234,186.61	7,904,091.89
Normal Score		10.00	6.00	6.00	6.00	6.00	2.00	0.00	0.00
Weighted Score		5.00	3.00	3.00	3.00	3.00	1.00	0.00	0.00
Demonstrated Experience	25%								
Normal Score		9.33	7.67	8.00	7.67	6.67	6.33	5.00	4.67
Weighted Score		2.33	1.92	2.00	1.92	1.67	1.58	1.25	1.17
Resources	15%								
Normal Score		9.33	8.33	8.00	8.00	7.33	5.67	5.33	4.33
Weighted Score		1.40	1.25	1.20	1.20	1.10	0.85	0.80	0.65
Local Content (Max 15%)	10%								
Normal Score		3.33	15.00	6.67	2.33	1.67	1.67	3.00	2.33
Weighted Score		0.22	1.00	0.44	0.16	0.11	0.11	0.20	0.16
Total Weighted Score.		8.96	7.17	6.64	6.27	5.88	3.54	2.25	1.97

Based on the eight (8) tenders submitted for Package 2 the evaluation panel completed the assessment and resulted in the submission from Hiesler Contracting Pty Ltd to score the highest with respect to the price and non-price criteria. The submission was of an excellent quality demonstrating good resources, excellent methodology and DRFA experience. Their forecast program indicated completion before the Christmas shutdown. Hiesler also indicated 47.5% of the tendered price to be via local suppliers and services. Reference checks completed confirmed good performance for other councils and didn't reveal any concerns regarding this engagement.

TBSC/25/029 DRFA Reconstruction of Essential Public Assets Package 3

The contractor of Package 3 will be responsible for the restoration of roads detailed in the table below, with none of the roads selected to be completed by Council's resources in this package.

Contractor Delivery	
BrdSC.0094 Roads	length of REPA Treatments
Foreman Walsh Rd	2777
Gray Rd	505
Hill Rd	1217
Holem Rd	735
McMullen Rd	1093
Newman Rd	1307
Newton Rd	565
Parkinson Rd	285
Pengelly Rd	848
Perks Rd	5357

Contractor Delivery	
BrdSC.0094 Roads	length of REPA Treatments
Sellars Rd	487
Seton Rd	294
Stockyard Rd	676
Terry St	92
Tudehope Rd	1943
Weaver Rd	1308
Weir Rd	319

Tenderer Name		Cgw Australia Pty Ltd	Hiesler Contracting Pty Ltd	Olsen Contracting Pty Ltd	Ld & LJ Hillery Pty Limited	Stratos Civil Pty Ltd	Unyte Eastern Pty Ltd	RMS Engineering & Construction	Jpd Construction s Nq Pty Ltd
Price	50%	269,122.10	473,126.65	634,241.65	463,114.03	398,964.13	564,447.00	748,406.86	1,758,782.37
Normal Score			6.00	0.00	6.00	10.00	1.00	0.00	0.00
Weighted Score		0.00	3.00	0.00	3.00	5.00	0.50	0.00	0.00
Demonstrated Experience	25%								
Normal Score		5.67	9.33	7.67	8.00	6.00	5.33	5.00	5.33
Weighted Score		1.42	2.33	1.92	2.00	1.50	1.33	1.25	1.33
Resources	15%								
Normal Score		5.67	9.33	7.00	8.00	6.67	5.67	5.33	4.33
Weighted Score		0.85	1.40	1.05	1.20	1.00	0.85	0.80	0.65
Local Content (Max 15%)	10%								
Normal Score		1.67	3.33	15.00	6.67	1.67	1.67	3.00	3.00
Weighted Score		0.11	0.22	1.00	0.44	0.11	0.11	0.20	0.20
Quoted Price.		269,122.10	473,126.65	634,241.65	463,114.03	398,964.13	564,447.00	748,406.86	1,758,782.37
Total Weighted Score.		2.38	6.96	3.97	6.64	7.61	2.79	2.25	2.18

During the evaluation of Package 3 immediate concerns were raised regarding the extremely low price from CGW Australia Pty Ltd. Based on the evaluation of the tender submission and background checks on the contractors past performance regarding delivery of DRFA tenders the panel determined the risk to Council was too great to recommend the award of this tender package. Therefore, the panel completed the evaluation of the remaining submissions and based on price and non-price criteria determined that the submission from Stratos Civil Pty Ltd was the highest scoring submission and cheapest price of the remaining submissions.

Stratos was scored down on demonstrated experience and resources due to the fact that the majority of their work has been completed on DRFA programs as a subcontractor to a larger principal contractor. Whilst not high scores the evaluation indicated satisfactory meeting the criteria and background checks and references were completed on Stratos. These checks indicated high performance, good communication and completion of similar scope for other North Queensland Councils. Therefore, the panel were comfortable to recommend the award of package 3 to Stratos Civil Pty Ltd.

Consultation

Workshop with Council was completed on 30 September 2025. The three (3) evaluation panel members each scored the tenders independently.

Budget & Resource Implications

2025 DRFA REPA submissions BrdSC.0094.2425L.REC and BrdSC.0095.2425L.REC funding.

Council has undertaken internal delivery of the majority of the roads approved for funding in packages 94 and 95. Council does not have the capacity to deliver the entire 2025 DRFA REPA program estimated to be in the order of \$24M in total and must be completed no later the June 2027. Council must also ensure from a community perspective impacted roads are returned to the pre-disaster condition as soon as possible to minimise the impact on the road users and businesses that rely on a safe and efficient transport network.

Legal Authority & Implications

Procurement has been undertaken in accordance with the Burdekin Shire Council Procurement Policy and the *Local Government Regulation 2012*.

Policy Implications

Burdekin Shire Council Procurement Policy

Risk Implications (Strategic, Operational, Project Risks)

Risk has been reduced through the 21-day tender period and thorough assessment of all responses by the evaluation panel.

Attachments

None

7.3.1. PLANNING AND DEVELOPMENT

Development Application for a Development Permit for Reconfiguring a Lot - Boundary Realignment (1 Lot into 2 Lots) at 101 Anabran Road, Jarvisfield (Lot 3 on SP222952)

File Reference: 234 RAL25/0006

Report Author: Kellie Galletta, Manager Planning and Development

Authoriser: James Stewart, Director Infrastructure Planning and Environmental Services

Meeting Date: 14 October 2025

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Support strategic projects that will contribute to liveability and economic growth in the Burdekin.

Burdekin Shire Council Operational Plan 2025-2026

PD13 Assess Planning Applications to ensure compliance with requirements of the current Planning Scheme.

Executive Summary

Council is in receipt of a development application seeking a Development Permit for Reconfiguring a Lot (1 into 2 Lots) at 101 Anabran Road, Jarvisfield, creating two (2) 'lifestyle' lots of approximately 4,220m² and 4,001m². The land is zoned Rural under the Burdekin Shire Council Planning Scheme 2022, mapped as Priority Agricultural Area (PAA) and Class A and B Agricultural Land, and affected by the Flood Hazard Overlay.

At the Ordinary Council Meeting on 23 September 2025, Council Officers' recommendation to refuse the application was put to the vote and lost.

The following alternative recommendation was proposed:

....That Council approve the proposed Development Application seeking a Development Permit for Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots) at 101 Anabran Road, Jarvisfield (Lot 3 on SP222952) for the following reasons:

- 1. Reconfiguration of the site will not result in further fragmentation of rural land.*
- 2. The portion of land proposed for subdivision has remained unused for a significant period and is not currently serving a productive purpose.*
- 3. The proposal demonstrates net benefits to regional development, including a positive contribution toward addressing the housing shortage in the area.*
- 4. The proposed layout is consistent with the pattern of development that has been established in the immediate locality.....*

This motion was not seconded as Council requested that Council Officers provide further clarification on development conditions for consideration at the next Ordinary Council Meeting.

Conditions of approval have been drafted to support an approval of this application and are provided as Attachment A.

Recommendation

That Council:

1. Decide the development application; and
2. If the development application is approved, impose the conditions outlined in Attachment A.

Background Officers Summary

Proposal

The application seeks a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots) at 101 Anabran Road, Jarvisfield (Lot 3 on SP222952). The proposal is to subdivide the existing 8,221m² lot to create two 4,000m² lots, both with frontage to Anabran Road. The plan of development is provided as Attachment B.

Table 1: Development Proposal

	Council's Acceptable Solution (Rural Zone)	Proposed Lot 1	Proposed Lot 2
Lot Size	30ha	4,220m ²	4,001m ²
Road Frontage	200m	90.5	59.1

Lot 1 contains the existing dwelling house and is serviced by a septic system and soakage trench, a bore and electrical connection. Lot 1 will also retain the existing crossover and access driveway off Anabran Road.

Lot 2 will contain the existing shed and will be serviced by the existing bore on site and an additional on-site sewerage treatment and disposal system. The new lot will also require an individual connection to electrical and telecommunications networks. Infrastructure exists in the road verge therefore it is anticipated that the development will be able to achieve connection to these services.

Lot 2 will retain the existing crossover and access driveway off Anabran Road. No other physical works to the existing access and other servicing arrangements are required to facilitate the creation of the additional lot.

Conditions

The conditions provided at Attachment A are standard conditions for a rural subdivision.

However given the small size of the proposed rural lots at 4,000m² each, the only condition of note is Condition 7. This condition requires that Lot 2 is provided with its own dedicated water supply that meets the Australian Drinking Water Guidelines (ADWG).

If a bore is used, it must be located entirely within Lot 2 and positioned away from any potential sources of contamination (e.g. effluent disposal areas, stormwater drains). A qualified hydrologist or water quality engineer must certify that the water supply is of drinking water quality, has adequate yield for domestic use, and is free from contamination. If the bore water cannot meet these standards, an alternative compliant drinking water supply must be provided to Council's satisfaction.

The condition ensures that any newly created lot is capable of being serviced by a safe, reliable and sustainable water supply, consistent with the ADWG given its proximity to the existing onsite effluent disposal system. This protects public health, avoids reliance on unsafe or inadequate sources, and ensures that future occupants are not exposed to water quality or availability risks. It also allows Council to confirm that minimum service and health standards are met prior to lot creation. This is unique to smaller lots, where potable water supply is supplied via an on-site bore, in areas not connected to a reticulated water and/or sewer network.

Infrastructure Charges

Reconfiguring a lot to create an additional lot in the rural zone is a development type that triggers infrastructure charges to be applied as per Council's Charges Resolution. Payment only of a transport related contribution charge is applicable in the rural zone. A discount for the existing lot has also been applied to the site in accordance with Council's Charges Resolution.

Development Description	Water Supply	Sewerage	Transport	Public Parks & Land for Community Facilities	Stormwater	Total
Rural - Reconfiguring a Lot (2 Lots)	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00
Less discount applied	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00
Total	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00

Consultation

Refer Attachment C for an extract from the 23 September 2025 Ordinary Council Meeting.

Statutory Environment

Council is required to deal with and assess the Development Application in the context of the *Planning Act 2016*, *North Queensland Regional Plan* and the *Burdekin Shire Planning Scheme December 2022* and any other relevant matters including their individual merit.

Budget & Resource Implications

Possible legal fees associated with any Planning and Environment Court appeal.

Legal Authority & Implications

A potential risk is present in that any decision made by the Assessment Manager may attract an appeal in the Planning and Environment Court.

Policy Implications

Not applicable in concerning the acceptance of this report.

Risk Implications (Strategic, Operational, Project Risks)

Risk to Council relating to its obligation under the *Planning Act 2016*, is primarily ensuring that the development application is properly managed, assessed and decided. Risk and implications have been managed by undertaking a thorough assessment of this application and preparation of this report, including the officer's recommendation.

Attachments

1. Attachment A - Recommended Conditions of Approval
2. Attachment B - Development Plan
3. Attachment C - Extract from Ordinary Council Meeting 23 September 2025

Conditions of Approval (for Alternative Recommendation)

Condition	Reason	Timing
1 General and Administration <u>Compliance with Conditions</u> 1.1 The Applicant (and any contractor, agent, employee or invitee of the applicant) is responsible for carrying out the approved development and ensuring compliance with this development approval, the conditions of the approval and the relevant requirements in accordance with: 1.1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within the relevant technical reports. 1.1.2 The development must comply in full with all conditions of this approval, and is to be designed, constructed and maintained in accordance with relevant Planning Scheme requirements, Council policies, guidelines and standards (except as otherwise specified by any condition) to Council's satisfaction, and best practice engineering. 1.2 Where a discrepancy or conflict exists between the written condition(s) of the approval and the approved plans, the requirements of the written condition(s) of the development approval will prevail. 1.3 Where these conditions refer to 'Council' in relation to requiring Council to approve or be satisfied, the role of the Council may be fulfilled in whole or in part by an officer acting under appropriate delegation. <u>Works – Applicant's Responsibility/Expense</u> 1.4 The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met by the applicant, at no cost to the Council. 1.5 The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may occur during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately. <u>Infrastructure Conditions</u> 1.6 All development conditions contained in this development approval relating to infrastructure under Chapter 4 of the <i>Planning Act 2016 (the Act)</i> , should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.		At all times.
2. Approved Plans and Documents <u>Approved Plans & Documents</u> 2.1 The proposed development must be completed, comply with and maintained generally in accordance with the drawings/ documents identified in the above, except as otherwise specified and/or amended by any condition of this approval.	The development must comply with all planning scheme requirements as approved and conditioned by this development permit.	At all times.

Conditions of Approval (for Alternative Recommendation)

Condition		Reason	Timing
2.2	The development must be constructed in the position and at the levels identified on the approved plans or as stipulated by a condition of this approval, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines.		
2.3	Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.		
Approved Plans			
Drawing Title		Drawing/Revision	Date
PROPOSED RECONFIGURATION Lots 1 and 2 Cancelling Lot 3 on SP222952		57225/0001 B	24 January 2025
3. Payment of Rates, Charges and Expenses		Confirmation to be provided to Council prior to the release of the Plan of Survey.	
3.1	Prior to signing the Plan of Survey, payment is required of any outstanding rates or charges levied by the Council or any expenses being a charge over the subject land.		
3.2	Pay the sum calculated at the current charge per lot to be levied on the Council by the Department of Resources, for each new valuation.		
Access and Roadworks			
4. Roadworks		To provide appropriate access in accordance with relevant code/s and policy direction.	At all times.
4.1	The construction of any additional crossovers to give access to the land is the owner’s responsibility.		
4.2	An application must be made to and approved by Council before the construction of any additional access crossovers.		
4.3	Approved crossovers must be constructed in accordance with requirements of the approval to the satisfaction of Council.		
Services and Infrastructure			
5. Stormwater		To ensure that stormwater does not adversely affect surrounding properties or properties downstream from the development.	At all times
5.1	The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.		

Conditions of Approval (for Alternative Recommendation)

Condition	Reason	Timing
5.2 Any external catchments discharging to the premises must be accepted and accommodated within the development's stormwater drainage system.		
6. Confirmation of Existing Services 6.1 The existing services for each lot must be contained within the individual allotments.	To ensure the development is appropriately serviced in accordance with relevant code/s and policy direction.	Confirmation to be provided to Council prior to the release of the Plan of Survey.
7. On Site Potable Water Supply 7.1 Lot 2 must be provided with a dedicated water supply that complies with the Australian Drinking Water Guidelines for water quality to provide safe drinking water. 7.2 The bore must be located wholly within the boundaries of Lot 2, at least 10 metres clear of any onsite effluent disposal areas, wastewater treatment systems, stormwater drains or potential sources of contamination, to the satisfaction of Council. 7.3 The applicant must provide Council with certification from a suitably qualified professional (hydrologist or water quality engineer) confirming that the water supply for Lot 2: 7.3.1 is safe drinking water and meets the required standards; 7.3.2 has sufficient yield for domestic use; and 7.3.3 is free from contamination sources. 7.4 Should the bore not be capable of providing potable water at an acceptable standard, an alternative compliant potable water supply must be provided to Lot 2 to the satisfaction of Council.	To adequately service the development	Confirmation to be provided to Council prior to the release of the Plan of Survey.
8. Electricity and Telecommunications 8.1 Submit to Council a Certificate of Electricity Supply demonstrating that supply is provided and available to each proposed lot, unless otherwise specified by the provider. 8.2 Submit to Council a Provisioning of Telecommunication Services demonstrating that supply is provided and available to each proposed lot, unless otherwise specified by the provider.	To adequately service the development	Confirmation to be provided to Council prior to the release of the Plan of Survey.

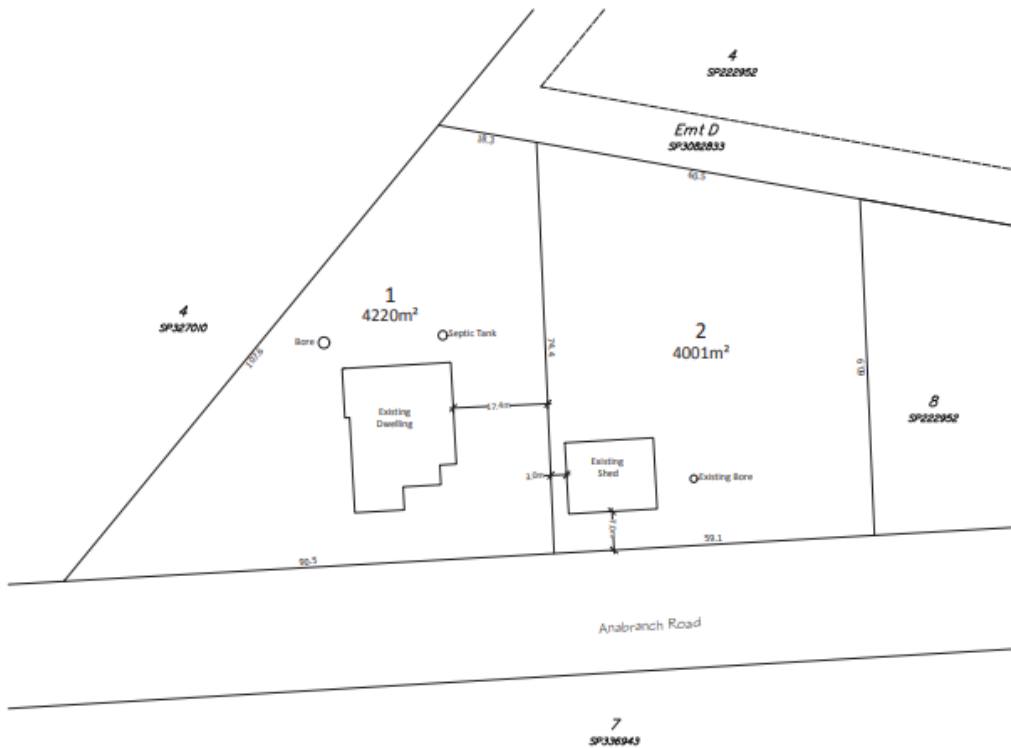
Conditions of Approval (for Alternative Recommendation)

Advice

<p>1. Infrastructure Charges</p> <p>An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the development permit is attached for your information.</p>
<p>2. Compliance with Conditions</p> <p>Unless otherwise specified by these conditions, the conditions must be complied with prior to Council's endorsement of the Plan of Survey.</p>
<p>3. Limitation of Approval</p> <p>3.1 The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the application including its supporting material provided to it by the applicant.</p> <p>3.2 The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the application and supporting material as constituting a representation by the applicant as to its accuracy and completeness. Insofar as the application and its supporting material may be incomplete and/or inaccurate giving rise to any claim by a third party the applicant agrees to indemnify and save the council harmless in respect of any claim so arising.</p>
<p>4. Acid Sulfate Soils</p> <p>Should the presence of acid sulfate soils or potential acid sulfate soils be detected, an Acid Sulfate Soils Management Plan may be required to be prepared and submitted to Council for approval.</p>
<p>5. Amenity Impacts</p> <p>Use of the site is to be operated in a way that protects the values of the existing environment and will not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting, in accordance with the <i>Environmental Protection Act 1994</i>.</p>
<p>6. Earthworks</p> <p>Earthworks are not approved as part of this Development Permit. If any earthworks are required and deemed assessable development, an operational works development application is to be lodged with Council for assessment in accordance with relevant code/s and policy direction.</p>
<p>7. Future Development and Flood Management</p> <p>7.1 Any future on-site sewerage treatment and disposal on the proposed lots must be in accordance with the <i>On-Site Sewerage Code and AS/NZS 1547:2000</i>.</p> <p>7.2 Any future development application for building works which includes habitable rooms may require a 1% AEP Flood Certificate. N.B. this applies in localised and river flood areas as identified in Burdekin Shire Council's mapping.</p>
<p>8. Miscellaneous</p> <p>The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au.</p> <p>If any item of cultural heritage is identified during site works, all work must cease, and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.</p>

Conditions of Approval (for Alternative Recommendation)

PROPOSED
RECONFIGURATION
Lots 1 and 2
Cancelling Lot 3 on SP222952



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.

Date: 26th January, 2025	
Scale: 1:500	A3
Drawn: MBM	
Job No: 57225/001-01	
Plan No: 57225/001 B	

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ACTION ITEM - Ordinary Council Meeting - 23 September 2025

TITLE: Development Application for a Development Permit for Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots) at 101 Anabranh Road, Jarvisfield (Lot 3 on SP222952)

MEETING DATE: 23/09/2025

STAFF RECOMMENDATION

That Council refuse the proposed Development Application seeking a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots) on land described as Lot 3 on SP222952 and located at 101 Anabranh Road, Jarvisfield, as the proposed development is in direct conflict with:

1. *North Queensland Regional Plan 2020*, in particular:

- Goal 1 – A leading economy in regional Australia
 - Regional Outcome 1.3: Maintain and expand a prosperous and sustainable agricultural sector in the region.

Regional Policy 1.3.1 - Non-agricultural development within PAAs is not supported, unless the proposed use demonstrates net benefits for regional agricultural production, without compromising the PALUs current or future ability to operate or is for public infrastructure.

2. *Burdekin Shire Council Planning Scheme 2022*, in particular:

- Part 2 - Strategic Framework
 - 2.3.2 (1) Rural residential development occurs within areas included in the rural residential zone. New rural residential development does not occur beyond these zoned areas.

2.4.1 (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.

2.4.1 (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.*

- Part 4 – Zones
 - 4.2.9 Rural Zone Code
 - The Purpose Statement
 - Overall Outcomes 2(a), 2(d), 2(e), 2(g).
 - Performance Outcomes PO16, PO18, PO19, PO22, PO23.
- Part 6 – Development Codes
 - 6.2.2 Reconfiguring a Lot Code
 - Overall Outcomes 2(a), 2(b), 2(d), 2(e), 2(g).
 - Performance Outcomes PO10, PO12, PO16.

3. There are no other relevant matters applicable to the application, including the existence of planning, economic or community need, that justify approving the application despite these conflicts.

MEETING RESOLUTION

Executive Summary

Council is in receipt of a development application seeking a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots) at 101 Anabranh Road, Jarvisfield, creating two 'lifestyle' residential natured lots of approximately 4,220m² and 4,001m². The land is zoned Rural under the Burdekin Shire Council Planning Scheme 2022, mapped as Priority Agricultural Area (PAA) and Class A and B Agricultural Land, and

affected by the Flood Hazard Overlay.

The proposal represents a significant departure from the planning intent for the Rural Zone, where the minimum lot size for any new vacant rural zoned lot created is 30 hectares.

The proposal is in direct conflict with:

- The *North Queensland Regional Plan 2020*, which seeks to maintain and expand a prosperous and sustainable agricultural sector and expressly states that non-agricultural development within PAAs is not supported unless it demonstrates net benefits for regional production.
- The Strategic Framework of the *Burdekin Shire Council Planning Scheme 2022*, which requires protection of Class A and B agricultural land and PAAs, prevents rural residential development outside designated zones, and prohibits further fragmentation of rural land below the minimum lot size.
- The Rural Zone Code and the Reconfiguring a Lot Code, which both seek to prevent fragmentation, maintain rural character and productive capacity, and avoid the creation of small rural lots inconsistent with the zone's purpose.

No overriding planning, community or economic need has been demonstrated that justifies approval despite these conflicts. The proposal cannot be conditioned to achieve compliance, and approval would undermine the integrity of the regional and local planning frameworks.

Accordingly, refusal of the application is recommended.

Recommendation

That Council refuse the proposed Development Application seeking a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots) on land described as Lot 3 on SP222952 and located at 101 Anabran Road, Jarvisfield, as the proposed development is in direct conflict with:

1. North Queensland Regional Plan 2020, in particular:

- Goal 1 – A leading economy in regional Australia
 - Regional Outcome 1.3: Maintain and expand a prosperous and sustainable agricultural sector in the region.

Regional Policy 1.3.1 - Non-agricultural development within PAAs is not supported, unless the proposed use demonstrates net benefits for regional agricultural production, without compromising the PALUs current or future ability to operate or is for public infrastructure.

2. Burdekin Shire Council Planning Scheme 2022, in particular:

- Part 2 - Strategic Framework
 - 2.3.2 (1) Rural residential development occurs within areas included in the rural residential zone. New rural residential development does not occur beyond these zoned areas.

2.4.1 (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.

2.4.1 (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.

- Part 4 – Zones
 - 4.2.9 Rural Zone Code
 - The Purpose Statement
 - Overall Outcomes 2(a), 2(d), 2(e), 2(g).
 - Performance Outcomes PO16, PO18, PO19, PO22, PO23.
- Part 6 – Development Codes
 - 6.2.2 Reconfiguring a Lot Code
 - Overall Outcomes 2(a), 2(b), 2(d), 2(e), 2(g).

- Performance Outcomes PO10, PO12, PO16.

3. There are no other relevant matters applicable to the application, including the existence of planning, economic or community need, that justify approving the application despite these conflicts.

Resolution

Moved Councillor Vasta, seconded Councillor Oar that the recommendation be adopted.

FOR - NIL

AGAINST - Councillors Pierina Dalle Cort, Michael Detenon, John Furnell, Amanda Hall, Max Musumeci, Callan Oar, Fina Vasta

0/7

LOST

7.3.3. Development Application for a Development Permit for Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots) at 101 Anabran Road, Jarvisfield (Lot 3 on SP222952) – Lay on the Table

After the original motion was lost, a suggested amended motion was proposed.

Amendment to Recommendation

Moved Councillor Dalle Cort

1. That Council approve the proposed Development Application seeking a Development Permit for Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots) at 101 Anabran Road, Jarvisfield (Lot 3 on SP222952) for the following reasons:

1. Reconfiguration of the site will not result in further fragmentation of rural land.
2. The portion of land proposed for subdivision has remained unused for a significant period and is not currently serving a productive purpose.
3. The proposal demonstrates net benefits to regional development, including a positive contribution toward addressing the housing shortage in the area.
4. The proposed layout is consistent with the pattern of development that has been established in the immediate locality.

This motion was not seconded as Council requested this Item lay on the table. Council Officers are to provide further clarification on development conditions for consideration at the next Ordinary Council Meeting to be held on 14 October 2025.

7.3.2. PLANNING AND DEVELOPMENT

Development Application for a Development Permit for Material Change of Use - (Low Impact Industry) located at 111 and 111A Edwards Street, Ayr and formally described as Lots 6 and 7 on RP707714.

File Reference: 226 and MCU25/0008

Report Author: Kellie Galletta, Manager Planning and Development

Authoriser: James Stewart, Director Infrastructure Planning and Environmental Services

Meeting Date: 14 October 2025

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Support strategic projects that will contribute to liveability and economic growth in the Burdekin.

Burdekin Shire Council Operational Plan 2025-2026

PD13 Assess Planning Applications to ensure compliance with requirements of the current Planning Scheme.

Executive Summary

Council is in receipt of an Impact Assessable Development Application lodged by Brazier Motti on behalf of applicant, Bennetts Exhaust and Mechanical Repairs, seeking a Development Permit for a Low Impact Industry land use on land located at 111 and 111A Edwards Street, Ayr and described as Lots 6 and 7 on RP707714.

The application is seeking to formalise an existing vehicle service and repair shop across the subject site. The use will be contained within the existing buildings and structure on site and does not involve any additional gross floor area (GFA) or propose new buildings as part of this application.

The application was tabled at the Ordinary Council Meeting of 23 September 2025 and Council resolved-

Item 7.3.4 Development Application for a Development Permit for Material Change of Use – (Low Impact Industry) located at 111 and 111A Edwards Street, Ayr and Formally Described as Lots 6 and 7 on RP707714 lay on the table until further investigations are conducted into the eligibility of the Development Application under Council's Economic Stimulus Policy - Development Assessment Incentives – Stream 2 and information be provided at the next Ordinary Council Meeting to be held on 14 October 2025.

The Infrastructure Charges calculations were workshopped with Council on 30 September 2025 and the information presented at this workshop has been included in the Infrastructure Charges paragraph in the body of the report.

Recommendation

That Council approve the development application seeking a Development Permit for a Material Change of Use for Low Impact Industry located at 111 and 111A Edwards Street, Ayr and described as Lots 6 and 7 on RP707714, subject to reasonable and relevant conditions as set out in Attachment A.

Background

Subject site and Surrounding land uses

A locality plan is provided in Attachment B.

The site has a combined area of 2,019m² and road frontage to Edwards Street which is a State controlled road (the Bruce Highway). The site is presently developed with an existing building fronting Edwards Street and several associated structures to the rear, all historically used for vehicle maintenance and repair

activities. Records indicate that this use has operated on Lot 7 on RP707714 since the mid-1990s and was expanded into Lot 6 on RP707714 in 2020, following the demolition of the dwelling that existed on site.

A cottage-style structure (existing former dwelling) currently functions as the workshop office, is located to the front of the site facing Edwards Street. To the rear, a series of structures provide the operational area for vehicle repair and maintenance activities, comprising partially enclosed buildings also facing and gaining access to/from Edwards Street. Located on Lot 6, is two shipping containers either side of a high set domed shade structure that provides the covered servicing area for larger vehicles.

Proposed Development

The proposal seeks a Development Permit for a Material Change of Use to regularise the existing vehicle service and repair shop activity. The activity will continue to operate within the current buildings and structures, with no proposed increase to the gross floor area or introduce new buildings as part of this application. The intent of the application is to secure formal approval for the ongoing use across both sites. No physical works or alterations to the established use are proposed as part of this application, however some upgrades to the street frontage (access points, fencing and landscaping provisions) have been included in the recommended conditions or as part of the Referral Agency Response from SARA.

The existing operation hours are 8:00am to 5:00pm, Monday to Friday, with up to eight (8) staff employed on site. The use, as it is currently operating, is defined as Low Impact Industry.

Low Impact Industry is defined as:

The use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and*
- (b) that a local planning instrument applying to the premises states is a low impact industry; and*
- (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.*

Traffic, Transport Management and Access

The applicant submitted a Traffic Impact Assessment prepared by Noble Consulting as part of the supporting material.

The proposed development complies or has been conditioned to comply with the outcomes sought in relation to access and infrastructure provision. Traffic and access aspects have been conditioned by the State Assessment and Referral Agency as the site is accessed from a State-controlled road. Some additional safety conditions have been included in Council's recommended conditions to reflect the suggestions in the Applicant's Traffic Impact Assessment.

Servicing and Stormwater Management

The subject site is currently connected to Council's reticulated water and sewer infrastructure. It is not anticipated any new connections or upgrades will be required to service the proposed development.

The applicant submitted a Stormwater Management and Impact Assessment prepared by Noble Consulting as part of the supporting material, which details the existing stormwater regime.

Stormwater will continue to discharge to the existing kerb and channel at Edwards Street. Conditions have been recommended to ensure compliance with stormwater quality requirements giving consideration to the nature of the use. Overall, the development satisfies the stormwater and flood hazard provisions of the planning scheme and relevant state codes, with no unacceptable impacts identified.

Amenity and Nuisance

The site adjoins residential properties and presents to a prominent street frontage being the main entry in the town centre. Council conditions address outdoor lighting, fencing and cohesive appearance, waste storage, and landscaping. These will require rationalisation of the mixed fencing treatments, maintenance of landscaping along Edwards Street, and general upkeep of the site's presentation to minimise visual impacts and provide a more consistent and orderly appearance. Fencing at the side and rear boundaries will also address any potential impacts to adjoining properties.

Public Notification

Public notification was undertaken from 25 June 2025 to 16 July 2025. During this period no properly made submissions were received by Council

Referral

The application required referral to the State Assessment and Referral Agency (SARA) as the site is within 25 metres of a State transport corridor (Bruce Highway).

The application was assessed by the State Assessment and Referral Agency (SARA), with their response including conditions imposed relating to site access and onsite manoeuvrability (refer Attachment C).

State Planning Provisions

State Planning Policy

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.

North Queensland Regional Plan

The Planning Minister has identified that the North Queensland Regional Plan (NQRP) is appropriately integrated into the Burdekin Shire Council Planning Scheme in full.

Planning Assessment

Burdekin Shire Planning Scheme December 2022

Officers have completed the assessment of the development application against all relevant provisions of the Planning Scheme and any other relevant matters.

A detailed assessment has been completed (**refer Attachment D**) with a summary provided below in the table below:

2022 Planning Scheme Provision	Proposal/Officer Comment
<u>Strategic Framework</u> The Strategic Framework establishes four themes that represent the policy intent of the Scheme. The themes are: (a) <i>Liveable communities and infrastructure</i> (b) <i>Economic growth</i> (c) <i>Safe and resilient communities</i> (d) <i>Natural resources, the environment and heritage</i>	This development application seeks to formalise an existing vehicle service and repair shop and does not require any changes to existing infrastructure arrangements. By utilising an existing premises, the development ensures safe, efficient and cost-effective provision and operation of existing infrastructure networks. The development- <ul style="list-style-type: none">• Can be serviced by the existing transport network;• Does not increase exposure to flooding or other hazards;• Benefits the local community providing a service and generating economic activity;• Satisfies the lower order components of the Planning Scheme (zone codes, development codes and overlay codes). Overall, the development furthers the intent of the Strategic Framework.
<u>Centre Zone Code</u>	The proposed development is consistent with the purpose of the code, as it formalises the long-established vehicle service and repair shop at 111 and 111A Edwards Street, Ayr, providing a recognised service to both the local community and the wider region. The development contributes to the overall mix of uses within the Centre Zone. The site sits among commercial, retail, and residential activities along Edwards Street and has operated in this location since the mid-1990s. Its continuation reinforces the diverse activity base within the centre.

2022 Planning Scheme Provision	Proposal/Officer Comment
	<p>The use operates at a scale that services the local population. The site consolidates existing urban activity along a major transport corridor, supporting the ongoing vitality of the centre. While the site primarily accommodates a service use rather than retail, pedestrian connectivity and street safety are maintained, including existing footpaths.</p> <p>The office fronts Edwards Street, and the site's operation is of a scale that complements nearby commercial and service activities. In granting approval, vehicle access points will be minimised and controlled, with the Traffic Impact Assessment confirming safe and efficient operation.</p> <p>The existing buildings are single-storey and consistent with the surrounding development pattern in the Centre Zone. No additional height or bulk is proposed as part of this application, and building setbacks accommodate vehicle manoeuvring without compromising pedestrian safety. The use has co-existed with nearby residential development for decades. Enclosed workshop structures and restricted operating hours (8:00am–5:00pm for the workshop, with ancillary office to 6:00pm) manage potential amenity impacts. Noise, lighting, and traffic effects are consistent with expectations for this location, and the proposal does not generate adverse amenity outcomes.</p> <p>On balance, the proposal is considered to comply with the purpose and overall outcomes of the Centre Zone Code.</p>
Development Works Code	<p>The development retains existing connections to Council's reticulated water, sewer, stormwater and other essential infrastructure, and no additional load is anticipated. The Stormwater Management Assessment confirms the development will not materially worsen drainage outcomes, and conditions requiring stormwater quality controls, waste storage and site maintenance will ensure ongoing compliance.</p> <p>The Traffic Impact Assessment prepared by Noble Consulting confirmed that the use will not materially affect the safety or efficiency of the Bruce Highway, and SARA conditions require relocation and rectification of crossovers, left-in/left-out movements and directional signage. Council conditions complement these by ensuring on-site parking, manoeuvring and access are maintained.</p> <p>On this basis, the development is considered to comply with the purpose and overall outcomes of the Development Works Code.</p>
Overlay Codes Flood Hazard Overlay Code	<p>The site is identified within areas of low to medium flood hazard for a local rain event. No filling, excavation or alteration of ground levels is proposed, and the use is contained within existing buildings and structures. Conditions require that development does not worsen flood hazard, alter overland flow paths or reduce flood storage capacity on or off site. As the proposal formalises an established mechanical repair business that has operated without flood-related impacts, and with the inclusion of these conditions, the development is considered to comply with the purpose and overall outcomes of the Flood Hazard</p>

2022 Planning Scheme Provision	Proposal/Officer Comment
	Overlay Code.

Based on the assessment of the development application, Officers consider that the proposed development can be recommended for approval subject to reasonable and relevant conditions. A copy of the recommended conditions of approval is provided in Attachment A.

Infrastructure Charges

Records indicate that this use has operated on Lot 7 on RP707714 since the mid-1990s and was expanded across into Lot 6 on RP707714 in 2020, following the demolition of the existing dwelling on site.

Given this, it is considered that the GFA established on Lot 7 is an existing non-conforming use that does not attract infrastructure charges. The use established in 2020 on Lot 6 should have been subject to a development application including the levying of infrastructure charges upon commencement of use. Charges have been calculated for this approval for the additional area (Lot 6) only.

The below table outlines the applicable charges for this development. Note the discount for the existing lot has been applied, in accordance with Council's Charges Resolution.

Development Description	Water Supply	Sewerage	Transport	Public Parks & Land for Community Facilities	Stormwater	Total
Other industry (399m ² GFA x \$50/m ² plus 1,012m ² impervious x \$10/m ² for stormwater)	\$6,783.00	\$6,783.00	\$6,384.00	-	\$10,120.00	\$30,070.00
Credit 1 x dwelling house - \$10,000 per dwelling	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$10,000.00
Total	\$4,783.00	\$4,783.00	\$4,384.00	-\$2,000.00	\$8,120.00	\$20,070.00

The Council's Infrastructure Charges Reduction Application for Existing Unlawful Development Policy is applicable to a material change of use of premises where the change of use was assessable development:

- prior to 13 July 2018 (when the LGIP took effect); and
- the site does not have existing lawful use rights established for the previous/current use, and the applicant is seeking to have discounts applied for the existing use calculated and applied in the Infrastructure Charges Notice (ICN) for the development permit.

In this circumstance, no charges have been levied for the pre-2018 component of the development, therefore the 50% discount does not apply.

If Council were to levy charges for the aspect of development established in the mid-1990s, the total cost of infrastructure charges would be higher even with the 50% discount applied. Refer below table.

Description	Total adopted IC Charge					Total
	Water Supply	Sewerage	Transport	Public Parks & Land for Community Facilities	Stormwater	Total
Total Charge for full site (pre and post 2018)		\$59,500			\$20,240	\$79,740
Lot 6 (111 Edwards St) • 399m2 GFA x \$50/m2 • 1,012m2 x \$10/m2		\$19,950		\$0.00	\$10,120	\$30,070
Lot 7 (111A Edwards St) • 791m2 GFA x \$50/m2 • 1,012m2 x \$10/m2		\$39,550		\$0.00	\$10,120	\$49,670
Less 50% discount applied for pre 2018 (i.e., Lot 7 only)		- \$19,775		\$0.00	- \$5,060	- \$24,835
Less credit for 1x existing dwelling house		- \$6,000		- \$2,000	- \$2,000	- \$10,000
Total levied under Policy		\$33,725		\$0.00	\$13,180	\$44,905

Officers have not applied charges to the aspect of development established in the mid-1990s as there is insufficient evidence available to confirm that this use was not established lawfully based on the planning framework applicable at the time of commencement of use, nor has the applicant provided evidence to support the lawful establishment; nor asked for a development permit across the entire site as for example Nutrien requested as part of their application at Rossiter Hill.

There is limited ability currently for Council to reduce infrastructure charges on a case by case basis as they are levied in accordance with the Council's Charges Resolution. Any further reduction of charges for this Application would need to be considered in response to any future Council incentive policies.

Consultation

All relevant Council departments have been consulted, with comments and development conditions from the Manager, Planning and Development, Manager, Environmental and Health Services and Manager Technical Services included as part of the recommendation.

The proposed development was workshopped with the Mayor and Councillors and the Executive Leadership Team on 16 September 2025.

Statutory Environment

Council is required to deal with and assess the development application in the context of the *Planning Act 2016*, *North Queensland Regional Plan* and the *Burdekin Shire Council's Planning Scheme December 2022*.

Budget & Resource Implications

Possible legal fees associated with any Planning and Environment Court appeal.

Legal Authority & Implications

A potential risk is present in that any decision made by the Assessment Manager may attract an appeal in the Planning and Environment Court.

Policy Implications

Not applicable in concerning the acceptance of this report.

Risk Implications (Strategic, Operational, Project Risks)

Risk to Council relating to its obligation under the *Planning Act 2016*, is primarily ensuring that the development application is properly assessed and decided. Risk has been managed by undertaking a thorough assessment of this application and preparation of this report.

Attachments

1. Attachment A - Recommended Conditions of Approval
2. Attachment B - Locality Plan and Proposal Plans
3. Attachment C - Referral Agency Response
4. Attachment D - Detailed Assessment

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
1. General and Administration		
<u>Compliance with Conditions</u>		At all times.
1.1 The applicant (and any contractor, agent, employee or invitee of the applicant) is responsible for carrying out the approved development and ensuring compliance with this development approval, the conditions of the approval and the relevant requirements in accordance with:		
1.1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within the relevant technical reports.		
1.1.2 The development must comply in full with all conditions of this approval, and is to be designed, constructed and maintained in accordance with relevant Planning Scheme requirements, Council policies, guidelines and standards (except as otherwise specified by any condition) and all other relevant legislative requirements to Council's satisfaction, and best industry practice.		
1.2 Where a discrepancy or conflict exists between the written condition(s) of the approval and the approved plans, the requirements of the written condition(s) of the development approval will prevail.		
1.3 Where these conditions refer to 'Council' in relation to requiring Council to approve or be satisfied, the role of the Council may be fulfilled in whole or in part by an officer acting under appropriate delegation.		
<u>Notice of Intention to Commence the Use</u>		
1.4 Prior to the commencement of the use on the land the subject of the application, written notice must be given to Council that the use (development and/or works) fully complies with the decision notice issued in respect of the use.		
<u>Works – Applicant's Responsibility/Expense</u>		
1.5 The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required, are met by the applicant at no cost to the Council.		
1.6 The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may occur during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately.		

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
<p>1.7 Any required relocation and/or alteration to a public service or facility installation must be carried out at no cost to Council.</p> <p><u>Infrastructure Conditions</u></p> <p>1.8 All development conditions contained in this development approval relating to infrastructure under Chapter 4 of the <i>Planning Act 2016 (the Act)</i>, should be read as being non-trunk.</p>		
2. Approved Plans & Documents		
<p>2.1 The proposed development must be completed, comply with and maintained, generally in accordance with the drawings/documents identified in the table below, except as otherwise specified and/or amended by any condition of this approval.</p> <p>2.2 One full set of the most recent approved plans must be held on-site and available for inspection for the duration of the construction phase.</p> <p>2.3 The development must be constructed in the position and at the levels identified on the approved plans or as stipulated by a condition of this approval, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines.</p> <p>2.4 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.</p>	To ensure that the development contributes to a safe and attractive industrial environment.	At all times.
Approved Plans and Documents		
Title	Drawing/Revision	Date
Site Plan Lots 6 and 7 on RP707714	56865/002 D	28 April 2025
Technical Memorandum - Stormwater Management prepared by Noble Consulting	240117-01/TM-FN0227	27 March 2025

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
Traffic Impact Assessment prepared by Noble Consulting (and as amended by SARA Conditions 2505-46304 SRA dated 15 August 2025)	240117/01 FN0227	27 March 2025
3. Outstanding Changes		
3.1 All rates and charges (including infrastructure charges), in arrears in respect of the land subject of the application, are to be paid in full prior to the commencement of the proposed use.		
4. Notice of Intention to Commence the Use		
4.1 Within six (6) months of the date of this Decision Notice, written notice must be given to Council that the use (development and/or works) fully complies with the decision notice issued in respect of the use.		
5. Nature and Extent of Approved Use		
<p>5.1 This approval provides for Low Impact Industry (vehicle service and repair shop) as defined by the Burdekin Shire Council Planning Scheme 2022 and the Common Material.</p> <p>5.2 The approved use is to remain in accordance with the scale and intensity provided in the development application and as set out on the approved plans and documents listed in the table forming part of Condition 2.</p> <p>5.3 No other operations and/or activities are allowed other than that approved by this permit.</p> <p>5.4 The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the development application including its supporting material provided to it by the applicant.</p> <p>5.5 The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the development application and supporting material as constituting a representation by the applicant as to its accuracy and completeness.</p>	The development must comply with all planning scheme requirements including definitions, nature and extent as approved and conditioned by this development permit.	At all times.

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
6. Hours of Operation		
6.1 Workshop operations are limited to 8:00am to 5:00pm, Monday to Friday.	To ensure no reverse amenity impacts on surrounding sensitive land uses.	At all times.
6.2 Office/customer collection hours are limited to 8:00am to 6:00pm, Monday to Friday.		
6.3 No operations are permitted on Saturdays, Sundays, or public holidays unless otherwise approved in writing by Council.		
7. Access, Parking and Traffic		
7.1 Access to the site must be maintained in accordance with the approved plan as amended by SARA Conditions 2505-46304 SRA dated 15 August 2025.	To ensure development is appropriately serviced by adequate on-site parking, access and manoeuvrability areas in accordance with relevant code/s and policy direction; and that the developments impact on the road network and safety of road users in this location is appropriately mitigated.	i. Technical details are to be submitted to Council as part of an application for Operational Work. ii. Works to be completed prior to the commencement of the use; then iii. To be maintained for the life of the development.
7.2 Repair existing crossovers to ensure the use of a uniform treatment along the site frontage. This condition is required to improve the appearance of the site to the street frontage.		
7.3 A minimum of five (5) car parking spaces (inclusive of one (1) all accessible parking space provided for a person with a disability) must be provided and maintained on site for staff and customers.		
7.4 Appropriate and clear directional signage that meets the relevant standards where applicable to be installed at the street frontage and internal to the site directing customers to this location.		
7.5 All accesses to the premises, on site car parking and manoeuvring areas must be constructed in an all-weather, suitably sealed, low glare paving (bitumen, asphalt, concrete).		
7.6 All vehicles accessing the premises must enter and leave the site in a forward direction.		
7.7 Ensure the area/s set aside for parking, vehicle manoeuvring and loading and unloading are not used for the storage or placement of		

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
<p>goods or materials; and are located and conducted to cause minimum interference.</p> <p>7.8 No vehicle parking is permitted on the southeastern side of Access Driveway 1 to maintain sight lines to pedestrians and cyclists (as per Traffic Impact Assessment).</p> <p>7.9 A convex mirror must be installed at the driveway 3 egress point to improve pedestrian and cyclist safety (as per Traffic Impact Assessment).</p> <p>7.10 All vehicle manoeuvring must be contained wholly within the site.</p> <p>7.11 All on-site parking and manoeuvring areas must be designed in accordance with the relevant Australian Standards and certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ).</p> <p>7.12 Appropriate signage and pavement marking to delineate the direction of traffic entering and exiting the site is to be in accordance with the relevant Australian standards and to the satisfaction of the Council.</p>		
8. Lighting		
<p>8.1 Appropriate lighting is provided to ensure pedestrian and vehicle safety.</p> <p>8.2 Design, position and direct any outdoor lighting so that all lighting complies with AS4282 - Control of The Obtrusive Effects of Outdoor Lighting.</p> <p>8.3 The installation of external lighting must be certified by a suitably qualified person.</p>	<p>To ensure that any outdoor lighting associated with the development does not cause adverse impacts on the amenity of nearby residential properties, maintains the safety of the premises, and complies with acceptable standards for light spill and glare control.</p>	<p>At all times.</p>
9. Stormwater and Drainage		

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
<p>9.1 An amended Stormwater Management and Impact Assessment that assesses the impact of the additional sealed area (replacing the existing gravelled surface) is to be completed and submitted to Council for endorsement.</p> <p>9.2 All stormwater from roofed and impervious areas must be collected, treated, and lawfully discharged to the kerb and channel in Edwards Street, in accordance with the Queensland Urban Drainage Manual (QUDM) and best practice stormwater quality management measures.</p> <p>9.3 Waste oil, filters, and other liquid wastes must not be disposed of through the stormwater system. These must be stored within bunded areas and collected by a licensed waste contractor for appropriate off-site disposal.</p> <p>9.4 Stormwater discharge must not cause material worsening of flooding or drainage conditions on adjoining land or the State-controlled road.</p>	<p>To ensure that development has an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.</p>	<p>i. Technical details are to be submitted to Council prior to the lodgement of an application for Operational Work or Building Works, whichever occurs first.</p> <p>ii. Works to be completed prior to the commencement of the use; then</p> <p>iii. To be maintained for the life of the development.</p>
10. Landscaping and Fencing		
<p>10.1 Where landscaping is required by others, low-scale planting or verge treatments must be provided where practicable to soften the site frontage without impacting vehicle access, safety, or sightlines.</p> <p>10.2 Landscaping must be maintained in a healthy condition and replaced where it dies, is removed, or becomes unsightly.</p> <p>10.3 Fencing must be maintained along all property boundaries, including the Edwards Street frontage (excluding approved vehicle access points, slight splays, and the shop frontage), to minimise adverse amenity issues.</p>	<p>To provide for an attractive streetscape and soften the visual impact of the development from the street and adjoining land.</p>	<p>i. Technical details are to be submitted to Council prior to the lodgement of an application for Operational Work or Building Works, whichever occurs first.</p> <p>ii. Works to be completed prior to the issue of the Certificate of Classification; then</p> <p>iii. To be maintained for the life of the development.</p>

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
10.4 Fencing must be kept in a clean, tidy and structurally sound condition and maintain safe sightlines for vehicles and pedestrians, at all times.		
11. Amalgamation of Lots		
11.1 Amalgamate Lots 6 and 7 on RP707714 into one lot.	To ensure the development can operate as proposed.	Prior to the lodgement of an application for Operational Work or Building Works, whichever occurs first.
12. Nuisance and Environmental and Health		
<u>Avoiding Nuisance</u> 12.1 At all times, the proposed activity shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> and all relevant regulations and standards. 12.2 The proposed activity must be conducted in a manner that applies such reasonable and practical means to avoid, minimise or manage the emission or likelihood of emissions that constitutes noise, dust, light, vibration, odour and privacy nuisances. <u>Environmental and Site Based Management</u> 12.3 An Environmental Management Plan (EMP) and/or a Site Based Management Plan (SBMP) prepared by a suitably qualified person is to be submitted to Council for review and approval. 12.4 The EMP/SBMP must be site specific and activity specific for the proposed development. 12.5 The EMP/SBMP must also have a section for incident recording including management and corrective action recording. 12.6 The final EMP/SBMP and its associated control measures and any conditions or amendments thereto approved by Council must	To ensure that the use of the site does not cause unacceptable nuisance in accordance with the <i>Environmental Protection Act 1994</i> .	i. Prior to the lodgement of an application for Operational Work or Building Works, whichever occurs first, then ii. All times.

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
<p>be implemented and maintained by the applicant/owner at all times.</p> <p>12.7 A copy of the EMP/SBMP for the site must be held on-site at all times and produced if requested by Council officers. All staff, including sub-contractors, must be inducted and familiar with the plan.</p> <p><u>Storage of Hazardous Materials and Flammable and Combustible Liquids</u></p> <p>12.8 Ensure the storage of Hazardous Materials and Flammable and Combustible Liquids is at all times in accordance with the provisions of the <i>Environmental Protection Act 1994</i> and all relevant regulations and standards.</p> <p><u>Lighting</u></p> <p>12.9 The operation of the activity must not cause undue disturbance to any person or activity because of the light it emits.</p> <p>12.10 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.</p> <p><u>Outdoor Lighting</u></p> <p>12.11 Any outdoor lighting fixtures must be installed and maintained so as not to emit glare or light above the levels stated in the relevant Australian Standard 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting.</p> <p><i>Note: Australian Standard 4282 to be checked at time of condition to ensure it is current, in terms of year of revision.</i></p>		

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
<p>12.12 All illuminated signage must be turned off when the facility is closed.</p> <p><u>Waste Management and Storage</u></p> <p>12.13 Waste must be stored and managed in accordance with the details provided in the application:</p> <p>12.13.1 Weekly collection of general waste;</p> <p>12.13.2 Regular collection of recyclables, scrap metal, waste oil, and filters by licensed contractors.</p> <p>12.14 All waste is to be disposed of in accordance with the <i>Environmental Protection Regulation 2019</i> and Council's waste management policy.</p> <p>12.15 Store all waste within a waste storage area (e.g. general waste, recyclable waste, pallets, empty drums etc.) The waste storage area must be:</p> <p>12.15.1 Designed and located to not cause nuisance to neighbouring properties;</p> <p>12.15.2 Screened from any road frontage or adjoining property;</p> <p>12.15.3 Of a sufficient size to accommodate commercial type bins that will be serviced by a commercial contractor plus clearance around the bins for manoeuvring and cleaning;</p> <p>12.15.4 Provided with a suitable hosecock and hoses at the waste storage area.</p> <p>12.16 Store all liquid waste that cannot be disposed of in council's sewerage system or an on-site industrial waste treatment system in a covered area on an impervious surface and ensure it is</p>		

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
<p>contained in a manner capable of containing the liquids in case of spillage.</p> <p>12.17 Waste oil, filters, and liquid wastes must be stored in appropriate bunded containers to prevent environmental harm.</p> <p>12.18 Waste must not be stored in areas visible from the street, other than in screened refuse enclosures.</p> <p><u>General</u></p> <p>12.19 At all times, the proposed activity shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> and all relevant regulations and standards.</p> <p>12.20 No off site release of prescribed contaminants is permitted.</p> <p>12.21 Where potential or actual environmental harm may be caused by the approved development, Council may at any time direct the applicant/owner, or persons acting on behalf of the applicant/owner, to:</p> <p>12.21.1 cease an activity</p> <p>12.21.2 implement appropriate impact control measures</p> <p>12.21.3 modify work plans or methods.</p> <p><u>Complaint Management</u></p> <p>12.22 In the event of a complaint being received by Council in relation to nuisance associated with the use that is considered reasonable, Council will require the developer/operator to engage a suitably qualified consultant to undertake an assessment addressing nuisance emanating from the site for this use to the satisfaction of the Burdekin Shire Council.</p> <p>12.23 The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations and must provide</p>		

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
a recommended method and proposed measures for Council's review and approval. The developer/operator must undertake any works (if required from the report) within 3 months at no cost to Council.		
13. Water and Sewerage Supply		
<p>13.1 The approved development is to be appropriately serviced by Council's reticulated water supply and sewer infrastructure.</p> <p>13.2 Certification is required from a suitably qualified and experienced RPEQ Engineer that the existing:</p> <p>13.2.1 Water supply flow and pressure proposed to serve the proposed development is sufficient to meet Council's Policy for Customer Service Standards and provide adequate supply for firefighting purposes; and</p> <p>13.2.2 Sewer infrastructure proposed to serve the proposed development is sufficient.</p> <p>13.3 This certification is to be provided for Council's review and approval and will form part of the approval.</p> <p>13.4 Any alterations required to Council's sewerage network are to be completed at the applicant's full cost with no cost to Council.</p>	<p>To ensure that the premises is appropriately serviced by reticulated infrastructure in accordance with relevant code/s and policy direction:</p> <p>a. for general use;</p> <p>b. for firefighting purposes;</p> <p>c. to maintain the structural integrity of Council sewerage and water supply infrastructure.</p>	<p>i. Certification is to be submitted to Council prior to the lodgement of an application for Operational Work or Building Works, whichever occurs first.</p> <p>ii. If required, works to be completed prior to the commencement of the use; then</p> <p>iii. At all times.</p>
14. Flood Hazard		
<p>14.1 No filling, excavation or alteration of natural ground levels is permitted within mapped flood hazard areas without further Council approval.</p> <p>14.2 Development must not worsen flood hazard, alter overland flow paths, or reduce flood storage capacity on or off site.</p>	<p>To ensure the development does not increase flood risk to people, property, or infrastructure by altering natural ground levels, overland flow paths, or flood storage capacity, and to maintain the safety and resilience of the site and surrounding land in</p>	<p>At all times</p>

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
	accordance with the Flood Hazard Overlay Code of the Burdekin Shire Council Planning Scheme	
15. Signage		
15.1 The existing pole sign may be retained.	To ensure signage provides clear direction for safe vehicle and pedestrian movement, avoids visual clutter, and maintains the amenity and character of the streetscape.	At all times
15.2 Any future signage must comply with Council's planning scheme requirements and not create a traffic or amenity hazard.		

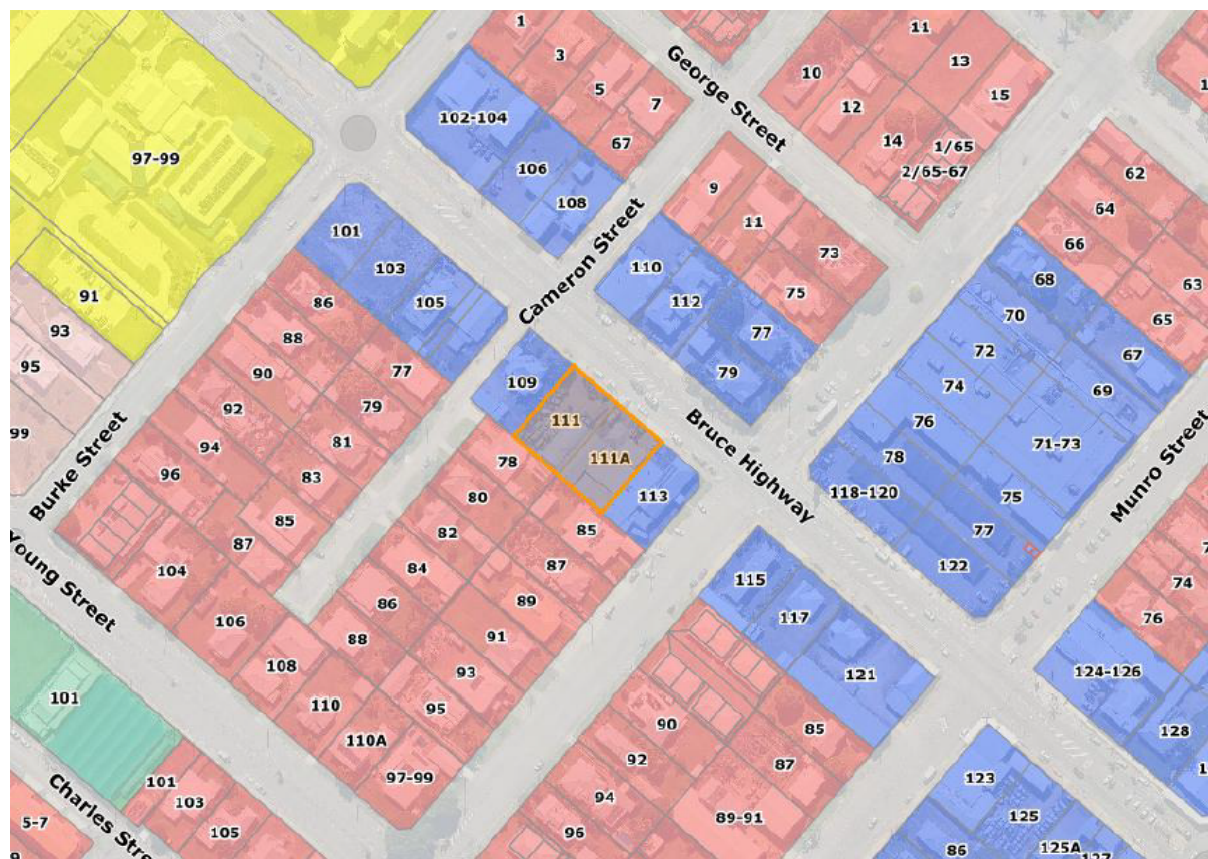
Advice
1. Infrastructure Charges An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the development permit is attached for your information.
2. Compliance with Conditions Inspections will be required to be undertaken by Council to determine compliance with conditions that are not subject to a further approval.
3. Further Approvals Required a) Operational Works If required, a development permit for operational works to carry out civil works associated with the planning approval is required prior to any works commencing on-site. b) Plumbing and Drainage Works A compliance permit to carry out plumbing and drainage works must be obtained prior to the commencement of plumbing and drainage works. c) Building Works A development permit for building works to carry out building works is required, prior to works commencing on site. d) Build over sewer/Adjacent to Services An Approval to build over/adjacent to sewer will be required, prior to works commencing on site.
4. Equitable Access and Facilities

Attachment A – Recommended Conditions of Approval

Advice	
<p>The plans for the proposed building work have NOT been assessed for compliance with the requirements of the <i>National Construction Code - Building Code of Australia (Volume 1)</i> as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:</p> <ul style="list-style-type: none"> (a) <i>the Disability Discrimination Act 1992 (Commonwealth)</i> (b) <i>the Anti-Discrimination Act 1991 (Queensland)</i> (c) <i>the Disability (Access to Premises – Buildings) Standards.</i> 	
5. Trade Waste	<p>Discharge of “Trade Waste” (wastes from any industry, business, trade, or manufacturing premises), other than domestic sewage, into Council’s reticulated sewer must be undertaken at all times in accordance with the requirements of the applicable trade waste permit.</p>
6. General Safety of Public During Construction	<p>6.1 It is the Project Manager’s responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the Project Manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.</p> <p>6.2 It is the Principal Contractor’s responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the Principal Contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.</p> <p>6.3 It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person’s workers.</p>
7. Aboriginal and Cultural Heritage	<p>7.1 If any item of cultural heritage is identified during site works, all work must cease, and the relevant state agency must be notified. Work can resume only after state agency clearance is obtained.</p> <p>7.2 The applicant is reminded of their obligations under the <i>Aboriginal Cultural Heritage Act 2003</i> and the <i>Torres Strait Islander Cultural Heritage Act 2003</i>. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au</p>
8. Miscellaneous	<p>8.1 Council will not be obligated to upgrade any roads accessing the development due to increased vehicle numbers accessing the development.</p>

Attachment A – Recommended Conditions of Approval

Advice	
8.2	The construction of any additional crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of Council.
8.3	It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.
9.	Mitigation of Flood Hazard
A flood response plan should be prepared to ensure adequate provision is made for safe evacuation, response and recovery during a flood event.	

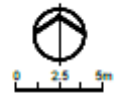
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Document Set ID: 1897669
Version: 1, Version Date: 18/09/2025





Attachment B – Locality Plan and Approved Plans

SITE PLAN

Lots 6 and 7 on RP707714



Legend

-  Office
 Covered Work Shed (Standard Vehicles)
 Covered Work Shed (Oversized Vehicles)
 Repair Vehicle Storage Area

Note: Image provided by
Queensland Globe - 2023

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 approval.

Document Set ID: 1875430
Version: 1, Version Date: 19/05/2025

Date: 28th April, 2025	
Scale: 1:250	A3
Drawn: MUM	
Job No: 56865/002-01	
Plan No:	56865/002 D

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SURVEYING
TOWNPLANNING
PROJECTMANAGEMENT
MAPPING&GIS





SARA reference: 2303-33797 SRA
Council reference: MCU23/0003
Applicant reference: M2028

17 July 2025

Chief Executive Officer
Burdekin Shire Council
PO Box 974
AYR QLD 4807
planning@burdekin.qld.gov.au

Attention: Ms Kellie Galletta

Dear Ms Galletta

SARA referral agency response—8, 10, 12, 14-16 Eighth Avenue, Home Hill

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 17 March 2023.

Response

Outcome:	Referral agency response – with conditions
Date of response:	17 July 2025
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material Change of Use for Extension to existing Motel (Cabins)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1	
	Material change of use within 25 metres of a State transport corridor (road and railway corridors) (Planning Regulation 2017)	

SARA reference: 2303-33797 SRA

Assessment manager: Burdekin Shire Council

Street address: 8, 10, 12, 14-16 Eighth Avenue, Home Hill

Real property description: Lot 20 on H61611; Lot 112 on H61611; Lot 113 on H61611; Lot 111 on H61611

Applicant name: Sunstate Caravan Parks Pty Ltd C/- Milford Planning

Applicant contact details: PO Box 5463
TOWNSVILLE CITY QLD 4810
info@milfordplanning.com.au

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved – with conditions
- Reference: TMR23-038876
- Date: 14 July 2025

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at North.Queensland.IDAS@tmr.qld.gov.au.

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights


Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Zinal Chand, A/Planning Officer, on (07) 3432 2410 or via email NQSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Carl Porter
A/ Manager Planning

cc Sunstate Caravan Parks Pty Ltd C/- Milford Planning, info@milfordplanning.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (A copy of the documents referenced below are found in Attachment 5)

No.	Conditions	Condition timing
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:	
1.	<p>(a) The parking and access arrangement must be carried out generally in accordance with the following plan:</p> <ul style="list-style-type: none"> Proposed Site Plan, prepared by Espace Building Design, dated 03/11/2023, project number D200, revision B (as amended in red by SARA). <p>(b) Appropriate signage and linemarking must be provided in accordance with the Manual of uniform traffic control devices (MUTCD) AS2890.1 to reinforce one-way only entry movements.</p> <p>(c) Parking space '14' must be relocated to accommodate minimum queuing provision for approximately one (1) vehicle length on entry to the site in accordance with AS2890.1.</p> <p>(d) Parking space '15' must be marked and allocated as 'staff only'.</p>	Prior to the commencement of use and to be maintained at all times
2.	<p>(a) Road accesses are located generally in accordance with Proposed Site Plan, prepared by Espace Building Design, dated 03/11/2023, project number D200, revision B (as amended in red by SARA).</p> <p>(b) Provide road access works comprising standard vehicular accesses, at the road access location(s) referred to in part (a) of this condition.</p> <p>(c) The road access (egress) referred to in part (b) of this condition must maintain the slight splays (2.5m x 2.0m pedestrian slight splays) to be clear of all signage, landscaping (excluding low ground shrubs no higher than 500mm above ground level) and fencing.</p> <p>(d) Design and construct the road access works, referred to in part (b) of this condition, in accordance with:</p> <ol style="list-style-type: none"> the Department of Transport and Main Roads' <i>Road Planning and Design Manual, 2nd Edition</i>; the Department of Transport and Main Roads' <i>Policies and Technical Specifications</i>; the Department of Transport and Main Roads' <i>Standard Drawings Roads</i>; and Burdekin Shire Council's Standard Drawings. 	<p>(a) At all times</p> <p>(b) and (c) Within 20 business days of the completion of works</p>
3.	(a) Stormwater management of the development must not cause worsening to the operating performance of the railway corridor,	<p>(a) At all times</p> <p>(b) Within 20 business</p>

	<p>such that any works on the land must not:</p> <ol style="list-style-type: none"> create any new discharge points for stormwater runoff onto the railway corridor concentrate or increase the velocity of flows to the railway corridor impede or interfering with any overland flow or hydraulic conveyance from the railway corridor reduce the floodplain immunity of the railway corridor <p>(b) Submit RPEQ certification, with supporting documentation to the Program Delivery and Operations Unit, North Queensland Region (North.Queensland.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with part (a) of this condition.</p>	<p>days of the completion of works</p>
4.	<p>(a) Provide noise barriers in the locations shown on Figure 3 Site Boundary Fence Heights within section 5.0 Noise Assessment Results of Noise Assessment for Development Application, prepared by SLR Consulting Australia, dated 28 May 2024, SLR project no. 620.040727.00001, revision v1.0 (as amended in red by SARA).</p> <p>(b) Design the noise barrier generally in accordance with:</p> <ol style="list-style-type: none"> Figure 3 Site Boundary Fence Heights within section 5.0 Noise Assessment Results of Noise Assessment for Development Application, prepared by SLR Consulting Australia, dated 28 May 2024, SLR project no. 620.040727.00001, revision v1.0 (as amended in red by SARA); and must be entirely contained within the subject site and must comply with the following standards: <ul style="list-style-type: none"> the Department of Transport and Main Roads' technical Specifications MRTS15 Noise Fences (as amended by QR-CTS-Part 41); and Queensland Rail Civil Engineering Standard Specification QR-CTS-Part 41 – Design and Construction of Noise Fences / Barriers. <p>(c) RPEQ certification with supporting documentation must be provided to the Program Delivery and Operations Unit, North Queensland Region (North.Queensland.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with parts (a) and (b) of this condition. Particularly in relation to the following:</p> <ol style="list-style-type: none"> As-constructed drawings of the acoustic barrier; A survey, prepared by a registered surveyor, verifying the location of the acoustic barrier. 	<p>Prior to the commencement of use and to be maintained at all times</p>

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
2.	<p><u>Further Approval Required for All Works within State-controlled Road Reserve</u></p> <p>This development approval does not include any works located within the road reserve of the State-controlled Road. Further approval from the Department of Transport and Main Roads is required pursuant to the provisions of the Transport Infrastructure Act 1994.</p> <p>Under sections 33 of the Transport Infrastructure Act 1994, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads at North.Queensland.IDAS@tmr.qld.gov.au to make an application for roadworks approval.</p> <p>To make an application for road access works approval, please contact the Department of Transport and Main Roads via North.Queensland.IDAS@tmr.qld.gov.au, and include a completed Road Works/Road Access Works in a State-controlled road Application Form (Form F5082) available at https://www.tmr.qld.gov.au/community-and-environment/planning-and-development/other-matters-requiring-approval.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road reserve.</p>
3.	<p><u>Transport Noise Corridor</u></p> <p>Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated <i>transport noise corridor</i>. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3, and 4 buildings located in a <i>transport noise corridor</i> are designed and constructed to reduce transport noise.</p> <p><i>Transport noise corridor</i> means land designated under Chapter 8B of the <i>Building Act 1975</i> and a <i>transport noise corridor</i>. Information about <i>transport noise corridors</i> is available at the Queensland Government website.</p>

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- The development complies with State Code 1: Development in a state-controlled road environment and State code 2: Development in a railway environment (State code 2) as outlined in the State Development Assessment Provisions (SDAP) version 3.2, subject to conditions. Specifically, the development:
 - Does not create safety hazards for users of State-controlled roads or railways.
 - Does not compromise the structural integrity of State-controlled roads, railway corridors, or associated infrastructure.
 - Does not worsen the physical condition or operational performance of the road or rail network.
 - Does not increase the cost to the State for construction, maintenance, or upgrades of road or rail infrastructure.
 - Does not limit the State's ability to plan, construct, maintain, upgrade, or operate road or rail corridors and infrastructure.
 - Does not impact the performance or safety of public passenger transport or active transport infrastructure.
 - Does not increase the likelihood or severity of transport-related accidents or injuries.
 - Avoids or mitigates significant adverse impacts from environmental emissions generated by road and rail transport.
 - Maintains safe and accessible pedestrian and cycle access to public and active transport infrastructure.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Attachment 5—Documents referenced in conditions

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Queensland
Government

Amended in red by SARA on
17 July 2025





Burdekin Motor Inn Extension

Noise Assessment for Development Application

Brockfield Enterprises Pty Ltd

2 Churchill Street
Childers QLD 4660

Prepared by:

SLR Consulting Australia

SLR Project No.: 620.040727.00001

28 May 2024

Revision: v1.0

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2303-33797 SRA

Date: 17 July 2025

Making Sustainability Happen

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
v1.0	27 May 2024	Skaria Thoppil	Jennifer Walker	Rodrigo Olavarria

Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Sunstate Caravan Parks c/- Milford Planning (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2303-33797 SRA
Date: 17 July 2025



Tables in Text

Table 1	Noise Sensitive Receptors (NSR)	2
Table 2	Summary of Environmental Noise Levels	5
Table 3	Summary of 15 Loudest Railway Noise Events Captured on Site	6
Table 4	EPP Noise 2019 – Acoustic Quality Objectives	7
Table 5	EPP Noise 2019 – Acoustic Quality Objective Criteria	8
Table 6	Noise Category Levels	8
Table 7	QDC MP 4.4 Noise Categories	9
Table 8	State Code 2 Table 1 Maximum Building Facade Acoustic Levels	13
Table 9	State Code 2 Table 2 Maximum Free Field Acoustic Levels	13
Table 10	State Code 2 Table 3 Maximum Internal Acoustic Levels	13
Table 11	State Code 1 - Table 2 Maximum Free Field Acoustic Levels	15
Table 12	Daily Rail Movements and Reference Noise Emissions	17
Table 13	Verification of Rail Noise Model	17
Table 14	Traffic Data Used in Acoustic Modelling	18
Table 15	Road Traffic Noise Model Verification	19
Table 16	Carpark Activity and Mechanical Plant SWL and Spectra	20
Table 17	Outdoor Road Traffic Noise Impacts – Private Open Space	24
Table 18	Resultant QDC MP4.4 Noise Categories – Transport Noise Assessment	27
Table 19	Noise Emissions from the Proposed Development – Without Noise Control	29
Table 20	Noise Emissions from the Proposed Development – With Noise Control	29
Table 21	Noise Monitoring Instrumentation	C-1
Table 22	Rail Count Summary – Home Hill Station	E-3
Table 23	Railway Noise Levels of the Study period	E-4

Figures in Text

Figure 1	Project Locality and Noise Measurement Locations	3
Figure 2	Transport Noise Corridors - State Planning Policy Interactive Mapping System	4
Figure 3	Site Boundary Fence Heights	21
Figure 4	Map 1 – Launch Year 2026 Rail Noise Contours with 1.8 m Boundary Fencing	22

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2303-33797 SRA

Date:

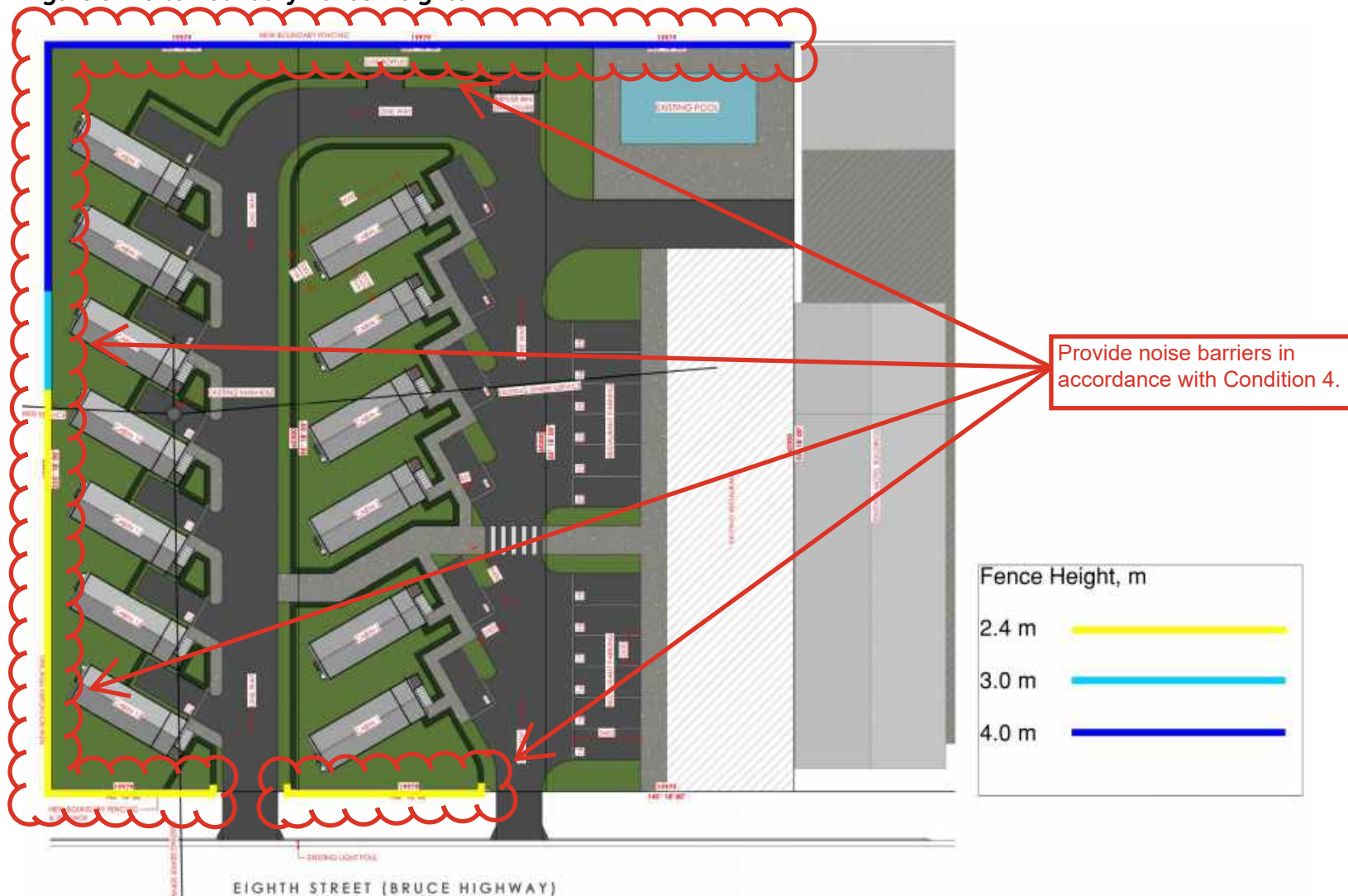
17 July 2025

Amended in red by SARA on

17 July 2025



Figure 3 Site Boundary Fence Heights



PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2303-33797 SRA
17 July 2025

Amended in red by SARA on
17 July 2025



14 July 2025

Department of
Transport and Main Roads

Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number MCU23/0003, lodged with Burdekin Shire Council involves constructing or changing a vehicular access between Lot 111H61611, 112H61611, 113H61611, 20H61611, the land the subject of the application, and Eighth Avenue (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address Sunstate Caravan Parks Pty Ltd
PO Box 5463
TOWNSVILLE CITY QLD 4810

Application Details

Address of Property 14-16 Eighth Avenue, Home Hill QLD 4806
Real Property Description 111H61611, 112H61611, 113H61611, 20H61611
Aspect/s of Development Development Permit for Material Change of Use for Extension to existing Motel (Cabins)

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
Road Access Location		
A. General		
1	The Permitted Road Access Location is in accordance with Attachment D – Permitted Road Access Location Plan.	At all times.
2	(a) Road access(es) are located generally in accordance with Proposed Site Plan prepared by Espace building	Prior to the commencement of the use of the Road

¹ Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
	<p>Design, dated 3 October 2023, referenced D200 and revision B as amended in red.</p> <p>(b) Provide road access works comprising standard vehicular accesses, at the road access location(s) referred to in part (a) of this condition generally in accordance with Proposed Site Plan prepared by Espace building Design, dated 3 October 2023, referenced D200 and revision B as amended in red.</p> <p>Design and construct the road access works, referred to in part (b) of this condition, in accordance with:</p> <ul style="list-style-type: none"> i. the Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition; ii. the Department of Transport and Main Roads' Policies and Technical Specifications; iii. the Department of Transport and Main Roads' Standard Drawings Roads; and iv. Burdekin Shire Council's Standard Drawings. 	Access Works and to be maintained at all times.
3	Direct access is prohibited between Eighth Avenue and the subject site at any other location other than the Permitted Road Access Location described in Condition 1.	At all times.
4	To ensure the safety of pedestrians, bicycle riders and other path users, sight lines at the permitted road access location, must be provided and maintained so that drivers on the driveway are able to see approaching path users before their vehicle encroaches onto the path. The Developer can obtain further guidance on what is required from the Department of Transport and Main Roads' Treatment options to improve safety of pedestrians, bicycle riders and other path users at driveways, available at: New technical guidance to improve bike rider safety (Action Summary 1.15) (Department of Transport and Main Roads)	At all times.
5	The landowner shall be responsible for maintenance of the driveway between the property boundary and the edge of the bitumen as required to continue safe and efficient access between the permitted road access point and Eighth Avenue.	At all times.

Reasons for the decision

The reasons for this decision are as follows:

- (a) To ensure access to the State-controlled Road from the property does not compromise the safety and efficiency of the State-controlled Road network.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.
2. General advice:

(a) This approval does not permit works to occur within the State-controlled Road reserve.

Further approval is required from the Department of Transport and Main Roads prior to any works occurring.

If further information about this approval or any other related query is required, Mr Aidan Colahan, A/Senior Town Planner should be contacted by email at north.queensland.IDAS@tmr.qld.gov.au or on (07) 4421 8708.

Yours sincerely



Denise Hinneberg
Principal Advisor

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - Permitted Road Access Location Plan

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- The objective of the *Transport Infrastructure Act 1994* requires the establishment of a road regime that is safe and efficient.
- Section 62 of the *Transport Infrastructure Act 1994* allows the Department of Transport and Main Roads to make decisions about permitted road access locations between particular/adjacent land and a State-controlled Road (**SCR**).
- The access relates to land located at 14-16 Eighth Avenue, Home Hill QLD 4806 and more formally described as Lot 113 on H61611, Lot 112 on H61611, Lot 20 on H61611 and Lot 111 on H61611.
- Combined, the subject site has a total site area of 6,030m².
- The site currently contains the Burdekin Motor Inn on lots 20 and 111 while lots 112 and 113 are vacant.
- The site borders and currently has two (**2**) access locations to the Eighth Avenue State-controlled Road (**SCR**). The northern access allows for access to the motel rooms while the southern access location provides access to the rear of the motel.
- Eighth Avenue, which is part of the Bruce Highway (Road ID: 10K) is currently under the jurisdiction of the Department of Transport and Main Roads (**TMR**).
- Eighth Avenue accommodates an annual average daily traffic (**AADT**) count of approximately 7,266 vehicles per day, of which approximately 13% of trips are made by heavy vehicles.
- Eighth Avenue is not identified as a limited access road (**LAR**).
- The subject site is located within the Burdekin Shire Council local government area (**LGA**) and is located within the residential zone under the Burdekin Shire IPA Planning Scheme (**the scheme**).
- The applicant proposes the extension of an existing motel to introduce 13 cabins within the vacant lots to the south of the existing motel building.
- The cabins will operate together with the existing motel and will have direct access to the motel by foot and vehicle.
- The site will result in an additional access location to the SCR south of the existing 2 accesses, resulting in 3 access locations in total.
- The development will provide a dedicated parking space for each cabin along with 12 additional parking spaces along the southern wall of the existing motel which are accessible only by the central crossover.
- The development proposes a looped internal one-way driveway which will allow guests to park in a forward direction in their cabins dedicated parking space. Vehicles will access this driveway via the central crossover and exit the site via the proposed southern access to the SCR.
- The development has been designed to allow vehicular access between the existing internal driveway and the proposed internal driveway.
- To ensure the operation of the access is safe for all road users, the following conditions are included on a marked-site plan:

- Appropriate signage and linemarking to be provided in accordance with the MUTCD/AS2890.1 reinforce one-way only entry movements along length of parking aisle;
- Parking space '15' to be marked and allocated as 'staff only' as recommended by the traffic report;
- Parking space '14' to be relocated to accommodate minimum queuing provision for approximately one (1) vehicle length on entry to the site in accordance with AS2890.1;
- Sight Splays - 2.5m x 2.0m pedestrian sight splay to be maintained clear of all signage, landscaping (excluding low ground shrubs no higher than 500mm above ground level) and fencing; and
- Appropriate signage and linemarking to be provided in accordance with the MUTCD to reinforce left out only movements. Recommend 'no entry' signage is provided externally and left out only linemarking and signage is provided internal to site.

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
Traffic Assessment	Lambert and Rehbein	25 June 2025	B23161TL001	A
Response to information request	Milford Planning	25 June 2025	M2028	-
Proposed Site Plan	Espace Building Design	3 October 2023	D200	B

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

- (a) the decision notice did not state the reasons for the decision; and
- (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

Attachment D

Permitted Road Access Location Plan

Program Delivery and Operations
North Queensland Region
445 Flinders Street Townsville QLD 4810
PO Box 1089 Townsville QLD 4810

Telephone +61 (07) 4421 8708
Website www.tmr.qld.gov.au
Email North.Queensland.IDAS@tmr.qld.gov.au
ABN: 39 407 690 291

Attachment D – Detailed Assessment

Assessment Summary

Based on the assessment of the development application, Council officers have determined that the proposed development can comply or can be conditioned to comply with the assessment benchmarks relevant to the assessment.

Detailed Assessment

The timeframes for assessing and deciding applications is set in the *Planning Act 2016* and *Development Assessment Rules* (s.60 and 61(3)). A day referred to in the timeframe below means a business day as defined by the *Planning Act 2016*.

The assessment timeframes applicable to this application are as follows:

ASSESSMENT TIMEFRAMES			
Application Process		Timeframe	Date
1.0	Application lodged with Council		06 May 2025
1.1	Application deemed properly made		15 May 2025
1.2	Confirmation Notice issued	10 days (from 1.1)	29 May 2025
1.3	Council issued Information Request	10 days (from 1.1)	Not Applicable
2.0	Application referred	10 days (from 1.2)	29 May 2025
2.1	Referral Agency issued Information Request	10 days (from 2.0)	Not applicable
2.2	Referral Agency Advice Notice issued		16 June 2025
2.3	Extension of Referral Agency assessment period		11 July 2025
2.4	Further Extension of Referral Agency assessment period		22 August 2025
2.5	Referral Agency Response received		15 August 2025
3.0	Public Notification commences	20 days (from 2.1)	25 June 2025
3.1	Public Notification completed	Min. 15 business days	16 July 2025
3.2	Notice of compliance with Public Notification received	10 days (from 4.1)	17 July 2025
5.0	Decision making period starts	1 day (after last applicable)	25 August 2025
5.1	Decision making period ends	35 days (minus up to 10 days from 3.0)	19 September 2025
5.2	Extension to Decision making period	As agreed with applicant	26 September 2025
5.3	Council Meeting		23 September 2025
5.3	Issue Decision Notice	5 days (after decision is made)	30 September 2025

Attachment D – Detailed Assessment

Level of Assessment

The development proposal is assessable under the *Burdekin Shire Planning Scheme December 2022* (the planning scheme) in accordance with Section 43 (1) of the *Planning Act 2016*. The Assessment Manager is the Burdekin Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*. In accordance with the planning scheme, the Material Change of Use application was subject to Impact assessment.

Council, as the Assessment Manager, has undertaken assessment of the application against the planning scheme making the decision pursuant to s.60 of the *Planning Act 2016*, as outlined in s.45 (3) and s.26 to 28 of the *Planning Regulations 2017*.

Assessment against the relevant provisions of the planning scheme has been undertaken:

Development	Zone	Overlays	Assessment Benchmarks
Material Change of Use for Low Impact Industry	Centre Zone Code	<ul style="list-style-type: none"> Flood Local Rain Events (Low and Medium Hazard) 	<p>The following assessment benchmarks are applicable in the assessment of the development application:</p> <ul style="list-style-type: none"> Centre zone code Development works code Flood hazard overlay code

ASSESSMENT

APPLICABLE ASSESSMENT BENCHMARKS

Part 2 Strategic framework

2.1 Preliminary

- (1) The strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.
- (2) Mapping for the strategic framework is included in part 2 and schedule 4.
- (3) For the purpose of describing the policy direction for the Planning Scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following four themes that collectively represent the policy intent of the Scheme:

- (i) Liveable communities and infrastructure
 - (ii) Economic growth
 - (iii) Safe and resilient communities
 - (iv) Natural resources, the environment and heritage
 - (c) the strategic outcomes proposed for development in the Planning Scheme area for each theme.
- (4) The strategic framework in its entirety represents the policy intent for the Planning Scheme.

Officers Comment

Collectively, these themes seek to provide diverse lifestyle opportunities in settings that are efficiently serviced, environmentally responsible, and resilient to hazards. This application seeks to formalise the long-established vehicle service and repair shop at 111 and 111A Edwards Street. The proposal does not involve any expansion or additional floor area and will continue to operate within the existing buildings and structures on site. By utilising an existing premises, the development supports cost-effective use of infrastructure and ensures the efficient and safe operation of established service networks.

The scale of the activity has been confirmed as appropriate to the capacity of the surrounding road network, as detailed in the submitted Traffic Impact Assessment, demonstrating that the proposal will maintain safe and efficient transport outcomes. The business has operated for decades without adverse impact from flooding or other hazards. Importantly, no changes to site cover or impermeable surfaces are proposed, ensuring that flood conveyance paths and floodplain storage volumes are maintained. The development therefore does not increase exposure to hazard risk and achieves an acceptable level of flood resilience. On balance, the proposal is consistent with the Strategic Framework as it supports an established local industry that contributes to the regional economy and formalises a use that is well understood and accepted by the community.

APPLICABLE ASSESSMENT BENCHMARK

4.2.1 Centre zone code

4.2.1.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.1.2 Purpose and overall outcomes

- (1) The purpose of the centre zone is to provide for a variety of uses and activities to service all parts of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) land included in the centre zone in Ayr, Home Hill and Brandon accommodates a mix of uses, including commercial, community, government, entertainment and permanent and visitor accommodation activities.
 - (b) retail and commercial services in each centre are provided at a level commensurate with the population served by the centre;
 - (c) development assists in consolidating the centre zone in each town
 - (d) development in the centre zone creates an active main street character along Edwards and Queen Streets in Ayr and Eighth Avenue in Home Hill, through:
 - (i) accommodating retail, café, personal service or other uses generating frequent visitation by pedestrians at street level;
 - (ii) buildings built to the street alignment with awnings over footpaths;
 - (iii) a high proportion of glazed or open building façade at street level;
 - (iv) minimising vehicle access points; and
 - (v) convenient pedestrian connections between blocks using arcades or laneways, where practical;
 - (e) on other streets, development prioritises pedestrian movement and safety, address the street and create a consistent building alignment;
 - (f) built form is of a height and scale consistent with surrounding development in the centre zone;
 - (g) development minimises impacts on the character and amenity of nearby land which is not included in the centre zone.

Officers Comment

The proposed development is consistent with this intent, as it formalises the long-established vehicle service and repair shop at 111 and 111A Edwards Street, Ayr, providing a recognised service to both the local community and the wider region. The development contributes to the overall mix of uses within the Centre Zone. The site sits among commercial, retail, and residential activities along Edwards Street and has operated in this location since the mid-1990s. Its continuation reinforces the diverse activity base within the centre.

The use operates at a scale that services the local population. It is not an intensification of the use but a formalisation of existing activities, ensuring service levels remain appropriate to community needs. The site consolidates existing urban activity along a major transport corridor, supporting the ongoing vitality of the centre. While the site primarily accommodates a service use rather than retail, pedestrian connectivity and street safety are maintained. Existing footpaths are retained. The office addresses Edwards Street, and the site's operation complements nearby commercial and service activities. Vehicle access points are minimised and controlled, with the Traffic Impact Assessment confirming safe and efficient operation.

Pedestrian movement is supported through retention of the existing verge footpath and direct access to the office from the street frontage. The existing buildings are single-storey and consistent with the surrounding development pattern in the Centre Zone. No additional height or bulk is proposed and building setbacks accommodate vehicle manoeuvring without compromising pedestrian safety. The use has co-existed with nearby residential development for decades. Enclosed workshop structures and restricted operating hours (8:00am–5:00pm for the workshop, with ancillary office to 6:00pm) manage potential amenity impacts. Noise, lighting, and traffic effects are consistent with expectations for this location, and the proposal does not generate adverse amenity outcomes.

On balance, the proposal is considered to comply with the purpose and overall outcomes of the Centre Zone Code.

4.2.1 Specific benchmarks for assessment

Table 4.2.1.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Comments
Building scale and appearance		
PO1 Buildings have a height, scale and alignment consistent with the streetscape character, and create a safe, continuous and comfortable pedestrian environment at the street front.	AO1.1 Buildings are no more than 2 storeys above natural ground level.	Complies. The existing buildings on site do not exceed 1 storey and the site cover is approximately 53%. Given the nature of the use, the existing buildings on site are setback from the street to allow ingress and egress of vehicles.

Performance outcomes	Acceptable outcomes	Comments
	AO1.2 The maximum site cover is 75%	Complies. The combined site cover of all existing buildings on site is approximately 53%.
	AO1.3 Buildings are built to the street alignment and provide an awning over the adjoining footpath.	Complies with PO1 An awning over the footpath would not be practical in this instance.
	AO1.4 Car parking is provided to the side or the rear of the building but is not provided between the building and the street.	Complies. The parking bays are located to the side of the buildings and are not provided at the street frontage.
Car parking and access		
PO2 Development provides sufficient car parking on-site to accommodate the anticipated demand safely and efficiently.	AO2 Vehicle parking on-site and access and manoeuvring areas are in accordance with table 6.2.1.3(e) – Vehicle parking rates and standards.	Complies with PO2. Parking requirements for Low impact industry uses is a minimum of 1 space per 100m² GFA or 1 space per 2 employees, whichever is the greater. The application proposes only 5 on site spaces however the Traffic Impact Assessment provides justification for the shortfall in carparking and officers understand that there are no known impacts from the current operations/shortfall in onsite parking.
Lighting nuisance		
PO3 The operation of the activity does not cause undue disturbance to any person or activity because of the light it emits.	AO3 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point	Complies. The proposed development is not expected to emit any adverse amount of light as it does not operate during the night.

Performance outcomes	Acceptable outcomes	Comments
	1.5m outside of the boundary of the property at any level from ground level up.	
Infrastructure provision		
PO4 Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.	AO4.1 Premises are connected to a reticulated water supply.	Complies. The premises is connected to reticulated water.
	AO4.2 Premises are connected to reticulated sewerage system.	Complies. The premises are connected to reticulated sewerage.
Uses		
PO5 Retail and commercial services are provided at a level commensurate with the population served by the centre and do not undermine the function of the centre zone in other towns.	No acceptable outcome is nominated.	Not applicable.
PO6 Development facilitates a range of uses that contributes to the vibrancy of the centre and provides for a compatible mix of activities.	No acceptable outcome is nominated.	Complies. The proposed development is for a vehicle service and repair shop that has existed at this location for many years. It provides a service to the region at an accessible location.
Urban design–development fronting Edwards and Queen Streets in Ayr and Eighth Avenue in Home Hill		
PO7 Development maximises pedestrian activity and accessibility by accommodating retail, café, personal service or other uses generating	No acceptable outcome is nominated.	The subject site is located adjacent a printing business with and a dwelling house located on the other side; opposite is a service station. Retail, cafes and personal services are not

Performance outcomes	Acceptable outcomes	Comments
frequent visitation by pedestrians at street level.		<p>predominant land uses in this part of the Centre zone therefore, the proposed development at this location is not out of character.</p> <p>Pedestrian activity is limited however footpaths exist along the full frontage of the development site and will be retained for the life of the development.</p>
PO8 Buildings incorporate extensive shop window glazing or other openings along the frontage.	No acceptable outcome is nominated.	The existing buildings on site are setback from the street to allow ingress and egress of vehicles accessing the site. No further works are proposed requiring glazing or other treatments.
PO9 Convenient pedestrian connections between blocks using arcades or laneways are created where practical	No acceptable outcome is nominated.	No applicable.
PO10 Vehicle access points are minimised, and where possible, consolidated.	No acceptable outcome is nominated.	Approval conditioned to ensure the access for the site must be maintained in accordance with the approved plan as amended by SARA Conditions 2505-46304 SRA dated 15 August 2025.
Urban design – all parts of the zone		
PO11 Pedestrian entry points are easily identified and directly accessed from the street.	No acceptable outcome is nominated.	<p>Complies.</p> <p>Pedestrian access is provided to the office by way of a concrete foot path that connects the public footpath in the road verge to the main entrance to the building.</p>

Performance outcomes	Acceptable outcomes	Comments
PO12 Development does not create blank, unbroken walls along street frontages.	No acceptable outcome is nominated.	Complies. No blank walls are proposed along the street frontages.
PO13 Building caps and rooftops create an attractive roofscape and screen plant and equipment.	No acceptable outcome is nominated.	Complies. The original roof cap will be retained on the existing administration building and other structures.
PO14 Car parking, vehicular access and driveways do not detract from or dominate the street frontage.	No acceptable outcome is nominated.	Approval conditioned to ensure the access and parking for the site must be maintained in accordance with the approved plan as amended by SARA Conditions 2505-46304 SRA dated 15 August 2025.
PO15 Development is designed to achieve safety for all users having regard to: (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) clearly defined building entrances. Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.	Approval conditioned to ensure the access and parking and pedestrian safety for the site must be maintained in accordance with the approved plan as amended by SARA Conditions 2505-46304 SRA dated 15 August 2025.

Performance outcomes	Acceptable outcomes	Comments
PO16 Landscaping is incorporated into the development and provides shade for pedestrians, enhances its appearance especially in parking and service areas and screens servicing components.	No acceptable outcome is nominated.	Complies. Given the existing nature and scale of the activity, no shade trees are proposed on site. Low scale landscaping is to be provided along the frontage of the site to enhance the streetscape.
PO17 Landscaping provides for an attractive streetscape.	AO17 A minimum of 3m of dense planting is provided along the road frontage/s of the site, except where buildings are built to the street alignment.	Complies. The existing landscaping provided along Edwards Street will be retained.
Amenity		
PO18 Development does not create significant impacts on the amenity of nearby land in a residential zone as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.	No acceptable outcome is nominated.	Complies. The structures where the servicing and repair activities are carried out, that adjoin the residential uses, are enclosed structures to reduce any potential noise emissions during business hours. Conditions have been imposed to ensure compliance.
PO19 Development adjoining residential zoned land provides building setbacks which maintain the privacy of nearby dwellings and incorporate suitable screening.	AO19.1 Buildings have a minimum setback of: (a) 3m or half the building height, whichever is greater, to the side boundary; and (b) 6m or half the building height, whichever is greater, to the rear boundary.	Complies with PO19. The existing development has operated on Lot 7 for decades with the expansion of the use into Lot 6 in 2020. The structures on Lot 7 are built to the rear boundary and therefore cannot achieve a minimum setback of 6.0m. The shipping container domed structure is set back approximately 1.4m from the rear boundary, with the shipping container that supports the dome is situated approximately 0.2m off the boundary.

Performance outcomes	Acceptable outcomes	Comments
		The structures on Lot 7 are built to the rear boundary and therefore cannot achieve a minimum setback of 6m. Despite this arrangement, the use does not appear to result in a loss of privacy for the adjoining dwellings to the rear of the site. The structures on Lot 7 are enclosed and the structures on Lot 6 do not adjoin any habitable rooms on the neighbouring Lot 2.
	AO19.2 A screen fence (minimum height of 1.8m and maximum gap of 10mm) is provided along the common site boundaries.	Conditioned to comply.
	AO19.3 Windows with a direct view into adjoining residential land are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.	As Above
PO20 Development is designed to minimise overshadowing on adjoining residential zoned land.	AO20 Buildings do not cast a shadow over an adjoining residential lot between the hours of 9am and 3pm on the 22 June.	Complies.
PO21 Materials capable of generating air or odour impacts are wholly enclosed.	No acceptable outcome is nominated.	Complies. All plant equipment and services are enclosed.
PO22 No acceptable outcome is nominated. All external areas are sealed, turfed or landscaped	No acceptable outcome is nominated.	Will be conditioned to comply. Currently approximately 626m ² of the site is a gravelled surface with the remainder of the site sealed.
APPLICABLE ASSESSMENT BENCHMARK		

6.2.1 Development works code

6.2.1.1 Application

- (1) This code applies to development identified as requiring assessment against the Development works code by the tables of assessment in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the code is to ensure that development provides services to a standard which is efficient, effective and reflects community expectations, enhances the lifestyle of the community, and minimises impacts on neighbours, the streetscape and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the location and design of infrastructure or works minimise impacts on amenity and landscape character;
 - (b) development minimises site disturbance and impacts on the natural environment;
 - (c) adequate infrastructure is provided to meet the demand likely to be generated by the development;
 - (d) the safe, efficient and cost-effective provision and operation of infrastructure networks occurs by ensuring:
 - (i) development is of a scale commensurate with the capacity of the strategic road network and provides access in a manner that protects the safety and efficiency of the network;
 - (ii) development maintains high standards of water quality and the environmental health of waterways;
 - (iii) public health and safety are protected.
 - (e) excavation and/or filling in the rural zone does not adversely impact on Council controlled land including road reserves and infrastructure, overland flow paths, drainage paths, waterways, wetlands, or road and drainage infrastructure.

Officers Comment

The development retains existing connections to Council's reticulated water, sewer, stormwater and other essential infrastructure, and no additional load is anticipated. The Stormwater Management Assessment confirms the development will not materially worsen drainage outcomes, and conditions requiring stormwater quality controls, waste storage and site maintenance will ensure ongoing compliance.

A Traffic Impact Assessment confirmed that the use will not materially affect the safety or efficiency of the Bruce Highway, and SARA conditions require relocation and rectification of crossovers, left-in/left-out movements and directional signage. Council conditions complement these by ensuring on-site parking, manoeuvring and access are maintained.

On this basis, the development is considered to comply with the purpose and overall outcomes of the Development Works Code.

6.2.1.3 Specific benchmarks for assessment

Table 6.2.1.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Comments
Earthworks		
PO1 Excavation and filling on land maintains the amenity and utility of adjoining land.	AO1 Excavation and filling is not carried out within 1.5m of any site boundary.	Complies. The development does not propose excavation or filling within 1.5m of a site boundary.
PO2 The carrying out of any excavation or filling does not contaminate any land.	AO2 No contaminated material or potential acid sulfate soil is used as fill.	Complies The development does not propose filling.

Table 6.2.1.3(b)—Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes	Comments
Earthworks		
PO3 The carrying out of any excavation does not create any land instability or public safety risk.	AO3 Earthworks and retaining structures are carried out in accordance with: (a) Australian Standard 3798:1996- Guidelines	Not applicable The development does not propose excavation or filling as part of this application.

Performance outcomes	Acceptable outcomes	Comments
	on earthworks for commercial and residential development; and (b) Section 3 of Australian Standard 4678:2002- Earth retaining structures.	
PO4 Earthworks do not: (a) result in ponding on the site or on nearby land; (b) adversely affect the flow of water through an overland flow path; and (c) result in the loss of safety to users or uses of any other land.	No acceptable outcome is nominated.	
PO5 Earthworks do not result in structures or changes to ground level within a pipeline easement without the consent of the pipeline licence holder. Editor's note—Refer to sections 807-808 of the <i>Petroleum and Gas (Production and Safety) Act 2004</i> .	No acceptable outcome is nominated.	
PO6 Earthworks maintain the visual amenity of surrounding land and do not compromise the privacy of adjoining property.	No acceptable outcome is nominated.	
PO7 The risk of erosion and sedimentation is minimised by: (a) progressive rehabilitation of disturbed areas within the site; (b) avoiding long term stockpiling of soil;	No acceptable outcome is nominated.	

Performance outcomes	Acceptable outcomes	Comments
(c) diverting drainage paths around disturbed areas; and (d) preventing sediments from leaving the site.		
Excavation and/or filling in the rural zone		
PO8 Excavation and/or filling do not: (a) result in ponding on Council controlled land, including road reserves and infrastructure; (b) impede the flow of water through an overland flow path or drainage path on Council controlled land, including road reserves and infrastructure; and (c) alter the location and/or flow rate of water discharge points from the premises adversely impacting on Council road and drainage infrastructure.	No acceptable outcome nominated.	Not applicable.
PO9 Excavation and/or filling do not result in an increase to the volume or concentration of water: (a) in an overland flow path or drainage path on Council controlled land, including road reserves and infrastructure; and (b) waterways and wetlands.	No acceptable outcome nominated.	Not applicable.
PO10 Excavation and/or filling do not adversely impact on waterways and wetlands.	AO10 Excavation and/or filling do not occur within 15m of the: (a) outer bank of a waterway; or (b) outer landward boundary of a wetland.	Not applicable.

Performance outcomes	Acceptable outcomes	Comments
PO11 Excavation and/or filling do not adversely impact on Council road and drainage infrastructure.	AO11 Excavation and/or filling do not: (a) occur within 15m of Council road and drainage infrastructure; and (b) alter the flow rate or velocity of water at discharge points from the premises to Council road and drainage infrastructure.	Not applicable.
Infrastructure		
PO12 Development in an urban zone (other than the Low-medium density zone) or within the priority infrastructure area is connected to reticulated water, sewerage and stormwater. Note—Urban zone is defined in the Planning Regulation 2017. The priority infrastructure area is identified in the Local Government Infrastructure Plan in schedule 6.	No acceptable outcome is nominated.	Complies.
PO13 Development sites are provided with services in a way that is: (a) safe and efficient; (b) maintains the integrity of the external network; (c) does not impose a load on external networks that exceed their capacity; and (d) can be safely, conveniently and cost effectively maintained.	AO13 All infrastructure required to service the development is provided in accordance with Planning scheme policy – S.C5.2 – Development works.	Complies. The development will be serviced by reticulated water, sewerage and electricity.
PO14	No acceptable outcome is nominated.	Not applicable.

Performance outcomes	Acceptable outcomes	Comments
Where reticulated water supply is not available, development is provided with a reliable water supply that is sufficient for the demands generated on site.		
PO15 Where a reticulated sewerage service is not available, an on-site system of treatment and disposal is established that is sufficient for the level of waste water generated on the site.	No acceptable outcome is nominated.	Not applicable.
PO16 Where provided on-site, water, waste water and stormwater infrastructure are established in a way that ensures public and environmental health, safety, water quality and amenity are maintained.	AO16.1 In the rural residential zone, premises are provided with an on-site sewerage treatment and disposal system.	Not applicable.
	AO16.2 Elsewhere, no acceptable outcome is nominated	Complies.
PO17 Premises are connected to an electricity supply approved by the relevant authority.	AO17 The development is connected to electricity infrastructure in accordance with the standards of the relevant regulatory authority.	Complies. The site is connected to the NBN and Telstra telecommunications networks and is serviced by an existing Ergon Energy overhead electricity supply located within Edwards Street.
Water management Editor's note—A property management plan or environmental management plan, illustrating how environmental impacts will be minimised, may be required to support the proposed development.		
PO18 Development is located, designed, constructed and operated to avoid adverse impacts on environmental values and water quality of groundwater, waterways and surface water	No acceptable outcome is nominated.	Conditioned to comply. The development has been condition to be managed in accordance with the Stormwater

Performance outcomes	Acceptable outcomes	Comments
storages arising from: (a) altered stormwater quality and hydrology; (b) waste water; (c) the creation or expansion of non-tidal artificial waterways; or (d) the release and mobilisation of nutrients and sediments.		Management and Impact Assessment report, lodged with the application (Noble Consulting Engineers, March 2025).
PO19 Development achieves the stormwater management design objectives outlined in tables 6.2.1.3(c) and 6.2.1.3(d). Editor's note—Urban purpose is defined in the <i>Planning Regulation 2017</i> .	No acceptable outcome is nominated.	
PO20 Wherever practical, development: (a) minimises clearing and earthworks; (b) utilises natural flow paths; and (c) minimises impervious surfaces and maximises opportunities for infiltration, capture and reuse.	No acceptable outcome is nominated.	
PO21 Stormwater drainage is provided that has sufficient capacity to safely remove stormwater run-off, in a way that: (a) minimises risk to public safety and property; (b) provides a lawful point of discharge from each lot; (c) minimises ponding;	No acceptable outcome is nominated.	

Performance outcomes	Acceptable outcomes	Comments
(d) allows for risk associated with potential failures within the system; and (e) allows for practical access for maintenance.		
Acid sulfate soils		
PO22 Within the areas identified as potential acid sulfate soils on overlay map OM1, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by: (a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or (b) where disturbance of acid sulfate soils cannot be avoided, development: (i) neutralises existing acidity and prevents the generation of acid and metal contaminants; and (ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment. Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils on overlay map OM1 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial	AO22.1 Development does not: (a) involve excavating or removing 100m ³ or more of soil and sediment at or below 5m AHD; or (b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or (c) involve filling with 500m ³ or more with an average depth of 0.5m or greater that results in: (i) actual acid sulfate soils being moved below the water table; or (ii) previously saturated acid sulfate soils being aerated. OR AO22.2 Development manages waters so that: (a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals; (b) the pH of all sites, and any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background);	Complies. The proposed development does not involve major excavation or filling that would otherwise disturb acid sulfate soils.

Performance outcomes	Acceptable outcomes	Comments
activities and must be undertaken in accordance with the Queensland Acid Sulfate Soil Technical Manual and relevant State Planning Policy. Applicants should also refer to the Guidelines for Sampling Analysis of Lowland Acid Sulfate Soils in Queensland, Acid Sulfate Soils Laboratory Methods Guidelines or Australian Standard 4969. It is highly recommended that the applicant develop a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.	(c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals; (d) there are no visible iron stains, flocs or sums in discharge water; (e) all reasonable preparations and actions are undertaken to ensure that aquatic health is safeguarded; and (f) infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack.	
Traffic and access		
PO23 The development is located on roads appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics of the road hierarchy. Note–The road hierarchy is illustrated in Figure 6.2.1.3 of the Development works code.	No acceptable outcome is nominated.	Complies. The site is located on a State controlled road and was referred to Transport and Main Roads. Conditions of approval from SARA have been imposed.
PO24 Development maintains a safe environment for pedestrians, cyclists and vehicles on the site and external to the site.	No acceptable outcome is nominated.	
PO25 Development has vehicle access and manoeuvring sufficient to accommodate the anticipated traffic demand and servicing	AO25 Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.	

Performance outcomes	Acceptable outcomes	Comments
requirements safely and efficiently.		
PO26 Development (other than dwelling houses and dual occupancies) are designed to enable vehicles to enter and leave the site in a forward direction	AO26 Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.	Complies. The site is located on a State controlled road and was referred to Transport and Main Roads. Conditions of approval from SARA have been imposed.
PO27 Development provides sufficient parking on-site to accommodate the anticipated demand safely and efficiently.	AO27 Vehicle parking is provided in accordance with table 6.2.1.3(e)–Vehicle parking rates and standards. Where the use is not nominated in table 6.2.1.3(e), no acceptable outcome is nominated.	Considered to comply with PO27. The planning scheme nominates minimum on site car parking spaces. However a carparking analysis was undertaken as part of the Traffic Impact Assessment, with the five (5) angled parking bays provided on site found to be sufficient to cater for the needs to the business.
PO28 On-site parking is clearly defined, safe and easily accessible.	AO28 Parking areas comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.	Conditioned to comply.
PO29 Open parking spaces are designed and constructed to facilitate stormwater infiltration on-site.	No acceptable outcome is nominated.	Conditioned to comply. All areas are to be sealed, turfed or landscaped.
PO30 Transport noise impacts are managed by the siting and design of development so that the need for acoustic screening is minimised.	No acceptable outcome is nominated.	Not Applicable.

Performance outcomes	Acceptable outcomes	Comments
PO31 Where they are used, acoustic walls are designed to mitigate visual impacts.	No acceptable outcome is nominated.	Not Applicable.
PO32 Lighting is provided to ensure pedestrian and vehicle safety.	No acceptable outcome is nominated.	Conditioned to comply.
Landscaping		
PO33 Landscaping is designed, established and maintained to: <ul style="list-style-type: none"> (a) incorporate existing vegetation, where appropriate; (b) reinforce existing streetscape character; (c) provide effective shade and screening; (d) be sustainable without undue reliance on irrigation; (e) be suitable to the tropical climate. Editor's note—A landscaping plan may be required which should incorporate: <ul style="list-style-type: none"> • a fully dimensioned site plan describing the existing landscape including the landscape and environmental significance of remnant vegetation; • the location and depth of all existing services; • natural drainage lines; • existing levels and finished levels; • a full schedule of plantings and materials including growing characteristics, quantities of 	No acceptable outcome is nominated.	Complies with PO33 and PO34. The development is constrained by existing built form and operational areas. However recommended conditions require retention, maintenance and rationalisation of the Edwards Street frontage landscaping and fencing, to achieve a consistent and cohesive presentation. With these measures in place, the development is considered to comply with the landscaping outcomes of the Planning Scheme.

Performance outcomes	Acceptable outcomes	Comments
each plant and other materials; and • a drainage and irrigation plan.		
PO34 Landscaping: (a) is established using semi-advanced plants in conjunction with shrubs and ground covers; (b) uses native and endemic species where possible; and (c) does not utilise species which are noxious or poisonous or have drop limbs.	No acceptable outcome is nominated.	
Waste and pollutant management		
PO35 Development provides on-site facilities for the storage and collection of solid wastes that are secure and avoid potential for nuisance.	No acceptable outcome is nominated.	Complies. Refuse storage facilities are provided on-site.
PO36 Liquid wastes produced by development are managed and disposed of so no risk of nuisance or environmental harm is created.	No acceptable outcome is nominated.	Complies Liquid wastes produced by the development are stored in waste contains or drums and collected by private waste collection companies and disposed of off-site so to ensure the activities being carried out on site do not cause environmental harm.
PO37 Development involving the handling of potential pollutants is designed and operated to ensure spills and on-site surface water are captured and treated prior to release to the environment.	No acceptable outcome is nominated.	Complies Liquid wastes produced by the development are stored in waste contains or drums and collected by private waste collection companies and disposed of off-site so to

Performance outcomes	Acceptable outcomes	Comments
		ensure the activities being carried out on site do not cause environmental harm.
Fire hydrants in urban areas for buildings accessed by common private title Editor's note—This section will not apply where other legislation applies which mandates requirements for fire hydrants.		
PO38 Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently.	No acceptable outcome is nominated.	Not applicable.
PO39 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	No acceptable outcome is nominated.	Not applicable.
PO40 Fire hydrants are suitably identified so fire services can locate them at all hours.	No acceptable outcome is nominated.	Not applicable.

ASSESSMENT
APPLICABLE ASSESSMENT BENCHMARKS
<p>5.2.5 Flood hazard overlay code</p> <p>5.2.5.1 Application</p> <p>(1) This code applies to development where the code is identified as applicable in the categories of assessment and development for the Flood hazard overlay code.</p> <p>(2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.</p> <p>Note–For the purposes of section 13 of the Building Regulation 2006:</p> <p>(a) the area covered by the flood overlay maps is the designated flood hazard area;</p> <p>(b) the defined flood level is the level described in schedule SC1.2;</p> <p>(c) the overlay mapping shows both river flooding (overlay mapping OM7(a)) and local rain event flooding (overlay map OM7(b)). The defined flood event and defined flood level relates to both events. To remove any doubt, the defined flood level is the higher of either flood type under the defined flood event.</p> <p>5.2.5.2 Purpose and overall outcomes</p> <p>(1) The overall outcomes are the purpose of the flood hazard overlay code.</p> <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <p>(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;</p> <p>Editor’s note—to remove any doubt, this outcome does not apply to the township of Giru for which just one “flood hazard area” category is mapped.</p> <p>Editor’s note—the provisions of the rural zone code identify when reconfiguration may be contemplated in the rural zone. No new lots are intended in the village precinct of the rural zone, which includes settlements also affected by flood hazard.</p> <p>(b) elsewhere, reconfiguration is designed to ensure each lot is provided with:</p> <p>(i) a building envelope to accommodate a dwelling house with floor levels above the defined flood level; and</p> <p>(ii) vehicular access from a public road to the building envelope that is free of high or extreme flood hazard;</p>

- (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;

Editor's note—to remove any doubt, this outcome does not apply to the area covered by the Giru flood hazard area or the floodplain assessment area.

- (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;

Editor's note—Critical or vulnerable uses are defined in schedule 1.

- (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.

Officers Comments

No significant changes to the nature of the site are proposed to formalise the existing activities being carried out on site. Given no earthworks, filling or excavation is proposed, the development will not change inundation characteristics within or outside the subject site in ways that would result in loss of flood storage or loss of, or changes to flow paths, adversely change the depth or behaviour of the hazard or increase the duration of the hazard.

Furthermore, a Stormwater Management and Impact Assessment was undertaken by Noble Consulting Engineers. It found that the pre and post development stormwater regime remain the same therefore the development will not result in material worsening of impacts on or off site.

Attachment D – Detailed Assessment

5.2.5.3 Specific benchmarks for assessment

Table 5.2.5.3–Benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Comments
Compatible development		
PO1 Where land is included in an urban or rural residential zone, development does not increase the number of lots within the high or extreme flood hazard area.	AO1 No new lots are created.	Not applicable
PO2 Development involving critical or vulnerable uses is not located within any flood hazard area, unless it involves a minor extension to, or redevelopment of, an existing use.	No acceptable outcome is nominated.	Not applicable
PO3 Dual occupancies and more intensive residential uses do not establish in the rural, low density residential, township or emerging community zones where they fall within the extreme, high or medium hazard areas, unless it involves a minor extension to, or redevelopment of, an existing use.	No acceptable outcome is nominated.	Not applicable
PO4 Development involving worker or tourist accommodation uses do not establish in the rural, low density residential, township or emerging community zones where they fall within the extreme, high or medium hazard areas,	No acceptable outcome is nominated.	Not applicable

Performance outcomes	Acceptable outcomes	Comments
unless it involves a minor extension to, or redevelopment of, an existing use.		
PO5 Development involving an existing use mentioned in PO2, PO3 or PO4 does not substantially increase the number of people accommodated or requiring evacuation from the site.	No acceptable outcome is nominated.	Not applicable
PO6 Critical uses are able to function effectively during and immediately after a flood hazard event.	No acceptable outcome is nominated.	Not applicable
PO7 Where components of commercial or industrial uses are located below the level of the defined flood event, stock or facilities: (a) are relocatable or readily replaced; (b) are not vital to the safe operation of the use during or after a flood event; and (c) are located or designed to avoid causing a risk to public safety in the event of a flood or impede the flow of flood water. Note—To demonstrate compliance with this performance outcome, applicants should prepare a flood response plan.	No acceptable outcome is nominated.	Not applicable
PO8 Development either:	No acceptable outcome is nominated.	Not applicable

Performance outcomes	Acceptable outcomes	Comments
(a) does not involve the manufacture or storage of hazardous materials within a flood hazard area; or (b) is designed to prevent the release of hazardous materials during a flood event.		
PO9 Premises used for extractive industry, aquaculture, animal keeping or intensive animal husbandry are at low risk of inundation.	AO9 Development occurs on land which is above the defined flood event.	Not applicable
Mitigation of flood hazard		
PO10 Development which occurs in areas subject to a flood hazard ensures new buildings or extensions are designed to remain structurally sound during the defined flood event.	No acceptable outcome is nominated.	Not applicable.
PO11 Infrastructure likely to become a public asset is designed to withstand hydrodynamic forces of the defined flood event.	No acceptable outcome is nominated.	Not applicable.
PO12 Development involving the expansion or redevelopment of critical or vulnerable uses ensures new buildings or extensions are provided with a high level of flood immunity.	AO12 Floor levels are established at the level of the 0.5% AEP plus a freeboard of 500mm.	Not applicable.
PO13	No acceptable outcome is nominated.	Not applicable.

Performance outcomes	Acceptable outcomes	Comments
Development involving the expansion or redevelopment of critical or vulnerable uses ensures effective provision is made for evacuating residents and users, or shelter in place in the event available response times prevent evacuation.		
PO14 Any new lots created provide for a building envelope to accommodate a dwelling house with floor levels above the defined flood level.	No acceptable outcome is nominated.	Not applicable.
PO15 Any new lots created provide for vehicular access between a building envelope and a public road free of high or extreme hazard.	No acceptable outcome is nominated.	Not applicable.
PO16 Development does not change inundation characteristics outside the subject site in ways that would: (a) result in loss of flood storage or loss of, or changes to, flow paths; (b) adversely change the depth or behaviour of the hazard; or (c) reduce warning times; or (d) increase the duration of the hazard.	No acceptable outcome is nominated.	Conditioned to comply. Recommended conditions to ensure that the development maintains flood storage and does not adversely change the behaviour of the hazard.
PO17	No acceptable outcome is nominated.	Not applicable.

Attachment D – Detailed Assessment

Performance outcomes	Acceptable outcomes	Comments
Any structures or works intended to mitigate the risk or impacts of inundation on a development site are located wholly on private land.		
PO18 Adequate provision is made for safe evacuation, response and recovery during a flood event.	No acceptable outcome is nominated.	No applicable.

7.3.3. PLANNING AND DEVELOPMENT

Development Application for a Development Permit for Reconfiguring a Lot - Boundary Realignment (4 Lots into 4 Lots) at 20, 38, 60 and 90 Colevale Road, Brandon (Lot 2 on SP238865, Lot 12 on SP350755, Lot 10 on SP289356 and Lot 1 on SP346848)

File Reference: 234 and RAL25/0012

Report Author: Kellie Galletta, Manager Planning and Development

Authoriser: James Stewart, Director Infrastructure Planning and Environmental Services

Meeting Date: 14 October 2025

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Support strategic projects that will contribute to liveability and economic growth in the Burdekin.

Burdekin Shire Council Operational Plan 2025-2026

PD13 Assess Planning Applications to ensure compliance with requirements of the current Planning Scheme.

Executive Summary

Council is in receipt of an impact assessable development application lodged by Brazier Motti on behalf of the applicant, Frank Scuderi, seeking a Development Permit for Reconfiguring a Lot to realign the common boundaries of four (4) lots located at 20, 38, 60 and 90 Colevale Road, Brandon, on land described as Lot 2 on SP238865, Lot 12 on SP350755, Lot 10 on SP289356 and Lot 1 on SP346848.

Recommendation

That Council approve the development application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Four (4) Lots into Four (4) Lots) at 20, 38, 60 and 90 Colevale Road, Brandon, on land described as Lot 2 on SP238865, Lot 12 on SP350755, Lot 10 on SP289356 and Lot 1 on SP346848, subject to reasonable and relevant conditions as set out in Attachment A.

Background

Officers Summary

As the development application is impact assessable, it has been assessed against the relevant assessment benchmarks of the *Burdekin Shire Council Planning Scheme 2022* and other relevant legislation and relevant matters together with an assessment of the merits of the application.

As a result of this assessment, Officers consider that the proposed boundary realignment can be supported, and despite any conflicts identified with the applicable codes, the proposal generally aligns with the outcomes sought by the Planning Scheme, including the Strategic Framework. The proposed boundary realignment is recommended for approval subject to reasonable and relevant conditions.

Proposal

The applicant is proposing to realign the existing boundaries of Lot 2 on SP238865, Lot 12 on SP350755, Lot 10 on SP289356 and Lot 1 on SP346848, to create the following lots:

- Lot 1 with a site area of 59.51ha
- Lot 2 with a site area of 93.76ha
- Lot 3 with a site area of 4.49ha
- Lot 4 with a site area of 6,952m²

The existing lots include two (2) lots below the minimum lot size identified in the Planning Scheme and two (2) lots that exceed the minimum lot size. The proposed lot layout retains this arrangement, maintaining two (2) lots greater than 30ha and one (1) smaller lot containing an existing dwelling house that existed

prior to the commencement of the current Planning Scheme. The other lot less than 30ha is proposed to be re-oriented to provide for improved land management outcomes while ensuring there is no increase in the number of lots less than 30ha in area.

Three (3) of the lots are currently used for cropping (sugarcane) and one (1) lot contains a dwelling house and outbuildings. No physical works are proposed or required as part of this application, and operational works will not be triggered.

The proposal plan (57049/004 C) prepared by Brazier Motti is provided in Attachment B.

Post approval, the existing land uses will remain as is, unchanged from the current arrangements. No change to the existing infrastructure arrangements currently servicing the properties is proposed, nor are any new access points being created.

Subject Site

A locality plan is provided in Attachment B. The subject site is located approximately 19km south of Ayr town centre.

The subject land is located within the Rural Zone of the *Burdekin Shire Council's Planning Scheme 2022* and is affected by the following overlays:

- Acid Sulfate Soils (5-20m contour)
- Agricultural (Agricultural Land (Classes A and B and Priority Agricultural Area)
- Bushfire (Medium Potential Bushfire Intensity and Potential Impact Buffer)
- Environmental Significance (Regulated Vegetation Intersecting a Watercourse and Regulated Vegetation (Category B))
- Flood Hazard Overlay – River Flood Hazard (Low and Medium Hazard) and Local Rain Event (Low, Medium and High Hazard)

Despite being affected by the above overlays, the assessment benchmarks relevant to the overlays are limited to the Environmental significance overlay code and the Flood hazard overlay code.

Surrounding Land Uses

The surrounding area is generally larger rural lots used predominantly for sugar cane farms with some lots containing dwellings. Land to the south of the site comprises the township of Brandon.

Natural Hazards

The natural hazards mapped as affecting the site are:

- Acid Sulfate Soils (5-20m contour)
- Bushfire (Medium Potential Bushfire Intensity and Potential Impact Buffer)
- Flood Hazard Overlay – River Flood (Low, Medium and Extreme Hazard) and Local Rain Events (Low, Medium and High Hazard).

As the proposed development is a boundary realignment with no disturbance of the site surface or new structures proposed, no further assessment regarding acid sulfate soils or flood hazard is required.

Information Request

Council did not issue an Information Request.

Public Notification

The applicant undertook Public Notification between 19 August 2025 and 9 September 2025, being a period of at least 15 business days, in accordance with the requirements of the *Planning Act 2016*. No submissions were received during the notification period.

Planning Assessment Summary

Referral

The application did not trigger referral to the North Queensland State Assessment and Referral Agency (NQSARA) for any state interests under the requirements of the *Planning Regulation 2017*.

State Planning Provisions

State Planning Policy

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 excepting Cultural Heritage.

North Queensland Regional Plan

The Planning Minister has identified that the North Queensland Regional Plan (NQRP) is appropriately integrated into the Burdekin Shire Council Planning Scheme in full. The site is mapped as being priority agricultural area (PAA) under the NQRP, of which its provisions are considered by the State to have been appropriately integrated into Council's Planning Scheme when adopted.

Impact assessable development applications (as regulated by Council's Planning Scheme) such as this proposal, are also subject to additional assessment under the *Planning Regulation 2017*, with the NQRP policy relevant to this proposal stating:

1.3.1 Non-agricultural development within PAAs is not supported, unless the proposed use demonstrates net benefits for regional agricultural production, without compromising the PALUs current or future ability to operate or is for public infrastructure.

Applicants' assessment against the PAA Benchmarks

The application material states in this regard:

"...The subject land is located within a 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 of 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."*

Officer Comment

Without supporting evidence from the applicant demonstrating that a viable agricultural development can be undertaken on the proposed smaller rural lot that demonstrates net benefits for regional agricultural production in the area, officers have relied on the existing agricultural use occurring at the site. It is noted that the proposed realignment seeks to reflect the existing cropping land use and agricultural management of the land.

Current Layout		Proposed Layout	
Lot on plan description	Area	Lot on plan description	Area
Lot 2 on SP238865	6,479m ²	4	6,952m ²
Lot 12 on SP350755	111ha	1	59.51ha
Lot 10 on SP289356	7.581ha	3	4.49ha
Lot 1 on SP346848	38.69ha	2	93.76ha

Detailed Assessment Summary

Refer to Attachment C for the detailed assessment against the relevant provisions of the Planning Scheme, as identified in Table 2 (refer below).

Summary Planning Assessment

Development applications that attract an impact level of assessment are assessable against the whole of the planning scheme and other applicable planning instruments, any other relevant matters and on their individual merit.

Table 2

2022 Planning Scheme Provision	Proposal/Officer Comment
<p><u>Strategic Framework</u></p> <p>2.3 Liveable communities and infrastructure:</p> <p>2.3.5 Integrated infrastructure</p> <p>2.4 Economic Growth:</p> <p>2.4.1 Diverse Rural Futures</p> <p>Extract as follows:</p> <p><i>(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:</i></p> <p><i>(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</i></p> <p><i>(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.</i></p> <p>2.5 Safe and resilient communities:</p> <p>2.5.1 All natural hazards</p> <p>2.5.2 Flood hazard</p>	<p>The proposal is a boundary realignment of the common boundary to reflect the existing cropping land use and agricultural management of the land. Given the nature of the realignment for this purpose, despite its rural zoning and non-compliance with the minimum lot sizes required for reconfiguration, the proposed boundary realignment is considered to align with the policy direction and intent of the Scheme, including the Strategic Framework. Specifically, the proposal complies with 2.4.1 3 (b) given the proposal is a boundary realignment of a common boundary of lots only, but more importantly does not create any additional rural lots, nor does it propose to remove any land from agricultural production.</p> <p>Proposal seeks to rationalise the tenure arrangement to improve the management of the farming practices on site.</p> <p>This includes:</p> <ul style="list-style-type: none"> - Small increase in area of the existing house lot (proposed Lot 4) to contain the line of established trees directly south, within the Lot; - Transfer of the northern most holdings of existing Lot 12 into proposed Lot 2 to create a 93ha parcel; - Realignment of existing Lot 10 to front Colevale Road (proposed Lot 3); and - Decrease in area of existing Lot 12 to create a semi regular shaped lot that remains above 30ha (proposed Lot 1).
Rural Zone Code	<p>As the proposed development is for a boundary realignment of the common boundaries of existing lots to maintain land for agricultural production, it is considered to generally align with the relevant outcomes sought by the Rural Zone Code, despite the non-compliance of proposed Lots 3 and 4 with the minimum requirements for reconfiguration in a Rural zone, as</p> <ol style="list-style-type: none"> 1. it does not create any additional rural lots, nor 2. does it propose to remove any land from agricultural production.
Development Works Code	<p>As the development does not change the existing servicing and access arrangements, the proposal is considered to be consistent with the relevant requirements of the Development Works Code.</p>
Reconfiguring a Lot Code	<p>The proposal is for a boundary realignment, to reflect the current cropping land use. No new rural zoned lots are to be created. Notwithstanding the non-compliance with the lot size requirements of the Reconfiguring a Lot Code for a lot in the Rural zone (being a minimum 200m road frontage and minimum area of 30ha), the proposed development is considered to be generally in compliance with the outcomes sought by the code as it reflects the existing cropping land use and agricultural management of the land.</p>
<p>Overlay Codes</p> <ul style="list-style-type: none"> • Bushfire Hazard Overlay Code • Flood Hazard Overlay Code • Environmental Significance (Regulated 	<p>As the proposal is a realignment of common boundaries, any existing potential bushfire hazard impacts are not changed by the proposed development.</p>

2022 Planning Scheme Provision	Proposal/Officer Comment
Vegetation Intersecting a Watercourse)	<p>The site is mapped as being within the Flood Hazard Overlay – River Flood (Low and Medium Hazard) and Local Rain Event (Low, Medium and High Hazard).</p> <p>As the proposal is a realignment of common boundaries, any existing flood impacts are not changed by the proposed development.</p> <p>The site is mapped as containing Regulated Vegetation Intersecting a Watercourse which does not reflect the site conditions. The proposed development does not affect the matter of environmental significance.</p>

Based on the assessment of the development application, Council officers consider that the proposed development can be recommended for approval, subject to the application of reasonable and relevant conditions.

Referral Agency Response

The application did not trigger referral to the North Queensland State Assessment and Referral Agency (NQSARA) under the *Planning Regulation 2017*.

Detailed Summary

Refer to Attachment C for the detailed assessment against the relevant provisions of the planning scheme.

Infrastructure Charges

Reconfiguring a Lot is a development type which can trigger infrastructure charges to be applied as per Council's Charges Resolution. As this application is for a boundary realignment and not proposing to create any additional lots, an Infrastructure Charges Notice will not be issued.

Consultation

All relevant Council Departments have been consulted, with comments and development conditions included as part of the recommendation.

The application was workshopped with the Mayor, Councillors and Executive Leadership Team on 30 September 2025.

Statutory Environment

Council is required to deal with and assess the Development Application in the context of the *Planning Act 2016*, *North Queensland Regional Plan* and the *Burdekin Shire Planning Scheme December 2022*.

Budget & Resource Implications

Possible legal fees associated with any Planning and Environment Court appeal.

Legal Authority & Implications

A potential risk is present in that any decision made by the Assessment Manager may attract an appeal in the Planning and Environment Court.

Policy Implications

Not applicable in concerning the acceptance of this report.

Risk Implications (Strategic, Operational, Project Risks)

Risk to Council relating to its obligation under the *Planning Act 2016*, is primarily ensuring that the development application is properly managed, assessed and decided. Risk has been managed by undertaking a thorough assessment of this application, preparation of this report and identifying relevant and reasonable conditions of approval.

Attachments

1. Attachment A - Recommended Conditions of Approval
2. Attachment B - Locality and Proposal Plan
3. Attachment C - Detailed Assessment

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
1 General and Administration <u>Compliance with Conditions</u> 1.1 The Applicant (and any contractor, agent, employee or invitee of the applicant) is responsible for carrying out the approved development and ensuring compliance with this development approval, the conditions of the approval and the relevant requirements in accordance with: 1.1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within the relevant technical reports. 1.1.2 The development must comply in full with all conditions of this approval, and is to be designed, constructed and maintained in accordance with relevant Planning Scheme requirements, Council policies, guidelines and standards (except as otherwise specified by any condition) to Council's satisfaction, and best practice engineering. 1.2 Where a discrepancy or conflict exists between the written condition(s) of the approval and the approved plans, the requirements of the written condition(s) of the development approval will prevail. 1.3 Where these conditions refer to 'Council' in relation to requiring Council to approve or be satisfied, the role of the Council may be fulfilled in whole or in part by an officer acting under appropriate delegation. <u>Works – Applicant's Responsibility/Expense</u> 1.4 The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met by the applicant, at no cost to the Council. 1.5 The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may occur during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately. <u>Infrastructure Conditions</u> 1.6 All development conditions contained in this development approval relating to infrastructure under Chapter 4 of the <i>Planning Act 2016 (the Act)</i> , should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.		At all times.
2. Approved Plans and Documents <u>Approved Plans & Documents</u> 2.1 The proposed development must be completed, comply with and maintained generally in accordance with the drawings/ documents identified in the above, except as otherwise specified and/or amended by any condition of this approval.	The development must comply with all planning scheme requirements as approved and conditioned by this development permit.	At all times.

Attachment A – Recommended Conditions of Approval

Condition		Reason	Timing
2.2	The development must be constructed in the position and at the levels identified on the approved plans or as stipulated by a condition of this approval, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines.		
2.3	Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.		
Approved Plans			
Drawing Title		Drawing/Revision	Date
SKETCH PLAN OF LOTS 1- 4 Lots 1 and 4 and Easements Cancelling Lot 1 on SP346848, Lot 2 on SP238865, Lot 12 on SP350755 and Lot 10 on SP289356		5709/004 C	12 March 2025
3. Payment of Rates, Charges and Expenses		Confirmation to be provided to Council prior to the release of the Plan of Survey.	
3.1	Prior to signing the Plan of Survey, payment is required of any outstanding rates or charges levied by the Council or any expenses being a charge over the subject land.		
3.2	Pay the sum calculated at the current charge per lot to be levied on the Council by the Department of Resources, for each new valuation.		
Access and Roadworks			
4. Roadworks		To provide appropriate access in accordance with relevant code/s and policy direction.	At all times.
4.1	The construction of any additional crossovers to give access to the land is the owner’s responsibility.		
4.2	An application must be made to and approved by Council before the construction of any additional access crossovers.		
4.3	Approved crossovers must be constructed in accordance with requirements of the approval to the satisfaction of Council.		
Services and Infrastructure			
5. Stormwater		To ensure that stormwater does not adversely affect surrounding properties or properties downstream from the development.	At all times
5.1	The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.		

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
5.2 Any external catchments discharging to the premises must be accepted and accommodated within the development's stormwater drainage system.		
6. Confirmation of Existing Services 6.1 The existing services for each lot must be contained within the individual allotments.	To ensure the development is appropriately serviced in accordance with relevant code/s and policy direction.	Confirmation to be provided to Council prior to the release of the Plan of Survey.

Advice

1. Infrastructure Charges Not Applicable.
2. Compliance with Conditions Unless otherwise specified by these conditions, the conditions must be complied with prior to Council's endorsement of the Plan of Survey.
3. Limitation of Approval 3.1 The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the application including its supporting material provided to it by the applicant. 3.2 The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the application and supporting material as constituting a representation by the applicant as to its accuracy and completeness. Insofar as the application and its supporting material may be incomplete and/or inaccurate giving rise to any claim by a third party the applicant agrees to indemnify and save the council harmless in respect of any claim so arising.
4. Acid Sulfate Soils Should the presence of acid sulfate soils or potential acid sulfate soils be detected, an Acid Sulfate Soils Management Plan may be required to be prepared and submitted to Council for approval.
5. Amenity Impacts Use of the site is to be operated in a way that protects the values of the existing environment and will not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting, in accordance with the <i>Environmental Protection Act 1994</i> .
6. Earthworks Earthworks are not approved as part of this Development Permit. If any earthworks are required and deemed assessable development, an operational works development application is to be lodged with Council for assessment in accordance with relevant code/s and policy direction.

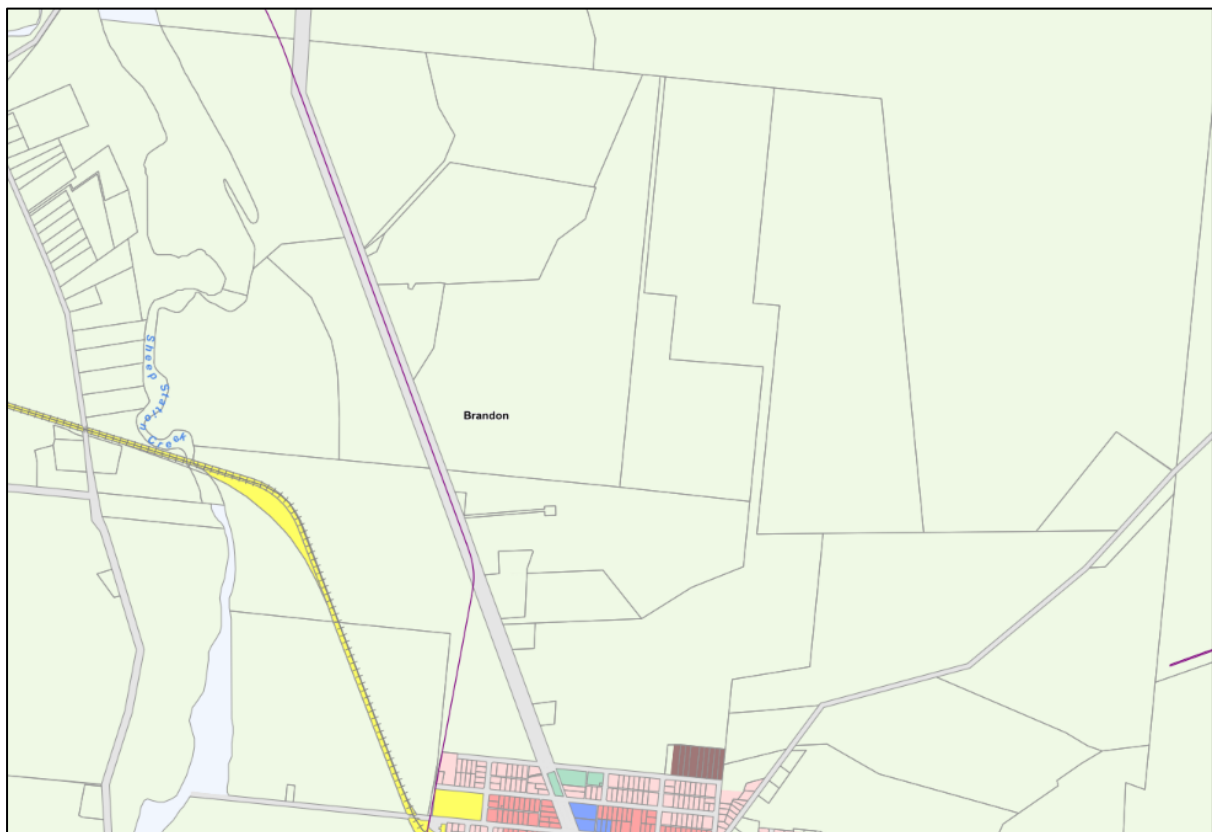
Attachment A – Recommended Conditions of Approval

7. Miscellaneous

The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au.

If any item of cultural heritage is identified during site works, all work must cease, and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

Attachment B – Zone, Locality and Proposal Plan



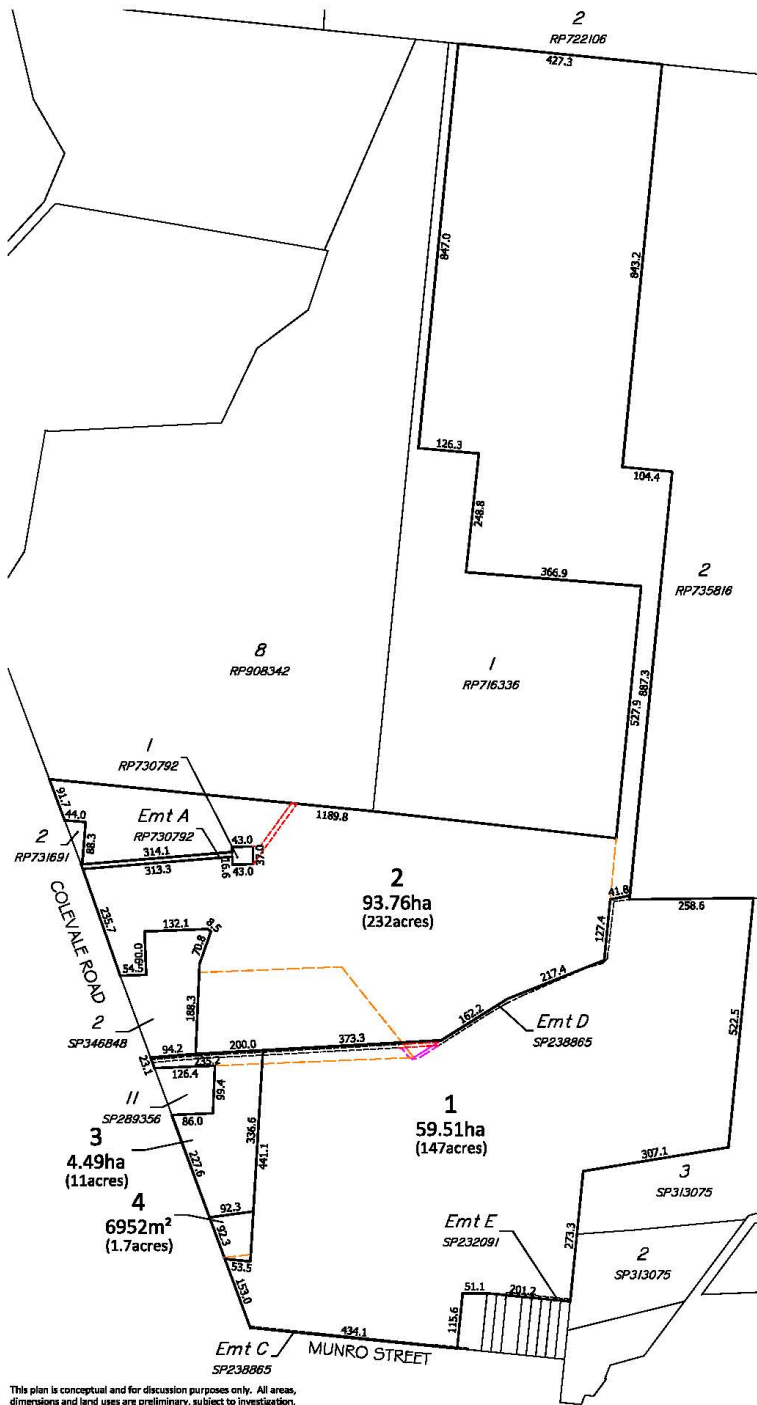
	Low Density Residential		Environmental Management and Conservation		Rural
	Low-medium Density Residential		Industry		Rural Residential
	Centre		Community Facilities		Township
	Recreation and Open Space		Emerging Communities		

RAL25/0012

SKETCH PLAN OF LOTS 1 - 4

Lots 1 and 4 and Easements

Cancelling Lot 1 on SP346848, Lot 2 on SP238865, Lot 12 on SP350755 and Lot 10 on SP289356



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.

LEGEND

These standard symbols can be found in the drawing.

- CANCELLED BOUNDARY
- NEW EASEMENT BOUNDARY
- CANCELLED EASEMENT BOUNDARY
- EXISTING EASEMENT BOUNDARY

Date: 12th March, 2025	
Scale: 1:8000	A3
Drawn: MIM	
Job No: 57049/002-01	
Plan No: 57049/004 C	

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Attachment C – Detailed Assessment

Assessment Summary

Based on the assessment of the development application, Council officers have determined that the proposed development can comply or can be conditioned to comply with the assessment benchmarks relevant to the assessment.

Detailed Assessment

The timeframes for assessing and deciding applications is set in the *Planning Act 2016* and *Development Assessment Rules* (s.60 and 61(3)). A day referred to in the timeframe below means a business day as defined by the *Planning Act 2016*.

The assessment timeframes applicable to this application are as follows:

ASSESSMENT TIMEFRAMES			
Application Process		Timeframe	Date
1.0	Application lodged with Council		12 July 2025
1.1	Application deemed properly made		23 July 2025
1.2	Confirmation Notice issued	10 days (from 1.1)	6 August 2025
2.0	Application referred	10 days (from 1.2)	Not applicable
3.0	Council issued Information Request	10 days (from 1.2)	Not applicable
3.1	Applicant requested an extension to the Information Request response	3 months (from 3.0)	Not applicable
3.2	Applicant responded to Information Request	Within 3 months (from 3.1) 3 months extension provided	Not applicable
4.0	Public Notification commences	20 days (from 3.2)	19 August 2025
4.1	Public Notification completed (no submissions received)	Min. 15 business days	9 September 2025
4.2	Notice of compliance with Public Notification received	10 days (from 4.1)	11 September 2025
5.0	Decision making period starts	1 day (after last applicable)	12 September 2025
5.1	Decision making period ends	35 days (minus up to 10 days from 3.0 plus up to 10 days under s19.3 of the DA Rules as a submission was received)	27 October 2025
	Council Meeting		14 October 2025

ASSESSMENT TIMEFRAMES

Application Process		Timeframe	Date
5.2	Issue Decision Notice	5 days (after decision is made)	21 October 2025

Level of Assessment

The development proposal is assessable under the *Burdekin Shire Planning Scheme December 2022* (the planning scheme) in accordance with Section 43 (1) of the *Planning Act 2016*. The Assessment Manager is the Burdekin Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*. In accordance with the planning scheme, the Reconfiguring a Lot application was subject to Impact assessment.

Council, as the Assessment Manager, has undertaken assessment of the application against the planning scheme making the decision pursuant to s.60 of the *Planning Act 2016*, as outlined in s.45 (3) and s.26 to 28 of the *Planning Regulations 2017*.

Assessment against the relevant provisions of the planning scheme has been undertaken:

Development	Zone	Overlays	Assessment Benchmarks
Reconfiguring a Lot – Boundary Realignment (4 lots into 4 lots)	Rural	<ul style="list-style-type: none"> Acid Sulfate Soils (5-20m contour) Agricultural (Agricultural Land (Classes A and B and Priority Agricultural Area)) Bushfire (Medium Potential Bushfire Intensity and Potential Impact Buffer) Environmental Significance (Regulated Vegetation Intersecting a Watercourse and Regulated Vegetation (Category B)) Flood Hazard Overlay – River Flood (Low and Medium Hazard) and Local Rain Event (Low, Medium and High Hazard) 	<p>The following assessment benchmarks are applicable in the assessment of the development application:</p> <ul style="list-style-type: none"> Bushfire Hazard Overlay Environmental significance overlay code Flood hazard overlay code Development works code Reconfiguring a lot code

ASSESSMENT

APPLICABLE ASSESSMENT BENCHMARKS

Part 2 Strategic framework

2.1 Preliminary

- (1) The strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.
- (2) Mapping for the strategic framework is included in part 2 and schedule 4.
- (3) For the purpose of describing the policy direction for the Planning Scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following four themes that collectively represent the policy intent of the Scheme:
 - (i) Liveable communities and infrastructure
 - (ii) Economic growth
 - (iii) Safe and resilient communities
 - (iv) Natural resources, the environment and heritage
 - (c) the strategic outcomes proposed for development in the Planning Scheme area for each theme.
- (4) The strategic framework in its entirety represents the policy intent for the Planning Scheme.

Officers Comment

The proposal is a boundary realignment of the common boundaries of rural zoned lots to reflect the existing agricultural uses occurring on the site. It is noted that the proposed realignment seeks to reflect the existing cropping land use and agricultural management of the land.

Despite its rural zoning and non-compliance with the minimum lot sizes for reconfiguration, the proposed development is considered to align with the policy direction and intent of the Scheme. It is noted that the reconfiguration does not create any additional rural lots, nor does it propose to remove any land from agricultural production.

APPLICABLE ASSESSMENT BENCHMARK**5.2.3 Environmental significance overlay code****5.2.3.1 Application**

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development for the Environmental significance overlay code.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

5.2.3.2 Purpose and overall outcomes

- (1) The overall outcomes are the purpose of the environmental significance overlay code.
- (2) 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);
Editor's note—Certain land uses are unacceptable uses within the designated precinct of the strategic environmental area under the Regional Planning Interests Regulation 2014 (schedule 2).
 - (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.
Editor's note—Environmental offsets for significant residual impacts on matters of state environmental significance are regulated by the Environmental Offsets Act 2014 and Environmental Offsets Regulation 2014.
 - (g) development does not impact on the environmental values or ecological functions of land in the zone;

Officers Comment

The proposal is a boundary realignment of the common boundaries to reflect the existing agricultural uses occurring on the site. It is noted that the proposed realignment seeks to reflect the existing cropping land use and agricultural management of the land. The site is mapped as containing Environmental Significance (Regulated Vegetation Intersecting a Watercourse and Regulated Vegetation (Category B)) which is not reflected in the site characteristics. The proposed development does not change the use of the premises, and the proposed development is considered to align with the relevant outcomes sought by the Environmental Significance Overlay Code. It is noted that the reconfiguration does not create any additional lots, nor does it propose to remove any land from agricultural production.

(a) 5.2.3.3 Specific benchmarks for assessment

Table 5.2.3.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Comments
PO1 Development: (a) avoids impacts to areas of environmental significance; or (b) where impacts cannot be avoided, they are minimised and mitigated through appropriate location, siting and design; or (c) where impacts cannot be avoided or minimised and mitigated, an environmental offset is provided for any significant residual impact. Editor's note—Significant residual impacts on matters of state environmental significance are offset in accordance with the <i>Environmental Offsets Act 2014</i> .	AO1 Development is: (a) not located within an area supporting matters of state environmental significance; or Editor's note—Matters of state environmental significance are shown on OM5. (b) located wholly within an area that has a valid development approval for native vegetation clearing. Editor's note—A development approval has been given under schedule 10, part 3 of the <i>Planning Regulation 2017</i> .	Complies with Acceptable Outcome. The development does not impact the identified matter of environmental significance mapped on the premises.
PO2	AO2 Development is:	Complies with Acceptable Outcome.

Performance outcomes	Acceptable outcomes	Comments
<p>Development protects and complements the ecological function and integrity of the strategic environmental area (designated precinct).</p> <p>Editor's note—Certain land uses are unacceptable uses within the designated precinct of the strategic environmental area under the <i>Regional Planning Interests Regulation 2014</i> (schedule 2).</p>	<p>(a) not located within a strategic environmental area (designated precinct); or</p> <p>Editor's note—The strategic environmental area (designated precinct) is shown on OM5.</p> <p>(b) located wholly within an area that has a valid development approval for native vegetation clearing.</p> <p>Editor's note—A development approval has been given under schedule 10, part 3 of the <i>Planning Regulation 2017</i>.</p>	<p>The development does not impact the identified matter of environmental significance mapped on the premises.</p>

Table 5.2.3.3(b)—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Comments
<p>PO3</p> <p>Development is located, designed and operated to:</p> <p>(a) retain and protect significant values; and</p> <p>(b) maintain the underlying ecological functions and biophysical processes.</p> <p>Editor's note—Values of significance may include, but are not limited to, areas of habitat that support a critical life cycle stage such as feeding, breeding or roosting or an ecological function</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies with Acceptable Outcome.</p> <p>The development does not impact the identified matter of environmental significance mapped on the premises.</p>

Performance outcomes	Acceptable outcomes	Comments
for threatened species, ecological communities or migratory species.		
P04 Ecological corridors are retained to maintain ecological processes and functions and ensure viable connectivity between habitat areas for terrestrial and aquatic wildlife movement between habitat areas.	No acceptable outcome is nominated.	Complies with Performance Outcome. The development does not impact the identified matter of environmental significance mapped on the premises.
P05 Development maintains a buffer to wetlands and waterways, in order to: (b) protect or enhance ecological processes and values; (c) protect water quality and aquatic conditions; (d) provide unimpeded movement of fauna within and along waterways or wetlands; and (e) improve bank stability and prevent soil erosion.	AO5.1 Other than for linear infrastructure, riparian vegetation is retained and/or rehabilitated along each side of a waterway, within at least 50m of the defining banks of all waterways. Note—The defining bank can either be the bank or terrace that confines the water before the point of flooding or where there is no bank, the seasonal high water line which represents the point of flooding.	Not applicable. The development is for a boundary realignment and does not impact the mapped waterway. The site does not contain a wetland on Councils mapping. It is a “wetland protection area trigger area” on the State mapping. Referral was not required.
	AO5.2 Development provides the following buffers: (a) 100m from the maximum water level of freshwater wetlands; and (b) 100m from the Highest Astronomical Tide (HAT) line of a tidal wetland.	Not applicable.
P06 Development maintains natural surface water and groundwater hydraulic regimes of wetlands and waterways.	No acceptable outcome is nominated.	Not applicable.
P07	A07	

Performance outcomes	Acceptable outcomes	Comments
The ongoing protection of those parts of a development site supporting significant ecological features or processes that are to be retained is secured.	Those parts of the site to be protected are secured using one or more of the following mechanisms: (a) transferring into public ownership; (b) setting aside for open space and conservation purposes within a group title arrangement; (c) restricted building envelopes; or (d) protection under a conservation covenant.	
PO8 Development does not result in the introduction of pest species (plant or animal), that pose a risk to ecological integrity or disturbance to native flora and fauna	No acceptable outcome is nominated.	Not applicable
PO9 Development minimises potential for disturbance of wildlife as a result of noise, light, vibration or other sources.	No acceptable outcome is nominated.	Not applicable
PO10 Where development occurs within habitat areas (to the extent provided for by the other performance outcomes in this code): (a) fauna is safely relocated to suitable alternative locations; and (b) the sequence of habitat disturbance ensures that fauna is not isolated from adjoining areas of habitat.	No acceptable outcome is nominated.	Not applicable.

ASSESSMENT**APPLICABLE ASSESSMENT BENCHMARKS****5.2.1 Bushfire hazard overlay code****(1) 5.2.1.1 Application**

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development for the Bushfire overlay code.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

Editor's note—The bushfire prone area shown on the bushfire hazard overlay map is the 'designated' bushfire prone area for the purposes of section 12 of the *Building Regulation 2006*. The bushfire prone area includes land covered by the very high, high and medium potential bushfire intensity areas as well as the potential impact buffer area on the overlay map.

(2) 5.2.1.2 Purpose and overall outcomes

- (1) The overall outcomes are the purpose of the bushfire overlay code.
- (2) 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;

Editor's note—Critical or vulnerable uses are defined in schedule 1.
 - (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;
 - (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.

Editor's note—A site-based assessment may ground truth the extent of hazardous vegetation and extent and nature of the bushfire prone area. In addition, a bushfire management plan prepared by a suitably qualified person may be required to demonstrate compliance with this code. Advice should be sought from the Queensland Fire and Emergency Services, as appropriate.

Officers Comments

This site is mapped in part as being bushfire prone, subject to potential impact buffer and medium potential bushfire hazard. As the proposal is a realignment of common boundaries, any existing potential bushfire hazard impacts are not changed by the proposed development.

(3) 5.2.1.3 Specific benchmarks for assessment

Table 5.2.1.3—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Comments
Compatible development		
PO1 Development does not increase the number of lots within the medium, high or very high potential bushfire intensity areas.	AO1 No new lots are created.	Complies with Performance Outcome. No new lots are proposed.
PO2 Development involving critical or vulnerable uses is not located on land subject to bushfire hazard, unless it involves a minor extension to or redevelopment of an existing use and does not substantially increase the number of people accommodated or requiring evacuation from the site.	No acceptable outcome is nominated.	Not applicable. The use is not a critical or vulnerable use.
PO3 Critical uses are able to function effectively during and immediately after a bushfire hazard event.	No acceptable outcome is nominated.	Not applicable The use is not a critical use.

Performance outcomes	Acceptable outcomes	Comments
PO4 Development either: (a) does not involve the manufacture or storage of hazardous materials within a bushfire prone area; or (b) is designed to prevent the ignition of hazardous materials during a bushfire hazard event.	No acceptable outcome is nominated.	Complies with Performance Outcome. The development does not involve the manufacture or storage of hazardous materials.
Development design and separation from bushfire hazard – material change of use		
PO5 Development is located and designed to ensure proposed buildings or building envelopes achieve the following radiant heat flux level at any point: (a) 10kW/m ² where the use involves the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or (b) 29kW/m ² otherwise. Editor's note—The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2018.	AO5 Buildings or building envelopes are separated from hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building or envelope respectively, of 10kW/m ² for a use mentioned in the performance outcome, or 29kW/m ² otherwise. Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. Editor's note—For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Editor's note—The achievement of a cleared separation distance must be achieved in a way that ensures compliance with other provisions within the planning scheme seeking protection of certain ecological, slope, visual or character features or functions.	Not applicable.
PO6 A constructed perimeter road or a formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope and is readily accessible at all times for the type of fire fighting vehicles servicing the area.	AO6 Development is separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m;	Not applicable.

Performance outcomes	Acceptable outcomes	Comments
<p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Editor's note—Fire trails are unlikely to be required where a development site is less than 2.5ha.</p>	<ul style="list-style-type: none"> (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots and Department of Transport and Main Roads' Road Planning and Design Manual (2nd edition); (f) a maximum gradient of 12.5%; (g) a crossfall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards in Planning scheme policy – SC5.2 – Development works; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 200m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services. <p>Editor's note—Refer to exemptions for clearing vegetation to establish or maintain a necessary firebreak or fire management line under the <i>Planning Regulation 2017</i>.</p>	
PO7	No acceptable outcome is nominated.	Not applicable.

Performance outcomes	Acceptable outcomes	Comments
Effective safety and evacuation procedures and measures are established and maintained.	Editor's note—A bushfire management plan prepared by a suitably qualified professional may be required to demonstrate compliance with the performance outcome.	
Development design and separation from bushfire hazard—reconfiguration of lots		
PO8 Where reconfiguration creates lots of 2,000m ² or less, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m ² at the edge of the proposed lot(s). Editor's note—The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2018.	AO8.1 No new lots are created within the bushfire prone area. OR AO8.2 Lots are separated from hazardous vegetation by a distance that achieves radiant heat flux level of 29kW/m ² at all boundaries. Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. Editor's note—For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Editor's note—The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme seek the protection of certain ecological, slope, visual or character features or functions.	Complies with Acceptable Outcome. The proposed development does not create new lots that are proximate to the mapped bushfire hazard area.
PO9 Where reconfiguration creates lots of more than 2,000m ² , a building envelope of reasonable dimensions is provided on each lot which is separated from hazardous vegetation such that it achieves radiant heat flux level of 29kW/m ² at any point.	No acceptable outcome is nominated.	Complies with Acceptable Outcome. The proposed development does not create new lots that are proximate to the mapped bushfire hazard area.
PO10	AO10.1	Not applicable.

Performance outcomes	Acceptable outcomes	Comments
<p>Where reconfiguration is undertaken in an urban zone, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both firefighting and maintenance/defensive works.</p> <p>Editor's note—Applicants should also have regard to the relevant standards set out in the reconfiguring a lot and development works codes in this planning scheme.</p>	<p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots and Department of Transport and Main Roads' Road Planning and Design Manual (2nd edition); (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. 	
	<p>AO10.2</p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2005.</p>	Not applicable.
<p>PO11</p> <p>Outside an urban zone, either a constructed perimeter road or a formed, all weather fire trail is established between the lots or building envelopes and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both firefighting and maintenance/hazard reduction works.</p>	<p>AO11</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; 	<p>Complies with Acceptable Outcome.</p> <p>The proposed development does not create new lots that are proximate to the mapped bushfire hazard area.</p>

Performance outcomes	Acceptable outcomes	Comments
	<ul style="list-style-type: none"> (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a crossfall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards in Planning scheme policy – SC5.2 – Development works; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services. <p>Editor's note—Refer to exemptions for clearing vegetation to establish or maintain a necessary firebreak or fire management line under the <i>Planning Regulation 2017</i>.</p>	
PO12 The lot layout: <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; 	No acceptable outcome is nominated. Editor's note—In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate.	Complies with Performance Outcome. The proposed development does not create new lots that are proximate to the mapped bushfire hazard area.

Performance outcomes	Acceptable outcomes	Comments
<p>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</p> <p>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <p>Editor's note—For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p>		
<p>PO13</p> <p>Critical or potentially hazardous infrastructure is sited, designed and managed to reduce risk of its ignition.</p>	<p>AO13</p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are located underground.</p>	<p>Complies with Acceptable Outcome.</p> <p>The proposed development does not create new infrastructure.</p>
All development		
<p>PO14</p> <p>All premises are provided with vehicular access the enables safe evacuation for occupants and easy access by firefighting appliances.</p>	<p>AO14</p> <p>Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots and Department of Transport and Main Roads' Road Planning and Design Manual (2nd edition); and (f) serve no more than 3 dwellings or buildings. 	<p>Complies with Acceptable Outcome.</p> <p>Access to the proposed lots is from the existing road frontage.</p>
PO15	AO15	Not applicable for the proposed development.

Performance outcomes	Acceptable outcomes	Comments
Development outside reticulated water supply areas, includes a dedicated static supply available solely for firefighting purposes and can be accessed by firefighting appliances.	<p>A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is either below ground level or is constructed or screened by non-combustible materials; <p>Editor's note—Non-combustible is defined in AS3959:2018 and means: “not deemed combustible as determined by AS 1530.1 or not deemed combustible in accordance with the BCA.”</p> <ul style="list-style-type: none"> (b) has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> (i) 10,000 litres for residential buildings; (ii) 45,000 litres for industrial buildings; and (iii) 20,000 litres for other buildings; (c) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (d) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (e) is clearly identified by directional signage provided at the street frontage. 	
PO16 Landscaping uses species that are not likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.	No acceptable outcome is nominated.	Not applicable for the proposed development.
PO17	No acceptable outcome is nominated.	Not applicable for the proposed development.

Attachment C – Detailed Assessment

Performance outcomes	Acceptable outcomes	Comments
Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality.		

APPLICABLE ASSESSMENT BENCHMARK**5.2.5 Flood hazard overlay code****5.2.5.1 Application**

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development for the Flood hazard overlay code.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.
Note—For the purposes of section 13 of the Building Regulation 2006:
 - (a) the area covered by the flood overlay maps is the designated flood hazard area;
 - (b) the defined flood level is the level described in schedule SC1.2;
 - (c) the overlay mapping shows both river flooding (overlay mapping OM7(a)) and local rain event flooding (overlay map OM7(b)). The defined flood event and defined flood level relates to both events. To remove any doubt, the defined flood level is the higher of either flood type under the defined flood event.

5.2.5.2 Purpose and overall outcomes

- (1) The overall outcomes are the purpose of the flood hazard overlay code.
- (2) 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;
Editor's note—to remove any doubt, this outcome does not apply to the township of Giru for which just one "flood hazard area" category is mapped.
Editor's note—the provisions of the rural zone code identify when reconfiguration may be contemplated in the rural zone. No new lots are intended in the village precinct of the rural zone, which includes settlements also affected by 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;
Editor's note—to remove any doubt, this outcome does not apply to the area covered by the Giru flood hazard area or the floodplain assessment area.
 - (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;

Editor's note—Critical or vulnerable uses are defined in schedule 1.

- (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.

Officers Comment

The proposal is a boundary realignment of the common boundary to reflect the existing agricultural uses occurring on the site. It is noted that the proposed realignment seeks to reflect the existing cropping land use and agricultural management of the land. The subject site is affected by the Flood Hazard Overlay – River Flood (Low and Medium Hazard) and Local Rain Event (Low, Medium and High Hazard). The proposed development does not change the use of the premises, and the proposed development is considered to align with the relevant outcomes sought by the Flood Hazard Overlay Code, with the proposed layout reflecting the existing drainage and flow paths. It is noted that the reconfiguration does not create any additional rural lots, nor does it propose to remove any land from agricultural production.

i) 5.2.5.3 Specific benchmarks for assessment

Table 5.2.5.3—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Comments
a) Compatible development		
PO1 Where land is included in an urban or rural residential zone, development does not increase	AO1 No new lots are created.	Not applicable as not within an urban or rural residential zone.

Attachment C – Detailed Assessment

Performance outcomes	Acceptable outcomes	Comments
the number of lots within the high or extreme flood hazard area.		
P02 Development involving critical or vulnerable uses is not located within any flood hazard area, unless it involves a minor extension to, or redevelopment of, an existing use.	No acceptable outcome is nominated.	Not applicable as the development is not for a vulnerable use.
P03 Dual occupancies and more intensive residential uses do not establish in the rural, low density residential, township or emerging community zones where they fall within the extreme, high or medium hazard areas, unless it involves a minor extension to, or redevelopment of, an existing use.	No acceptable outcome is nominated.	Not applicable as the development is not for a dual occupancy or intensive residential use.
P04 Development involving worker or tourist accommodation uses do not establish in the rural, low density residential, township or emerging community zones where they fall within the extreme, high or medium hazard areas, unless it involves a minor extension to, or redevelopment of, an existing use.	No acceptable outcome is nominated.	Not applicable as the development is not for worker or tourist accommodation.
P05 Development involving an existing use mentioned in P02, P03 or P04 does not substantially increase the number of people accommodated or requiring evacuation from the site.	No acceptable outcome is nominated.	Not applicable.
P06 Critical uses are able to function effectively during and immediately after a flood hazard event.	No acceptable outcome is nominated.	Not applicable as the development is not for a critical use.
P07	No acceptable outcome is nominated.	Not applicable.

Performance outcomes	Acceptable outcomes	Comments
Where components of commercial or industrial uses are located below the level of the defined flood event, stock or facilities: <ul style="list-style-type: none"> (a) are relocatable or readily replaced; (b) are not vital to the safe operation of the use during or after a flood event; and (c) are located or designed to avoid causing a risk to public safety in the event of a flood or impede the flow of flood water. Note—To demonstrate compliance with this performance outcome, applicants should prepare a flood response plan.		
PO8 Development either: <ul style="list-style-type: none"> (a) does not involve the manufacture or storage of hazardous materials within a flood hazard area; or (b) is designed to prevent the release of hazardous materials during a flood event. 	No acceptable outcome is nominated.	Not applicable.
PO9 Premises used for extractive industry, aquaculture, animal keeping or intensive animal husbandry are at low risk of inundation.	AO9 Development occurs on land which is above the defined flood event.	Not applicable.
Mitigation of flood hazard		
PO10 Development which occurs in areas subject to a flood hazard ensures new buildings or extensions are designed to remain structurally sound during the defined flood event.	No acceptable outcome is nominated.	Not applicable as the development does not involve building work.
PO11 Infrastructure likely to become a public asset is designed to withstand hydrodynamic forces of the defined flood event.	No acceptable outcome is nominated.	Not applicable as the development does not involve the donation of assets.

Performance outcomes	Acceptable outcomes	Comments
PO12 Development involving the expansion or redevelopment of critical or vulnerable uses ensures new buildings or extensions are provided with a high level of flood immunity.	AO12 Floor levels are established at the level of the 0.5% AEP plus a freeboard of 500mm.	Not applicable as the development does not involve building work.
PO13 Development involving the expansion or redevelopment of critical or vulnerable uses ensures effective provision is made for evacuating residents and users, or shelter in place in the event available response times prevent evacuation.	No acceptable outcome is nominated.	Not applicable as the development does not involve critical or vulnerable land uses.
PO14 Any new lots created provide for a building envelope to accommodate a dwelling house with floor levels above the defined flood level.	No acceptable outcome is nominated.	Not applicable as the development is not for an urban purpose to create a building envelope.
PO15 Any new lots created provide for vehicular access between a building envelope and a public road free of high or extreme hazard.	No acceptable outcome is nominated.	Not applicable as the development is not for a purpose that requires access from a building envelope to a public road.
PO16 Development does not change inundation characteristics outside the subject site in ways that would: <ul style="list-style-type: none"> (a) result in loss of flood storage or loss of, or changes to, flow paths; (b) adversely change the depth or behaviour of the hazard; or (c) reduce warning times; or (d) increase the duration of the hazard. 	No acceptable outcome is nominated.	Not applicable as the development does not involve site works.
PO17 Any structures or works intended to mitigate the risk or impacts of inundation on a development site are located wholly on private land.	No acceptable outcome is nominated.	Not applicable as the development does not involve site works.

Attachment C – Detailed Assessment

Performance outcomes	Acceptable outcomes	Comments
PO18 Adequate provision is made for safe evacuation, response and recovery during a flood event.	No acceptable outcome is nominated.	Not applicable as the development is not for a purpose that requires access from a building envelope to a public road.

APPLICABLE ASSESSMENT BENCHMARK**4.2.9 Rural Zone Code****4.2.9.1 Application**

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.9.2 Purpose and overall outcomes

- (1) 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. Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017. Editor's note—The rural zone includes the village precinct.
- (2) 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; Editor's note—Additional requirements may exist for the establishment of dwelling houses in some villages that are affected by natural hazards (refer to part 5 Overlays).
 - (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; Burdekin Shire Council Planning Scheme Part 4–87 Editor's note—Applicants would need to demonstrate the nature of the improvement, such as amalgamating lots to create a large balance area for an environmental reserve or that is managed in accordance with an appropriate land management plan.

(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; Editor's note—A net loss is one that results in widespread or irreversible impacts to existing or future agricultural activities, such as a significant reduction in the supply of raw product or altering resources necessary to maintain the function of the land.

(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;

(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;

Editor's note—The stock route network within Burdekin Shire Council exists as pasturage rights through pasturage leases. Stock routes exist as pasturage rights 800m either side of an unsurveyed road (section 432 of the Land Act 1994).

(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. *Editor's note—The location of mining claims, mineral development licences and mining leases is available online via GeoResGlobe.*

Officers Comment

The proposed development involves a boundary realignment of the common boundaries between four existing rural lots. While two of the four lots proposed in the reconfiguration do not comply with the minimum lot size requirements prescribed for the Rural Zone, the proposal is nonetheless considered to align with the intent and policy direction of the Planning Scheme, including the Strategic Framework and Rural Zone Code.

The reconfiguration seeks to reflect the existing agricultural uses occurring on the site. It is noted that the proposed realignment seeks to reflect the existing cropping land use and agricultural management of the land.

Importantly, the proposal does not create any additional lots, nor does it involve the removal of land from agricultural production. Rather, it facilitates a more effective and sustainable use of the land for ongoing rural purposes. Given the purpose and outcomes of the proposal, the boundary realignment is considered to be consistent with the overall intent of the Rural Zone and the broader policy objectives of the Planning Scheme.

4.2.9.3 Specific Benchmarks for assessment

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
Site layout		
PO1 Any non-residential buildings, structures and open use areas are setback from site boundaries	AO1 Non-residential buildings, structures and open use areas are setback not less than:	Complies with Acceptable Outcome. The realigned boundary increases the setback from existing structures on the premises.

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
to ensure that the amenity of adjoining land and the rural character of the locality are maintained.	(a) 20m from any road frontage of the site; (b) 10m from all other site boundaries; and (c) 100m from any existing dwelling on an adjacent property.	
Lighting		
PO2 Lighting does not cause undue disturbance.	AO2 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.	Considered to comply. No changes are proposed as a result of this application.
Infrastructure		
PO3 Premises have a level of infrastructure that allows for the efficient functioning of the use while not impacting on nearby land uses or the environment.	AO3.1 Premises are connected to a reliable supply of potable water. AO3.2 Premises are provided with an on-site sewerage treatment and disposal system. PO3.3 Premises have a legal access to a constructed road.	Considered to comply. No changes are proposed as a result of this application.
Separation		
PO4 Sensitive land uses are sufficiently separated from approved or existing lawful activities likely to generate impacts to protect the safety and	AO4 Minimum separation distances to animal keeping (being kennels or catteries), intensive animal industries and extractive industries are in accordance with table 4.2.9.3(c).	Not applicable, rural boundary realignment, no new lots created.

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
amenity of residents and to ensure the ongoing operation of those activities is not prejudiced.		
Home based business – bed and breakfast and other		
PO5-PO11	AO5.1 – AO11.12	Not Applicable.
Roadside stalls		
PO12 Roadside stalls are small in scale and do not impact negatively upon the amenity, character or safety of the locality and the safety and efficiency of roads. Editor's note—A roadside stall on a State controlled road requires approval from the Department of Transport and Main Roads.	AO12.1 Any structure used for the sale of goods or produce is limited to 20m2 gross floor area. AO12.2 Access to the structure is via the existing primary property access point. AO12.3 Produce or goods sold is grown, made or produced on the land on which the roadside stall is erected.	Not Applicable.
Stock route network		
PO13 Development does not interfere with the use of stock routes or diminish their landscape, recreational or heritage values. Editor's note—Stock routes are shown on overlay map OM2.	AO13 Development is not located within a stock route network.	Not Applicable.
Hazardous activities		
PO14	AO14 Abandoned mines are avoided.	Not Applicable.

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
Where development is in proximity to an abandoned mine, geotechnical investigations and adequate protections are applied. Editor's note–The location of mining claims, mineral development licences and mining leases is available online via GeoResGlobe.		
Landslip hazard		
PO15 Development does not occur on land that is vulnerable to landslip and erosion and ensures the safety of people and property.	AO15 Where involving building work, development is not located on slopes greater than 15%.	Not applicable.

Table 4.2.9.3(b)–Benchmarks for assessable development only

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
Protecting rural production		
PO16 Other than for public infrastructure, non-agricultural development within priority agricultural areas does not result in a net loss to agricultural production. Editor's note–A net loss is one that results in widespread or irreversible impacts to existing or future agricultural activities, such as a significant reduction in the supply of raw product or altering	No acceptable outcome is nominated	Considered to comply. As the proposal is a boundary realignment of the common boundary of the four (4) existing rural lots, with no new lots being created, no net loss to agricultural production in the Shire will occur as a result of this proposal being approved.

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
resources necessary to maintain the function of the land.		
PO17 Development occurs on the least productive part of the site.	No acceptable outcome is nominated	
PO18 Development does not prejudice the ongoing operation, intensification or expansion of nearby farming activities.	No acceptable outcome is nominated	
PO19 Development is buffered so nuisance from normal farming practices such as spray drift, odour, noise and the like are avoided.	No acceptable outcome is nominated	
PO20 Development does not interfere with the use of cane tram lines. Editor's note—Cane tram lines are shown on the road hierarchy map in Figure 6.2.1.3.	No acceptable outcome is nominated	
PO21 Development does not interfere with the use of stock routes or diminish their landscape, recreational or heritage values. Editor's note—Stock routes are shown on overlay map OM2.	No acceptable outcome is nominated	
Reconfiguration		
PO22	No acceptable outcome is nominated	Not applicable.

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
Reconfiguration does not result in the creation of any new lots in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts.		
PO23 Except as provided for in PO24, reconfiguration does not result in the creation of: (a) lots less than 30ha in the priority agricultural area or agricultural land classification class A and B areas shown on overlay map OM2; or (b) lots less than 100ha elsewhere. Editor's note—to remove any doubt, this performance outcome does not apply to land in a village precinct.	No acceptable outcome is nominated	Refer to PO24.
PO24 Reconfiguration creating lots less than required under PO23 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.	No acceptable outcome is nominated	Complies with PO24(b). The proposed boundary realignment rearranges existing lot boundaries to improve land management without increasing the number of lots. It reflects the existing agricultural uses occurring on the site.

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
Editor's note—Applicants would need to demonstrate the nature of the improvement, such as amalgamating lots to create a large balance area for an environmental reserve or that is managed in accordance with an appropriate land management plan.		
PO25 – PO38		Not applicable.
Rural amenity and character		
PO39 Development maintains the visual amenity and landscape character of the locality.	No acceptable outcome is nominated.	Considered to comply where relevant. The proposed boundary realignment and does not pose any real or significant change to the use of the subject site.
PO40 Development minimises the loss of existing vegetation and earthworks on the site.	Development is conducted within an existing cleared area.	
PO41 Development minimises impacts on the natural environment and maintains habitat areas and corridors.	No acceptable outcome is nominated.	
PO42 Landscaping is provided to screen views from surrounding roads and neighbouring sites.	No acceptable outcome is nominated.	
PO43 Non-residential buildings or structures are screened by a landscaped buffer when adjoining	Buildings or other structures are screened by a landscaped buffer of 5m when adjoining residential or rural residential development.	

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
land used for rural residential or residential development		
PO44 Development does not create significant impacts as a result of noise, odour, dust, volume of traffic generated or other cause.	No acceptable outcome is nominated.	
PO45 Development does not impact on public health or safety.	No acceptable outcome is nominated.	
PO46 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. Editor's note–The location of mining claims, mineral development licences and mining leases is available online via GeoResGlobe.	No acceptable outcome is nominated.	

Table 4.2.9.3(c)–Separation Distances

Column 1	Column 2	Column 3 Minimum separation distances (metres)	
Use	Number of animals	Land in an urban zone or rural residential zone	Other sensitive land use
Poultry	100-200	100	60
	200-500	200	60
	501+	300	150
Animal keeping (being kennels or cattery)	n/a	400	150

Attachment C – Detailed Assessment

Intensive animal industry	n/a	1000	400
Extractive industry (being an existing or approved extractive industry operation or a resource/processing area shown on overlay map OM6)	n/a	(i) 1,000m from a hard rock extractive industry; (ii) 200m from a sand and gravel extractive industry; and (iii) 100m from a haul route used by any existing operation.	

ASSESSMENT**APPLICABLE ASSESSMENT BENCHMARKS****6.2.2 Reconfiguring a lot code****6.2.2.1 Application**

- (1) This code applies to development identified as requiring assessment against the Reconfiguring a Lot code by the tables of assessment in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

6.2.2.2 Purpose and overall outcomes

- (1) 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.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) reconfiguration creates safe, convenient and attractive neighbourhoods, industrial areas and centres that are consistent with the intended outcomes for the zone in which the land is located;
 - (b) reconfiguration occurs in a way that makes efficient use of land and facilitates cost effective provision of infrastructure;
 - (c) functional street networks are created which provide high levels of accessibility and safety, particularly for pedestrians and cyclists;
 - (d) lots are of a size to support the uses intended and create the character and density intended for the zone in which the land is located;
 - (e) the creation of new lots for residential purposes occurs only within urban or rural residential zoned land;
 - (f) reconfiguration ensures public open space and movement networks can be provided that are interconnected with the surrounding area, convenient, safe and able to meet community needs;
 - (g) reconfiguration in the rural zone occurs only in the circumstances intended in the zone code;
 - (h) new lots are provided with services that meet the need of users and minimise risks to the environmental or public health and safety;
 - (i) reconfiguration enables the protection of waterways, wetlands, ecological corridors for the movement of fauna and other significant environmental values.

Officers Comment

The proposal is for a boundary realignment of the common boundary to reflect the existing agricultural uses occurring on the site. It is noted that the proposed realignment seeks to reflect the existing cropping land use and agricultural management of the land. The reconfiguration does not propose to create any additional rural lots, nor does it involve the removal of land from agricultural production.

Notwithstanding the site's Rural zoning and the non-compliance of two proposed lots with the minimum requirements of the Reconfiguring a Lot Code, being a minimum road frontage of 200 metres and a minimum area of 30 hectares, the proposed development is considered to be generally consistent with the outcomes sought by the code and the broader policy direction and intent of the Planning Scheme, including the Strategic Framework. This is due to the nature of the proposal being a realignment of a common boundary between four lots, with no additional lots created.

In this context, despite the non-compliance with minimum lot size, the proposal supports improved agricultural productivity and rural land use efficiency in a manner consistent with the intent of the Rural Zone and the Planning Scheme more broadly.

Specific assessment against the relevant provisions of the Reconfiguring a Lot Code is provided below:

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
<i>Neighbourhood design</i>		
PO1 The layout for a new neighbourhoods and subdivisions creates a strong and positive identity, and is responsive to site characteristics, setting, landmarks and views.	No acceptable outcome is nominated.	Not applicable. Rural boundary realignment only. No new lots created.
PO2 Open space and movement networks are integrated internally within the development site and with surrounding areas, including: (a) a clear hierarchy of roads linking safely and directly with external roads;	No acceptable outcome is nominated.	Not applicable. Rural boundary realignment only. No new lots created.

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
(b) an open space network linking with other existing or potential open space; (c) an urban drainage system integrated with the open space and pathway network and major streams; and (d) a pedestrian and bicycle path system integrated with the open space and road networks.		
PO3 Vehicle, cyclist and pedestrian networks reduce need for local vehicle trips and ensures walking and cycling are prioritised.	No acceptable outcome is nominated.	Not applicable. Rural boundary realignment only. No new lots created.
PO4 The subdivision layout incorporates separation of sensitive land uses from potentially incompatible land uses or infrastructure within or external to the site.	No acceptable outcome is nominated.	Not applicable. Rural boundary realignment only. No new lots created, nor is a sensitive land use affected.
PO5 The reconfiguration is designed to maximise personal safety and minimise potential for antisocial behaviour and crime, including by establishing clear sight lines and creating opportunities for casual surveillance of streets, paths, parks and public spaces.	No acceptable outcome is nominated.	Not applicable. Rural boundary realignment only. No new lots created.
PO6	No acceptable outcome is nominated.	

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
Street and lot orientation facilitates energy-efficient building and site design by: (a) maximising lot orientation to the north and minimising orientation to the west; and (b) maximising access to prevailing breezes.		
PO7 The subdivision layout retains significant habitat areas and ecological corridors.	No acceptable outcome is nominated.	
PO8 The subdivision layout ensures development is setback from and protects the habitat values and ecological function values of waterways.	No acceptable outcome is nominated.	
Landslip hazard		
PO9 Reconfiguration does not occur on land vulnerable to landslip and erosion, unless it is in the form of a boundary alignment which improves the safety of people and property.	AO9 Development is not located on slopes greater than 15%	Not applicable, no landslip hazard present.
PO10 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	AO10 Minimum frontage and lot size occurs in accordance with table 6.2.2.3(b), unless stated otherwise in a zone code.	Complies. The proposal is for a boundary realignment to reflect the existing use at the premises. The proposal does not propose the creation of any new lots in the Rural Zone.

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
(c) are sized and located to enable development to be primarily oriented to the street and accommodate all ancillary components of the use.		While the sizes of two existing lots and two proposed lots do not meet the minimum area and frontage requirements, the development does not change the uses occurring at the premises.
PO11 Reconfiguration does not reduce the future development potential of land within the emerging community zone.	No acceptable outcome is nominated.	Not Applicable.
PO12 New lots are not created in the rural zone, other than where 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.	No acceptable outcome is nominated.	Complies, as no new lots are created.
PO13 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.	No acceptable outcome is nominated.	The proposed realignment of boundaries provides for the existing land use to be maintained.
PO14 New lots are not created in the environmental management and conservation zone.	No acceptable outcome is nominated.	Not Applicable.
Services		

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
PO15 All lots are provided with legal access to a constructed road. Note–A constructed road in an urban zone means a sealed road with kerbing and channelling. Elsewhere, this means a formed and trafficable road.	No acceptable outcome is nominated.	Considered to comply as no change to the existing access arrangements is maintained as part of this application.
PO16 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.	Not applicable, boundary realignment only. No new services are proposed as part of this application.
PO17 Lots are provided with an electricity supply which minimises visual impacts on the locality.	AO17.1 Except for land in the Rural zone, electricity is connected to all new lots. AO17.2 Underground electricity service is provided to all new lots in an urban zone.	Not applicable, boundary realignment only. No new services are proposed as part of this application.
Road design		

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
PO18 The design features of each type of street are appropriate to the primary function of the street in the network.	AO18 The design of each new street or road complies with the approach taken in “Austroads Guide to Traffic Engineering Practice Manuals”.	Not applicable. Boundary realignment of existing rural lots only.
PO19 Provision for safe on-street parking in appropriate locations.	No acceptable outcome is nominated.	
PO20 Intersections along streets are spaced to create safe and convenient pedestrian and vehicle movements and designed to provide safe sight lines and geometry for all road users.	AO20 The street or road network complies with the approach taken in the “Austroads Guide to Traffic Engineering Practice Manuals”.	
PO21 Road reserves are designed to accommodate co-location of infrastructure services.	No acceptable outcome is nominated.	
PO22 All new roads are constructed to standards appropriate to their intended use.	No acceptable outcome is nominated.	
PO23 All streets in an urban and rural residential zone are provided with street lighting.	AO23.1 Street lighting is provided in all new urban streets. AO23.2 In all new development where an underground electricity service is provided, underground mains service street lighting.	
Environmental management		

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
Editor's note—A property management plan or environmental management plan, illustrating how environmental impacts will be minimised, may be required to support the proposed development.		
PO24 Development does not alter the hydrological regime external to the site.	No acceptable outcome is nominated	Not applicable. Boundary realignment only with no changes to existing site uses proposed as part of this application.
PO25 Development maintains the environmental values and water quality of Burdekin Shire's groundwater, waterways and surface water storages.	No acceptable outcome is nominated	
PO26 Development minimises erosion and sediment run-off by: <ul style="list-style-type: none"> (a) minimising clearing and earthworks; (b) not increasing the rate or volume of run-off; (c) utilising natural flow paths; (d) minimising impervious surfaces; (e) incorporating erosion and sediment control devices to detain and treat run off to remove sediments and gross pollutants. 	No acceptable outcome is nominated	
PO27 Stormwater drainage is provided that has sufficient capacity to safely remove stormwater run-off, in a way that: <ul style="list-style-type: none"> (a) minimises risk to public safety and property; 	No acceptable outcome is nominated	No assessment is required as it is a rural reconfiguration with no change to the existing stormwater drainage proposed.

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
(b) provides a lawful point of discharge from each lot; (c) minimises ponding; (d) allows for risk associated with potential failures within the system; and (e) allows for practical access for maintenance requirements.		

Table 6.2.2.3(b)–Acceptable outcome – lot size and frontage

Zone	Frontage (m)	Area
Low density residential zone Low-medium density residential zone	15	500m ²
Township zone	15	800m ² Or 2,000m ² where not connected to sewerage
Rural residential zone - Horseshoe Lagoon	60	2ha
- Mount Kelly	40	4,000m ²
- Elsewhere	40	2,000m ²
Centre zone	10	400m ²
Industry zone	20	1,000m ²
Community facilities zone Recreation and open space zone	20	1,000m ²
Emerging community zone	200	5ha
Rural zone		
(a) In the Groper Creek, Jarvisfield, Jerona and Wunjunga village precincts	No new lots created	
(b) In the priority agricultural area or agricultural land class A and B on overlay map OM2.	200	30ha
(c) Elsewhere	200	100ha

ASSESSMENT
APPLICABLE ASSESSMENT BENCHMARKS
<p>6.2.1 Development works code</p> <p>6.2.1.1 Application</p> <p>(1) This code applies to development identified as requiring assessment against the Development Works Code by the tables of assessment in part 3.</p> <p>(2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.</p> <p>6.2.1.2 Purpose and overall outcomes</p> <p>(1) The purpose of the code is to ensure that development provides services to a standard which is efficient, effective and reflects community expectations, enhances the lifestyle of the community, and minimises impacts on neighbours, the streetscape and the environment.</p> <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> (a) the location and design of infrastructure or works minimise impacts on amenity and landscape character; (b) development minimises site disturbance and impacts on the natural environment; (c) adequate infrastructure is provided to meet the demand likely to be generated by the development; (d) the safe, efficient and cost-effective provision and operation of infrastructure networks occurs by ensuring: <ul style="list-style-type: none"> (i) development is of a scale commensurate with the capacity of the strategic road network and provides access in a manner that protects the safety and efficiency of the network; (ii) development maintains high standards of water quality and the environmental health of waterways; (iii) public health and safety are protected. (e) excavation and/or filling in the rural zone does not adversely impact on Council controlled land including road reserves and infrastructure, overland flow paths, drainage paths, waterways, wetlands, or road and drainage infrastructure. <p><u>Officers Comment</u></p> <p>Given the nature of the proposed development, being a realignment of the common boundary of four existing rural zoned lots, where relevant, the proposed development is considered to comply overall with the prescribed relevant outcomes sought by the Development Works Code, as no changes/works to existing roads or to that currently exists on site are proposed.</p>

6.2.1.3 Specific benchmarks for assessment

Table 6.2.1.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Specific assessment against the relevant provisions of the Development Works Code is provided below:

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
Earthworks		
PO1 Excavation and filling on land maintains the amenity and utility of adjoining land.	AO1 Excavation and filling is not carried out within 1.5m of any site boundary.	Not applicable. Rural boundary realignment only and no earthworks or filling proposed.
PO2 The carrying out of any excavation or filling does not contaminate any land.	AO2 No contaminated material or potential acid sulfate soil is used as fill.	
PO3 The carrying out of any excavation does not create any land instability or public safety risk.	AO3 Earthworks and retaining structures are carried out in accordance with: (a) Australian Standard 3798:1996- Guidelines on earthworks for commercial and residential development; and (b) Section 3 of Australian Standard 4678:2002- Earth retaining structures.	
PO4 Earthworks do not: (a) result in ponding on the site or on nearby land; (b) adversely affect the flow of water through an overland flow path; and (c) result in the loss of safety to users or uses of any other land.	No acceptable outcome is nominated.	
PO5 Earthworks do not result in structures or changes to ground level within a pipeline easement without the consent of the pipeline licence holder.	No acceptable outcome is nominated.	

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
Editor's note—Refer to sections 807-808 of the <i>Petroleum and Gas (Production and Safety) Act 2004</i> .		
PO6 Earthworks maintain the visual amenity of surrounding land and do not compromise the privacy of adjoining property.	No acceptable outcome is nominated.	
PO7 The risk of erosion and sedimentation is minimised by: (a) progressive rehabilitation of disturbed areas within the site; (b) avoiding long term stockpiling of soil; (c) diverting drainage paths around disturbed areas; and (d) preventing sediments from leaving the site.	No acceptable outcome is nominated.	
Excavation and/or filling in the rural zone		
PO8- PO11	No acceptable outcome is nominated.	Not applicable. Rural boundary realignment only and no earthworks or filling proposed.
Infrastructure		
PO12 Development in an urban zone (other than the township zone) or within the priority infrastructure area is connected to reticulated water, sewerage and stormwater. Note—Urban zone is defined in the Planning Regulation 2017. The priority infrastructure area is identified in the Local Government Infrastructure Plan in schedule 6.	No acceptable outcome is nominated.	Not applicable. Rural boundary realignment only and no earthworks or filling proposed.
PO13	AO13	

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
Development sites are provided with services in a way that is: (a) safe and efficient; (b) maintains the integrity of the external network; (c) does not impose a load on external networks that exceed their capacity; and (d) can be safely, conveniently and cost effectively maintained.	All infrastructure required to service the development is provided in accordance with Planning Scheme Policy – S.C5.2 – Development Works.	
PO14 Where reticulated water supply is not available, development is provided with a reliable water supply that is sufficient for the demands generated on-site.	No acceptable outcome is nominated.	Not applicable. Rural boundary realignment.
PO15 Where a reticulated sewerage service is not available, an on-site system of treatment and disposal is established that is sufficient for the level of wastewater generated on the site.	No acceptable outcome is nominated.	
PO16 Where provided on-site, water, wastewater and stormwater infrastructure are established in a way that ensures public and environmental health, safety, water quality and amenity are maintained.	AO16.1 In the rural residential zone, premises are provided with an on-site sewerage treatment and disposal system. AO16.2 Elsewhere, no acceptable outcome is nominated	
PO17 Premises are connected to an electricity supply approved by the relevant authority.	AO17 The development is connected to electricity infrastructure in accordance with the standards of the relevant regulatory authority.	
Water management Editor’s note–A property management plan or environmental management plan, illustrating how environmental impacts will be minimised, may be required to support the proposed development.		
PO18 Development is located, designed, constructed and operated to avoid adverse impacts on	No acceptable outcome is nominated.	Not applicable. Rural boundary realignment of existing lots only with no earthworks required.

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
<p>environmental values and water quality of groundwater, waterways and surface water storages arising from:</p> <ul style="list-style-type: none"> (a) altered stormwater quality and hydrology; (b) wastewater; (c) the creation or expansion of non-tidal artificial waterways; or (d) the release and mobilisation of nutrients and sediments. 		
<p>PO19 Development achieves the stormwater management design objectives outlined in tables 6.2.1.3(c) and 6.2.1.3(d). Editor's note—Urban purpose is defined in the <i>Planning Regulation 2017</i>.</p>	No acceptable outcome is nominated.	
<p>PO20 Wherever practical, development:</p> <ul style="list-style-type: none"> (a) minimises clearing and earthworks; (b) utilises natural flow paths; and (c) minimises impervious surfaces and maximises opportunities for infiltration, capture and reuse. 	No acceptable outcome is nominated.	
<p>PO21 Stormwater drainage is provided that has sufficient capacity to safely remove stormwater run-off, in a way that:</p> <ul style="list-style-type: none"> (a) minimises risk to public safety and property; (b) provides a lawful point of discharge from each lot; (c) minimises ponding; (d) allows for risk associated with potential failures within the system; and (e) allows for practical access for maintenance. 	No acceptable outcome is nominated.	
Acid sulfate soils		

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
<p>PO22</p> <p>Within the areas identified as potential acid sulfate soils on overlay map OM1, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or (b) where disturbance of acid sulfate soils cannot be avoided, development: <ul style="list-style-type: none"> (i) neutralises existing acidity and prevents the generation of acid and metal contaminants; and (ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment. <p>Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils on overlay map OM1 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the Queensland Acid Sulfate Soil Technical Manual and relevant State Planning Policy. Applicants should also refer to the Guidelines for Sampling Analysis of Lowland Acid Sulfate Soils in Queensland, Acid</p>	<p>AO22.1</p> <p>Development does not:</p> <ul style="list-style-type: none"> (a) involve excavating or removing 100m³ or more of soil and sediment at or below 5m AHD; or (b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or (c) involve filling with 500m³ or more with an average depth of 0.5m or greater that results in: <ul style="list-style-type: none"> (i) actual acid sulfate soils being moved below the water table; or (ii) previously saturated acid sulfate soils being aerated. <p>OR</p> <p>AO22.2</p> <p>Development manages waters so that:</p> <ul style="list-style-type: none"> (a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals; (b) the pH of all sites, and any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background); (c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals; (d) there are no visible iron stains, flocs or sums in discharge water; (e) all reasonable preparations and actions are undertaken to ensure that aquatic health is safeguarded; and 	<p>Not applicable.</p>

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
Sulfate Soils Laboratory Methods Guidelines or Australian Standard 4969. It is highly recommended that the applicant develops a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.	(f) infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack.	
Traffic and access		
PO23 - PO32	AO21- AO24	Considered to comply where applicable, as there will be no change to the existing access and traffic arrangements.
Landscaping		
PO33 - PO34	No acceptable outcome is nominated.	Not applicable. Rural boundary realignment of existing lots only with no landscaping required.
Waste and pollutant management		
PO35 - PO37	No acceptable outcome is nominated.	Not applicable. A boundary realignment of existing lots.

North Queensland Regional Plan

The proposal site is located in the Priority Agricultural Area (PAA) mapped in the North Queensland Regional Plan (NQRP), with the NQRP integrated into the Burdekin Shire Planning Scheme December 2022. The NQRP benchmarks expect the proposed development will not contribute to a net loss to overall agricultural activity or result in widespread or irreversible impacts of the PAA. While Officers consider that the proposed development may not strictly comply with the benchmarks specified for development in the PAA, given the nature of the proposal being a realignment of the common boundaries to improvement in land management, and that no impacts on nor loss of existing agricultural activities are expected if approved, the outcomes sought by the NQRP are generally satisfied.

Public Submissions

The application was publicly notified between 19 August 2025 to 9 September 2025, being a minimum period of fifteen (15) business days in accordance with the relevant requirements of the *Planning Act 2016*. No submission (properly made or otherwise) was received during the public notification period.

Infrastructure Charges

Reconfiguring a Lot is a development type which can trigger infrastructure charges to be applied as per Council's Charges Resolution. As this application is for a boundary realignment and not proposing to create any additional lots, no Infrastructure Charges are applicable.

7.5.1. WATER AND WASTEWATER

Integrated Water Demand Management Strategy and Operational Standard Implementation

File Reference: 2935

Report Author: Julian Tickle, Water and Wastewater

Authoriser: James Stewart, Director Infrastructure Planning and Environmental Services

Meeting Date: 14 October 2025

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Enhance water security and protect and improve water quality.
- Plan, build and maintain infrastructure that enhances and extends the life of community assets.

Executive Summary

This report presents the Integrated Water Management Strategy and the associated Operational Standard for the implementation of demand management. These documents establish a proactive framework to manage potable water demand, protect groundwater quality, and respond to contamination risks such as PFAS. The strategy outlines resilience building measures, community engagement, and infrastructure planning, while the operational standard provides a staged restriction model based on reservoir levels, aquifer drawdown, and PFAS thresholds.

Recommendation

That Council:

1. Endorse the Integrated Water Demand Management Strategy as a guiding framework for water sustainability.
2. Adopt the Demand Management Operational Standard for implementation across all Burdekin Shire communities.
3. Authorise the Executive Leadership Team to activate restriction stages as required under the standard in consultation with Council.
4. Endorse a move to Stage 1 management to support the upcoming planned works on the 10ML Storage for the South Ayr Filtration Plant project.

Background

Burdekin Shire relies heavily on groundwater for potable water supply. Climate variability, aquifer stress, and contamination risks particularly PFAS necessitate a structured approach to demand management. The strategy and operational standard respond to these challenges by:

1. Promoting efficient water use
2. Establishing clear restriction triggers and enforcement protocols
3. Enhancing community awareness and preparedness

Consultation

Internal stakeholders including Infrastructure, Planning and Environmental Services. Workshopped with Council members on 30 September 2025.

Budget & Resource Implications

Implementation will be managed within existing operational budgets. Costs associated with PFAS testing, SCADA upgrades, and public communication campaigns are accounted for in the 2025-2026 Water Services budget.

Legal Authority & Implications

The strategy and operational standard are compliant with:

1. *Water Supply (Safety and Reliability) Act 2008*
2. *Water Act 2000*
3. *Environmental Protection Act 1994*
4. *Local Government Act 2009*

Council is authorised to enforce water restrictions and appoint Authorised Persons under Sections 45–48 of the *Water Supply (Safety and Reliability) Act*.

Policy Implications

Not Applicable.

Risk Implications (Strategic, Operational, Project Risks)

Strategic Risks:

Weather change impacts on water availability (e.g. Drought).
Regional water security coordination.

Operational Risks:

PFAS contamination.
Infrastructure failure during disaster events.

Project Risks:

Community non-compliance with restrictions.

Mitigation measures include staged restrictions and public education.

Attachments

1. Attachment A - Demand Management Policy
2. Attachment B - Demand Management Operational Standard
3. Attachment C - Communications Plan Stage 1 Water Restrictions

Policy Type	Corporate
Function	Water Supply
Policy Owner	Manager Water and Wastewater
Policy Contact	Manager Water and Wastewater
Effective Date	14 October 2025

Purpose

To ensure sustainable, safe, and resilient water use across the Burdekin Shire by managing demand in alignment with North Queensland's climatic conditions and emerging environmental risks, including drought, groundwater contamination (e.g. PFAS), and regional water security challenges.

This strategy supports compliance with the Water Supply (Safety and Reliability) Act 2008, which requires water service providers to:

- Operate infrastructure responsibly
- Ensure continuity and reliability of supply
- Implement restrictions when necessary
- Protect public health and environmental values

Scope

This policy applies to all water supply operations managed by Burdekin Shire Council and guides strategic planning, infrastructure investment, and community engagement related to water demand management.

Policy Statement

Burdekin Shire Council is committed to the sustainable, safe, and efficient use of water resources through proactive demand management. This policy provides a framework to improve water efficiency, guide infrastructure planning, and engage the community in response to local climate variability and environmental risks such as drought, aquifer stress, and PFAS contamination. The Council aims to protect groundwater quality and ensure reliable supply for all users. By implementing tiered restrictions, smart metering, and education initiatives, the policy supports compliance with the Water Supply (Safety and Reliability) Act 2008 and reinforces Council's commitment to responsible service delivery and environmental stewardship.

North Queensland is subject to:

- Highly variable rainfall patterns with prolonged dry seasons
- Increased evaporation rates due to rising temperatures
- Groundwater vulnerability from agricultural runoff and PFAS contamination
- Flooding events that disrupt infrastructure and contaminate water sources

Guiding Principles

- Resilience: Build capacity to withstand drought and contamination events
- Efficiency: Promote responsible water use across all sectors
- Transparency: Engage community and stakeholders in water planning
- Innovation: Adopt technologies and practices that improve water efficiency

Monitoring and Evaluation

- Annual water consumption audits by sector
- Quarterly PFAS and groundwater quality reports
- Community satisfaction surveys on water services
- Review strategy yearly or following major climate events

Community Engagement

- Promote water conservation practices
- Deliver educational programs in local schools
- Encourage uptake of water-efficient appliances and rainwater tanks

Objectives

Objective	Description
1. Reduce potable water demand	Implement tiered pricing, smart metering, and public education
2. Protect groundwater quality	Monitor PFAS and other contaminants; restrict high-risk activities near bores
3. Strengthen drought preparedness	Align with the Regional Drought Resilience Plan 2022–2030
4. Collaborate regionally	Share data and strategies with Townsville, Charters Towers, and other NQWRAP councils

Risk Management

Drought

- Activate staged water restrictions based on reservoir levels
- Promote drought-resilient landscaping and irrigation practices
- Maintain emergency water supply reserves for critical use

Groundwater Contamination (PFAS)

- Continue bore relocation and treatment upgrades (e.g. Ayr4)
- Partner with Townsville Laboratory Services for PFAS testing
- Implement buffer zones around known contamination sites

Infrastructure Vulnerability

- Upgrade aging water mains and treatment facilities
- Conduct regular flood risk assessments and asset audits
- Integrate climate modelling into infrastructure planning

Legislation

- Water Supply (Safety and Reliability) Act 2008
- Water Act 2000
- Environmental Protection Act 1994
- Local Government Act 2009

References

- Burdekin & Charters Towers Regional Drought Resilience Plan 2022–2030
- Burdekin Shire Council Drinking Water Quality Management Plan
- Managing Climate Change Risks to Water – Queensland Government

Definitions and Abbreviations

Word**Definition of word**

Related Documents

Reference Number	Document Title

Document History and Version Control

Title of Document	Demand Management Policy
Document Reference Number	Rev
Review Schedule	12 months
Council Meeting Date	14 October 2025
Council Resolution Number	Enter the resolution number assigned from the Council meeting

Table of Contents

Purpose.....	1
Scope.....	1
Operational Standard Content	1
Responsibilities	4
References.....	4
Definitions and Abbreviations	4
Related Documents	4
Document History and Version Control.....	4

Purpose

To implement the Integrated Water Demand Management Strategy by establishing a structured water restriction framework for groundwater-reliant communities. This standard ensures sustainable water use, protects aquifer health, and responds to contamination risks, particularly PFAS, through proactive and enforceable measures.

Scope

This standard applies to:

- Residential, commercial, agricultural, and public sector potable water users
- All properties connected to Council managed potable water supplies

Operational Standard Content

Background

Groundwater is a critical supply source for Burdekin communities. Local audits show that over 80% of potable water is used for outdoor purposes, primarily irrigation and garden maintenance. Reservoir drawdown, aquifer stress, and PFAS contamination pose significant risks to supply continuity and public health, necessitating a responsive restriction framework.

Water Restriction Stages

Water restrictions are triggered by any one of the following conditions:

- Reservoir storage thresholds, based on a nominal daily supply capacity of
 - Ayr/Brandon – 10 ML
 - Home Hill – 3.5ML
 - Mt Kelly – 0.64ML
 - Giru – 0.57ML
- PFAS contamination levels, benchmarked against Australian Drinking Water

Updated PFAS Guideline Values (ADWG 2025)

PFAS Compound	New Guideline Value
PFOS (Perfluorooctane sulfonic acid)	<ul style="list-style-type: none"> 8 ng/L (0.008 µg/L)
PFHxS (Perfluorohexane sulfonic acid)	<ul style="list-style-type: none"> 30 ng/L (0.03 µg/L)
PFOA (Perfluorooctanoic acid)	<ul style="list-style-type: none"> 200 ng/L (0.2 µg/L)
PFBS (Perfluorobutane sulfonic acid)	<ul style="list-style-type: none"> 1000 ng/L (1 µg/L)

- Aquifer drawdown, measured as a percentage decline from the seasonal average water table level

Restriction Matrix

Stage	Trigger Condition (Any One Met)	Restrictions	Enforcement
Stage 1 – Low Restrictions	<ul style="list-style-type: none"> Reservoir storage without recovery for a 7-day period PFAS levels > 50% of ADWG thresholds Aquifer drawdown > 10% below seasonal average without recovery 	<ul style="list-style-type: none"> Odd/even day watering schedule based on street address No watering permitted on Mondays Public awareness campaign and conservation messaging 	Education only
Stage 2 – Moderate Restrictions	<ul style="list-style-type: none"> Reservoir storage < 25% without recovery for 48 hours PFAS levels > 75% of ADWG thresholds Aquifer drawdown > 20% below seasonal average without recovery 	<ul style="list-style-type: none"> Odd/even day watering schedule based on street address No watering permitted on Mondays No watering between 9am–4pm on scheduled day Public awareness campaign intensified Commercial users encouraged to reduce use voluntarily 	Warnings issued
Stage 3 – Severe Restrictions	<ul style="list-style-type: none"> Reservoir storage < 15% without recovery for 24 hours PFAS levels > 100% of ADWG thresholds Aquifer drawdown > 30% below seasonal average without recovery 	<ul style="list-style-type: none"> No outdoor watering No car washing at home Agricultural users must submit water efficiency plans 	Fines apply
Stage 4 – Emergency Measures	<ul style="list-style-type: none"> Confirmed PFAS exceedance requiring public health intervention Infrastructure failure regardless of storage Aquifer drawdown > 40% below seasonal average 	<ul style="list-style-type: none"> Water use limited to essential indoor use only Emergency water carting activated All non-essential use banned 	Full enforcement

PFAS Monitoring Protocol

- Monthly sampling of groundwater bores for PFOS and PFOA
- Laboratory analysis conducted by NATA-accredited facilities
- Immediate notification to DLGWV if levels exceed ADWG thresholds
- Public advisories issued within 24 hours of confirmed exceedance

Aquifer Monitoring Protocol

- Monthly monitoring of water table levels at designated bore sites
- Seasonal average calculated using 5-year historical data
- Drawdown thresholds reviewed annually and adjusted for climate variability

Monitoring and Review

- Daily reservoir level tracking via SCADA and telemetry systems
- Monthly review of PFAS and aquifer data
- Annual audit of restriction effectiveness and community compliance
- Post-event debriefs following activation

Communication Protocol

- Public notices via website, radio, and SMS alerts
- Signage in public spaces
- Exemptions granted on application at the discretion of the Manager Water and Wastewater

Compliance and Enforcement

In accordance with Sections 45–48 of the Water Supply (Safety and Reliability) Act 2008, Burdekin Shire Council may appoint Authorised Persons to ensure compliance with water restrictions. These officers are empowered to:

- Enter properties to inspect adherence to declared water restriction stages
- Issue warnings or infringement notices for non-compliance
- Enforce restrictions under this Operational Standard and relevant provisions of the Act

An appeals process is available for residents or businesses seeking exemptions due to hardship or essential use. All enforcement actions will be proportionate to the restriction stage and guided by Council's compliance policy.

Responsibilities

Specific responsibilities that are assigned to individual positions from the context of this Operational Standard are listed below:

Chief Executive Officer (CEO)	<ul style="list-style-type: none"> Provide strategic oversight and governance to ensure that water restriction policies and operational standards are implemented in alignment with Council's legislative obligations and community expectations. Support inter-agency coordination and public accountability, including endorsing public communications during emergency stages and ensuring Council resources are mobilised effectively during critical water events.
Managers (Senior Leadership Group)	<ul style="list-style-type: none"> Authorise activation and escalation/reduction of restriction stages based on operational data, PFAS monitoring results, and aquifer drawdown trends, ensuring alignment with the Demand Management Operational Standard. Oversee compliance, communication, and exemption processes, including appointing Authorised Persons, approving hardship exemptions, and coordinating public advisories and stakeholder engagement.
Supervisors/Coordinators (Senior Supervisors Group)	<ul style="list-style-type: none"> Monitor and assess trigger conditions using SCADA and telemetry systems to determine the appropriate restriction stage based on reservoir levels, PFAS thresholds, and aquifer drawdown. Coordinate public communication and enforcement, including issuing notices, overseeing signage, and ensuring Authorised Persons are deployed for compliance checks and community engagement. Review and report restriction effectiveness, ensuring monthly audits of water use, community compliance, and post-event evaluations are completed and documented.
Health and Safety Representatives (HSR)	<ul style="list-style-type: none"> Not Applicable
Work Health and Safety Advisors (WHSAs)	<ul style="list-style-type: none"> Not Applicable
Workers	<ul style="list-style-type: none"> Conduct on-ground inspections and monitoring to verify compliance with restriction rules (e.g. watering schedules, outdoor use bans), and report any breaches or anomalies to supervisors. Install and maintain signage and public notices in affected areas, and assist with community engagement by answering basic questions and directing residents to official information channels.

References

Sources	Description
Water Supply (Safety and Reliability) Act 2008	Legislation
Water Act 2000	Legislation



Definitions and Abbreviations

Word	Definition of word
------	--------------------

Related Documents

Reference Number	Document Title

Document History and Version Control

Title of Document	Operational Standard
Document Reference Number	Rev
Document Owner	
Council Section	
Review Schedule	12 months
SLG Approval Date	
ELT Approval Date	

Communications Plan – Stage 1 Water Restrictions

Table of Contents

Communications Plan – Stage 1 Water Restrictions.....	1
Objective	2
Key Messages.....	2
Council Connections Editorial	4
Sweet FM Radio Script (30s)	4
Social Media Posts.....	4
Images.....	7
Colouring In	9
Suggested Budget.....	10
Draft Media Release 1.....	11
Draft Media Release 2.....	12
Draft Media Release 3.....	12
Draft Media Release 4.....	13

Objective

Encourage the Burdekin community to actively conserve water during the 30-day restriction period (7 November – 7 December) to ensure daily demand stays under 10ML and system integrity is maintained.

Key Messages

- Stage 1 Water Restrictions are in place from 7 November for 30 days.
 - Restrictions include: odd/even watering days (based on street number) and no watering on Mondays.
 - The community is asked to reduce water usage to below 1,500 litres per household per day.
 - Our goal is to keep Shire-wide water demand below 10ML a day.
 - Conserving water now helps protect supply during shutdown and restoration works.
-

Stakeholders

- **Primary:** Burdekin residents, households, businesses, schools, sporting clubs.
 - **Secondary:** Media outlets, community groups, elected members.
 - **Internal:** Mayor & Councillors, Infrastructure Services, Customer Service team.
-

Channels & Tactics

Digital – Website & Online Presence

- Website homepage banner / alert (e.g. “Stage 1 Water Restrictions – Learn More”)
- Dedicated landing page with restrictions explained, FAQs, resources, downloads (fact sheets, colouring sheets, garden guides)
- News article / update post on Council’s website

Social Media

- Facebook posts (organic + pinned post during restrictions)
- Instagram posts & stories

Local Media & Radio

- Weekly media releases (launch, indoors, garden, thank-you)
- Sweet FM radio spots (Council update segment, 30s scripted ad)
- Council Connections

Community Engagement Channels

- Colouring-in sheets for kids (competition entry drop-off points at libraries)
- Posters & flyers at:
 - Libraries
 - Customer Service Centres (Ayr, Home Hill)
 - Council facilities (Theatre, Pool, Waste Transfer Stations)
- Schools & childcare centres (via newsletters, colouring-in sheets, prize packs)
- Sporting clubs & community groups (emails, posters at grounds/clubs)

Internal & Councillor Engagement

- Councillor talking points (so Mayor and Councillors deliver a consistent message at events)
- Staff intranet update (so all staff can answer community questions consistently)
- Customer Service scripts (for counter and phone enquiries)

Monitoring & Feedback Channels

- Weekly water use updates posted on social media (“We hit 9.8ML yesterday – great work, Burdekin!”)

Timeline

- **Week prior (1–6 Nov):** Release media, social posts, radio announcements.
- **7 Nov:** Restrictions commence.
- **Ongoing:** Weekly reminders via social, website updates, radio.
- **Post 7 Dec:** Thank you message, report back on savings achieved.

Council Connections Editorial

Stage 1 Water Restrictions Now in Place

Council has introduced Stage 1 Water Restrictions from 7 November for a 30-day period to conserve supply during important shutdown and restoration works.

Restrictions include odd/even watering, with no watering permitted on Mondays.

Council is urging the community to keep total water demand under 10ML per day. To achieve this, households should aim to use less than 1,500 litres per person daily.

Every small action adds up – from fixing leaks to using water-efficient practices outdoors. By working together, we can safeguard our water system for the whole community.

More information is available on Council's website.

Sweet FM Radio Script (30s)



Announcer Script

“Burdekin Shire Council is asking everyone to play their part in conserving water.

From 7 November, Stage 1 Water Restrictions are in place for 30 days.

Odd and even watering days apply, with no watering on Mondays.

Our community target is to keep usage under 10 megalitres a day – that's less than 1,500 litres per household per day.

Together, we can protect our water supply.

Find out more at burdekin.qld.gov.au.”

Social Media Posts

Date: 1 November 2025

💧 Stage 1 Water Restrictions – Important Community Update 💧

Burdekin Shire Council will be introducing Stage 1 Water Restrictions from 7 November for 30 days while important shutdown and restoration works are carried out on the water network.

These restrictions are necessary to:

- ◆ Maintain system integrity during the works
- ◆ Ensure supply is protected for households, businesses and essential services
- ◆ Help keep overall demand below 10 megalitres per day (that's less than 1,500 litres per household per day)

Stage 1 Restrictions mean:

- ☑ Odd/Even watering – properties water on matching calendar dates
- ⊘ No watering on Mondays

Council appreciates the community's cooperation during this period. By making small changes at home and in the garden, we can ensure a reliable water supply for everyone.

👉 Full details and water-saving resources: [burdekin.qld.gov.au]

💧 **Stage 1 Water Restrictions – From 7 November** 💧

For 30 days, Burdekin Shire residents are asked to:

✅ Follow odd/even watering days (based on your house number)

🕒 No watering on Mondays

🎯 Help us keep daily demand under 10ML

That means reducing your use to under 1,500L per household per day.

Let's work together to conserve our most precious resource. 🌍🔄

👉 Details and water-saving tips: Burdekin.qld.gov.au

🏠 **Save water inside your home – it all adds up!**

Turn off taps while brushing your teeth 🚰 (saves up to 10L/day)

Cut your shower to 4 minutes 🚿 (saves 30L)

Only run dishwashers & washing machines when full 🍽️

Every small change helps us stay under 10ML a day. Let's do this, Burdekin!

👉 More tips: Burdekin.qld.gov.au

Week 2 – Indoors & Outdoors

(Kitchen & Laundry Focus)

🍽️ **Save water in the kitchen & laundry** 🧺

Scrape plates instead of rinsing before the dishwasher

Reuse cooled cooking water on your garden 🌿

Wash clothes in cold water, full loads only

By making these simple switches, you can save hundreds of litres a week. 💧

🎯 Remember: Odd/even watering applies, and no watering on Mondays.

👉 Learn more: Burdekin.qld.gov.au

(Garden Tips)

🌿 **Water Wise Garden Tips** 🌿

Water lawns early morning or late afternoon to reduce evaporation

Use mulch to keep soil moist

Choose native or drought-tolerant plants 🌻

Smart watering helps us stay under **10ML/day** while keeping your garden healthy.

👉 Find more tips here: Burdekin.qld.gov.au

(Colouring-In Competition)

😊 **Water Wise Colouring-In Competition!** 😊

Calling all young artists – help us spread the save-water message!

- 👉 Download the Burdekin Water Drop colouring sheet here: [Council link]
👉 Colour it in and drop it back to Ayr or Home Hill Libraries by [DATE]
🏆 Winners receive eco-friendly prizes + their artwork featured on Council socials!
Let's get creative while we conserve water. 🌱💧

👁️ **Halfway Check-In – How Are We Tracking?**

Stage 1 Water Restrictions are now at the halfway point.

- ✅ Stick to odd/even watering
- 🚫 No watering on Mondays
- 🎯 Keep daily use under 1,500L per household

Thank you for your efforts so far — together we're helping Burdekin stay under 10ML/day. 💧

👉 Updates here: [Burdekin.qld.gov.au](https://burdekin.qld.gov.au)

Week 4 – Final Push & Wrap-Up

(Final Week – Call to Action)

🕒 Final Week – Let's Hit the Target!

We're in the last week of Stage 1 Water Restrictions. Let's finish strong:

- 🚿 Keep showers short
- 👉 Stick to odd/even watering
- 🚫 No watering Mondays
- 🎯 Under 10ML/day = success!

Together we can protect Burdekin's water supply. 🌍🌱

👉 Details: [Burdekin.qld.gov.au](https://burdekin.qld.gov.au)

(Wrap-Up – 8 Dec)

🙌 Thank You Burdekin! 🙌

Stage 1 Water Restrictions have ended — and it's thanks to YOU.

By working together, our community helped reduce demand and protect supply during critical works.
Every drop saved made a difference. 💧❤️

Water Wise habits don't stop here — keep up the great work at home and in your garden every day. 🌱

👉 More tips: [Burdekin.qld.gov.au](https://burdekin.qld.gov.au)

Images




WATER RESTRICTIONS CONSERVE WATER

7 November – 7 December 2025

Limit Outdoor Watering up to 3 days/week

Addresses	SUN	MON	TUE	WED	THU	FRI	SAT
ODD	💧	✗		💧		💧	
EVEN		✗	💧		💧		💧



burdekin.qld.gov.au/conservewater




new WATER RESTRICTIONS effective

7 NOVEMBER – 7 DECEMBER 2025

Limit Outdoor Watering up to 3 days/week

KNOW YOUR WATERING DAYS

7 November – 7 December 2025
Limit Outdoor Watering up to 3 days/week

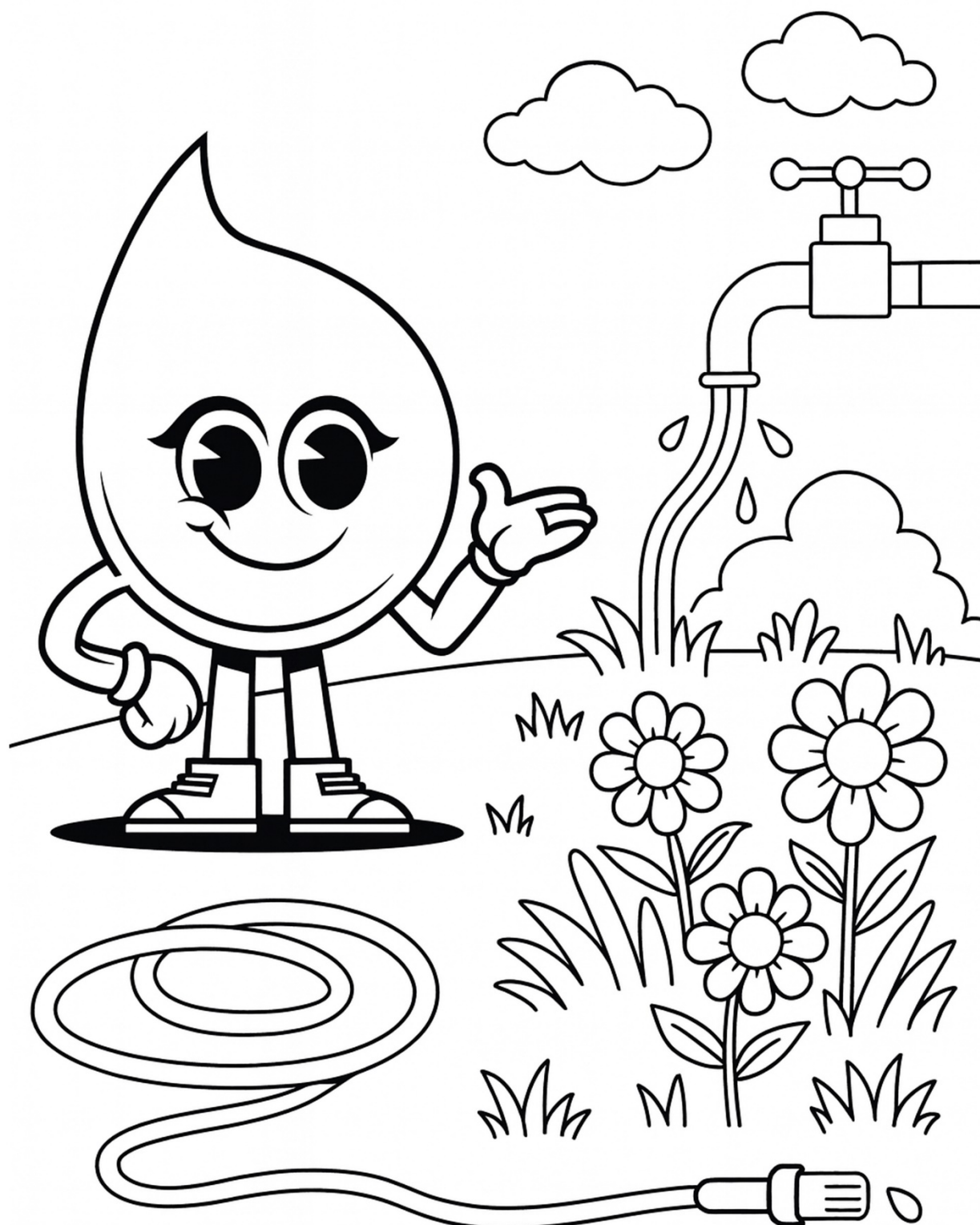
Addresses	SUN	MON	TUE	WED	THU	FRI	SAT
ODD	💧	✗		💧		💧	
EVEN		✗	💧		💧		💧

burdekin.qld.gov.au/conservewater

Colouring In



LET'S SAVE WATER!



Suggested Budget

The communications campaign for Stage 1 Water Restrictions will be delivered primarily through Council's in-house channels (media releases, website, social media, Council Connections, and Sweet FM). Additional costs are minimal and can be met within existing budgets.

- **Design & Creative:** In-house (no additional cost)
- **Printing (colouring sheets, posters):** \$200
- **Prizes for Colouring-In Competition:** \$200
- **Radio Spots (Sweet FM):** In-kind / existing arrangement
- **Advertising in local paper:** utilise existing arrangement

Total Estimated Additional Cost: \$400.00

Draft Media Release 1

Burdekin Community Asked to Conserve Water Under Stage 1 Restrictions

Burdekin Shire Council will introduce Stage 1 Water Restrictions from Thursday 7 November 2025 for a period of 30 days to support critical works and preserve supply.

The restrictions will include:

- Odd/Even watering – Odd-numbered properties may water on odd dates, even-numbered properties on even dates.
- No watering on Mondays.

Mayor Pierina Dalle Cort said the restrictions are necessary to ensure supply is maintained during shutdown and restoration phases.

“Our community target is to keep daily water demand under 10 megalitres per day, which means reducing individual consumption to less than 1,500 litres per person per day,” Mayor Dalle Cort said.

“Conserving water now will help us maintain system integrity, reduce stress on infrastructure and ensure there is enough supply for everyone.”

Council encourages all households and businesses to do their part by limiting non-essential outdoor use, checking for leaks, and using water-efficient practices.

For more information on restrictions and water-saving tips, visit www.burdekin.qld.gov.au.

Draft Media Release 2

Burdekin Households Encouraged to Save Water Indoors

As Stage 1 Water Restrictions continue, Burdekin Shire Council is reminding households that one of the easiest places to save water is inside the home.

Indoor water use accounts for a large proportion of daily demand, and small changes - like four-minute showers, only running full dishwashers, and turning off taps while brushing teeth - can save hundreds of litres a week.

Mayor Pierina Dalle Cort said these actions are vital.

“Indoor water use adds up quickly. By taking simple steps, families can significantly reduce their water footprint and help keep us under the 10ML daily target.”

“We know people want to do their bit, and our online resources make it easy to find ideas that suit your household,” Mayor Dalle Cort said.

Council has dedicated pages on its website with room-by-room tips - covering bathrooms, kitchens and laundries as well as checklists that families can print and stick on the fridge to track their savings.

Online resources can be found at Burdekin.qld.gov.au.

Draft Media Release 3

Water Wise Gardens Help Burdekin Stay Under 10ML

Burdekin Shire Council is urging residents to use water wisely outdoors during Stage 1 restrictions by watering early or late, using mulch, and planting drought-tolerant species.

Outdoor water use especially for gardens and lawns is one of the biggest drivers of demand.

Mayor Pierina Dalle Cort said Council’s website includes a Water Wise Gardening Guide with tailored advice for local conditions.

“Outdoor use can account for up to 40% of household water demand. By making simple adjustments, like switching to a trigger-nozzle hose and choosing native plants, residents can save thousands of litres over the month.”

The website also features downloadable guides, fact sheets and infographics showing how much water sprinklers and hoses use, helping families understand where savings can be made.

“These online tools give people the knowledge to make informed choices and see the real impact of their actions,” Mayor Dalle Cort said.

Visit Burdekin.qld.gov.au for resources.

Draft Media Release 4

Burdekin Thanks Community for Water Saving Efforts

As Stage 1 Water Restrictions come to an end, Burdekin Shire Council thanks the community for helping reduce demand during a critical period.

The community target was to keep water use under 10ML per day and reduce individual consumption to less than 1,500 litres per person daily.

Mayor Pierina Dalle Cort said residents rose to the challenge.

“We are grateful to every household and business that adjusted their routines to save water. This collective effort has protected our supply during important works and demonstrated the strength of our community.”

Council is encouraging residents to continue using water wisely even after restrictions are lifted.

To support this, the Council’s website will continue to host water-saving resources year-round including colouring-in activities for children, seasonal gardening tips, and practical household checklists.

“These resources are there to help families, schools and businesses embed water-wise habits long after Stage 1 restrictions end,” Mayor Dalle Cort said.

Visit Burdekin.qld.gov.au for more information.

11.1. COUNCILLOR REPORTS
Councillor Reports for August 2025
Recommendation

That Council notes the August 2025 monthly reports.

Attachments

1. Mayor - August 2025
2. Deputy Mayor - August 2025
3. Cr John Furnell - August 2025
4. Cr Fina Vasta - August 2025

Mayor's

MONTHLY REPORT



Mayor Pierina Dalle Cort

Councillor Report for the month of August 2025

** This report does not include meetings with the Council staff, community members & general daily duties.

Date	Description
05 Aug	Council Workshop
06 Aug	Bureau of Meteorology Burdekin Catchment Flood Workshop – Charters Towers
07 Aug	Sunwater Burdekin Haughton Customer Advisory Committee Meeting
	Locusts Taskforce Meeting
08 Aug	Burdekin School Sports Presentation of Trophies
	Burdekin Catholic High School and Burdekin Shire Youth Council 'Stand Up & Sleep Out' Event
12 Aug	First Ordinary Council Meeting
	Burdekin Chamber Meeting
13 Aug	Burdekin Country Universities Committee Meeting
	Meeting with Burdekin PCYC
14 Aug	Economic Development Advisory Group Meeting
	Locusts Taskforce Meeting
	Meeting with Member for Burdekin Minister Dale Last MP
15 Aug	Regional Development Australia Townsville and North West Queensland Committee Meeting
	VP80 Commemorations – Civic Reception
16 Aug	VP80 Commemorations – Parade, Aircraft Flypast, Concert and Sky Salute

Mayor's

MONTHLY REPORT



18 Aug	Vietnam Veterans Day Service
	North Queensland Regional Organisations of Council meeting with Bureau of Meteorology representatives
19 Aug	Council Workshop
20 Aug	Queensland Government Blue Card Workshop at the Burdekin Theatre
	Burdekin Road Safety Advisory Group Meeting
	Home Hill Chamber of Commerce
21 Aug	Home Hill State High School Community Open Day
	Locusts Taskforce
25 Aug	Sunwater Burdekin Falls Community Reference Group Meeting - Townsville
	Burdekin Shire Rivers Improvement Trust Meeting
	Community Conversations with Dave Kramer Small Steps 4 Hannah (HALT Program)
26 Aug	Second Ordinary Council Meeting
27 Aug	ABC Interview
	Queensland Government Media Announcement for the Residential Activation Fund - Bowen
29 Aug	North Queensland Regional Organisation of Councils Meeting – Townsville
30 Aug	Burdekin Water Festival Long Lunch

Deputy Mayor

MONTHLY REPORT



Deputy Mayor Max Musumeci

Councillor Report for the month of August 2025.

Date	Description
August 1	Burdekin Catholic High School's Founders Day Mass at BCHS (9:30am – 11:30am)
August 5	Council Workshop (9:00am – 5:00pm) Participated in the CEO's Performance Review
August 7	Audit and Risk Committee Meeting (9:00am – 11:00am)
August 8	Road inspection with Director of Infrastructure, Planning and Environmental Services (Airville)
August 12	First Ordinary Council Meeting
August 13	Sweet FM Radio Program (Weekly Councillor Update)
August 14	Economic Development Advisory Group Meeting
August 19	Council Workshop (9:00am – 4:00pm)
August 20	Burdekin Shire Road Safety Committee Meeting
August 21	Community, Sporting and Cultural Advisory Group Meeting
August 25	Burstal Breeze Meeting
August 26	Second Ordinary Council Meeting
August 29	Pioneer Avenue Memorial Plaques Project Meeting Road inspection with Director of Infrastructure, Planning and Environmental Services (Inkerman and Iona area)

Councillor

MONTHLY REPORT



Councillor John Furnell

Councillor Report for the month of August 2025.

Date	Description
05AUG25	Burdekin Shire Council Workshop
10AUG25	Burdekin Brass Band Concert
12AUG25	First Ordinary Council Meeting
18AUG25	Vietnam Veterans Service
18AUG25	Burdekin Shire Youth Council Meeting
19AUG25	Burdekin Shire Council Workshop
21AUG25	Community, Sporting and Cultural Advisory Group Meeting
22AUG25	Meeting to discuss potential art mural
25AUG25	Community Conversations with Dave Kramer Small Steps 4 Hannah (HALT Program) – Burdekin Theatre
26AUG25	Second Ordinary Council Meeting
26AUG25	Burdekin Community Association Meeting
27AUG25	Sweet FM Radio

Councillor

MONTHLY REPORT



Councillor Fina Vasta

Councillor Report for the month of August 2025.

Date	Description
5.8.25	Council Workshop – Council Chambers
10.8.25	Burdekin Brass Band Concert – Burdekin Theatre
11.8.25	Burdekin Neighbourhood Centre Meeting – Burdekin Neighbourhood Centre
12.8.25	First Ordinary Council Meeting – Council Chambers
18.8.28	Vietnam Veterans Service – Deep Creek Retreat
18.8.25	Burdekin Shire Youth Council Meeting – Council Chambers
19.8.25	Council Workshop – Council Chambers
20.8.25	Home Hill Chamber of Commerce Annual General Meeting – The Vault
25.8.25	Community Conversations with Dave Kramer Small Steps 4 Hannah (HALT Program) – Burdekin Theatre
27.8.25	Meals on Wheels Morning Tea – Burdekin Meals on Wheels Kitchen
28.8.25	Burdekin Domestic and Family Violence Abuse Prevention Network Meeting – Burdekin Community Association Meeting Room
29.8.25	Pioneer Avenue Memorial Plaques Project Meeting – Council Chambers