Burdekin Shire Council

AGENDA

ORDINARY COUNCIL MEETING

HELD AT COUNCIL ADMINISTRATION BUILDING, 145 YOUNG STREET, AYR

On 14 April 2026

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:

1. ATTENDANCE

2. PRAYER

3. DECLARATIONS OF INTEREST

4. MINUTES AND BUSINESS ARISING
   - 4.1. Ordinary Council Meeting Minutes - 23 March 2026
   - 4.2. Burdekin Shire Road Safety Advisory Meeting Minutes - 18 February 2026
   - 4.3. Burdekin Shire Youth Council Meeting Minutes - 23 February 2026
   - 4.4. Burdekin Shire Youth Council Meeting Minutes - 16 March 2026

5. OFFICE OF THE CEO
   - 5.1. ECONOMIC DEVELOPMENT
   - 5.2. EXECUTIVE SUPPORT
     - 5.2.1. Council Workshops - January, February and March 2026

6. CORPORATE AND COMMUNITY SERVICES
   - 6.1. CLIENT SERVICES
   - 6.2. COMMUNITY SERVICES
   - 6.3. FINANCIAL SERVICES
   - 6.4. GOVERNANCE

7. INFRASTRUCTURE, PLANNING AND ENVIRONMENTAL SERVICES
   - 7.1. ENVIRONMENTAL AND HEALTH SERVICES
   - 7.2. OPERATIONS
   - 7.3. PLANNING AND DEVELOPMENT
     - 7.3.1. Development Application for a Development Permit for Reconfiguring a Lot - Subdivision 1(1 Lot into 2 Lots) at 22 Ey Road, Airville (Lot 2 on RP714077)

7.3.2. Development Application for a Development Permit for Reconfiguring a Lot - Boundary Realignment (2 Lots into 2 Lots) at 402 and 410 Maidavale Road (Lots 432 and 431 on RP905698)

7.4. PROJECT MANAGEMENT

7.4.1. Residential Activation Fund - Round 2

7.4.2. Procurement and Early Works 2026/27 Capital Program

7.5. TECHNICAL SERVICES

7.6. WATER AND WASTEWATER

7.6.1. QBSC/26/019 - Sewer Junction Repair - Burke Street Ayr

8. NOTICE OF MOTION

9. RECEIPT OF PETITIONS

10. CORRESPONDENCE FOR INFORMATION

11. GENERAL BUSINESS

12. CLOSED BUSINESS ITEMS

13. DELEGATIONS

MINUTES AND BUSINESS ARISING

4.1. Ordinary Council Meeting Minutes - 23 March 2026

Officer's Recommendation

That the minutes of the Ordinary Council Meeting held on 23 March 2026 be received as a true and correct record.

Attachments

1. Minutes - Ordinary Council Meeting - 23 March 2026

Burdekin Shire Council

MINUTES

ORDINARY COUNCIL MEETING

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

On 23 March 2026

COMMENCING at 9:00 AM

ORDER OF BUSINESS

1. 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
Mrs. J. Manganaro - Manager Financial Services (Part)
Mr. M. Sandona - Manager Planning and Development (Part)
Ms. F. Smith - Financial Accountant Reporting (Part)
Mrs. R. Stockdale - Senior Governance Officer (Part)
Mrs. B. Tinus - People and Culture Manager (Part)
Mrs. K. Waterson - Governance and Property Officer (Part)

Minutes Clerk - Mrs. S. Iturriaga

2. PRAYER

The meeting prayer was delivered by Pastor Peter Holmes of the Burdekin Community Church.

3. DECLARATIONS OF INTEREST

The Mayor called for declarations of interest.

No declarations of interest were identified.

4. MINUTES AND BUSINESS ARISING

4.1. Ordinary Council Meeting Minutes - 10 March 2026

Officer's Recommendation
That the minutes of the Ordinary Council Meeting held on 10 March 2026 be received as a true and correct record.

Resolution No.	2026-3-16
Moved:	Councillor Furnell
Seconded:	Councillor Oar

That the minutes of the Ordinary Council Meeting held on 10 March 2026 be received as a true and correct record noting the following amendment to the Declaration of Interest:

Councillor Musumeci raised a potential Declarable Conflict of Interest in relation to Item 6.4.1 Secure Communities Partnership Program. Councillor Musumeci sought guidance from Councillors whether the location of his business, Rural Quip, in the Ayr Industrial Estate could affect his impartiality when discussing the proposed funding application for the purchase of an ANPR camera to be installed at the entrance to the Ayr Industrial Estate. Discussion occurred regarding whether this constituted a Declarable Conflict of Interest, and a vote, excluding Councillor Musumeci, was held.

For: Councillors Hall, Vasta
Against: Councillors Dalle Cort, Detenon, Furnell, Oar

As the majority agreed there was no conflict, Councillor Musumeci will remain in the meeting during the discussion.

CARRIED

4.2. Economic Development Advisory Group Meeting Minutes - 27 February 2026

Officer's Recommendation
That the minutes of the Economic Development Advisory Group Meeting held on 27 February 2026 be noted and adopted.

Resolution No.	2026-3-17
Moved:	Councillor Musumeci
Seconded:	Councillor Detenon

That the minutes of the Economic Development Advisory Group Meeting held on 27 February 2026 be noted and adopted.

CARRIED

5. OFFICE OF THE CEO

5.1. ECONOMIC DEVELOPMENT

There are no reports presented for consideration.

5.2. EXECUTIVE SUPPORT

5.2.1. Prevention and Elimination of Bullying, Discrimination and Harassment Policy

Executive Summary
This report seeks Council's adoption of the revised Prevention and Elimination of Bullying, Discrimination and Harassment Policy.

Officer's Recommendation
That Council adopt the revised Prevention and Elimination of Bullying, Discrimination and Harassment Policy.

Resolution No.	2026-3-18
Moved:	Councillor Furnell
Seconded:	Councillor Detenon

That Council adopt the revised Prevention and Elimination of Bullying, Discrimination and Harassment Policy.

CARRIED

9:10am - Mrs. Tinus left the meeting.

6. CORPORATE AND COMMUNITY SERVICES

6.1. CLIENT SERVICES

There are no reports presented for consideration.

6.2. COMMUNITY SERVICES

There are no reports presented for consideration.

6.3. FINANCIAL SERVICES

6.3.1. Second Revised Budget Report 2025 - 2026

Executive Summary
In accordance with the *Local Government Act 2009* and the *Local Government Regulation 2012*, Council may, by resolution, amend the budget for a financial year at any time before the end of the financial year. As required by the regulation, Council has completed a budget revision for 2025/26 and the next two (2) financial years.

Management has completed a review of the 2025/26 budget based on results to the end of February and estimated transactions for the remainder of the financial year.

An amended budget for the 2025/26 financial year is submitted for adoption.

Officer's Recommendation
That the amended budget and report for the period ending 30 June 2026 as tabled be adopted.

Resolution No.	2026-3-19
Moved:	Councillor Musumeci
Seconded:	Councillor Oar

That the amended budget and report for the period ending 30 June 2026 as tabled be adopted.

CARRIED

6.3.2. Monthly Financial Report - February 2026

Officer's Recommendation
That the Monthly Financial Report for Period Ending 28 February 2026 be received.

Resolution No.	2026-3-20
Moved:	Councillor Vasta
Seconded:	Councillor Oar

That the Monthly Financial Report for Period Ending 28 February 2026 be received.

CARRIED

9:16am - Mrs. Stockdale and Mrs. Waterson entered the meeting.
9:21am - Ms. Smith left the meeting.

6.3.3. Purchase of Second Hand Forklift

Executive Summary
The Council Stores has recently failed a safety audit in relation to the operation of the forklift and has had to seek an alternative in the circumstances to ensure the operational environment is safe.

Officer's Recommendation
That Council:

1. approves the purchase of a second-hand Pedestrian Stacker specifically a Toyota BT-Staxio Electric Stacker SWE120XR for the purchase price of $20,000 (excluding GST) as recommended by the Fleet Steering Committee.

Resolution No.	2026-3-21
Moved:	Councillor Musumeci
Seconded:	Councillor Detenon

That Council:

1. approves the purchase of a second-hand Pedestrian Stacker specifically a Toyota BT-Staxio Electric Stacker SWE120XR for the purchase price of $20,000 (excluding GST) as recommended by the Fleet Steering Committee.

CARRIED

9:25am - Mrs. Manganaro left the meeting.

6.4. GOVERNANCE

6.4.1. Exercise Option of Lease - Freehold Lease R in SP339026, Part of Lot 106 on RP898777 - Ayr Aerodrome - Kerry and Delphene Paronella

Executive Summary
This report seeks Council approval to exercise option for Freehold Lease as follows:

Lessor:	Burdekin Shire Council
Lessee:	Kerry and Delphene Paronella
Premises:	Lease R - Part of Lot 106 on RP898777 - Ayr Aerodrome
Term:	Five (5) years, 1 July 2026 to 30 June 2031, 1 x five-year option
Rent:	Council's Fees and Charges

Officer's Recommendation
That Council:

1. agrees in principle to Kerry and Delphene Paronella's request to exercise option for Freehold Lease R on part of Lot 106 on RP898777 at the Ayr Aerodrome as shown on Attachment 1, for a term of five (5) years being from 1 July 2026 to 30 June 2031 leaving 1 x five-year option, subject to the current lease terms and conditions; and
2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the lease. Any significant changes are to be approved by Council.

Resolution No.	2026-3-22
Moved:	Councillor Vasta
Seconded:	Councillor Detenon

That Council:

1. agrees in principle to Kerry and Delphene Paronella's request to exercise option for Freehold Lease R on part of Lot 106 on RP898777 at the Ayr Aerodrome as shown on Attachment 1, for a term of five (5) years being from 1 July 2026 to 30 June 2031 leaving 1 x five-year option, subject to the current lease terms and conditions; and

2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the lease. Any significant changes are to be approved by Council.

CARRIED

6.4.2. Trustee Lease - Lease A on SP328728, Part of Lot 192 on SB499 - Home Hill Aerodrome - Ryan and Charmaine Jacob

Executive Summary
This report seeks Council approval to enter into a Trustee Lease as follows:

Lessor:	Burdekin Shire Council
Lessee:	Ryan and Charmaine Dellece Jacob
Premises:	Lease A in SP328728, Part of Lot 192 on SB499 - Home Hill Aerodrome
Term:	Ten (10) years, 1 July 2026 to 30 June 2036, Nil options
Rent:	Council's Fees and Charges

Officer's Recommendation
That Council:

1. agrees in principle to enter into a new Trustee Lease with Ryan and Charmaine Dellece Jacob over Part of Lot 192 on Crown Plan SB499 shown as Lease A on SP328728 - Home Hill Aerodrome, for a term of ten (10) years being 1 July 2026 to 30 June 2036 (Nil options), for landing ground for aircraft purposes. The Trustee Lease will be subject to the Prescribed Terms pursuant to the *Land Regulation 2020 (Qld)* and any additional terms and conditions deemed necessary to meet Council's operational or compliance requirements.
2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the lease. Any significant changes are to be approved by Council.

Resolution No.	2026-3-23
Moved:	Councillor Detenon
Seconded:	Councillor Musumeci

That Council:

1. agrees in principle to enter into a new Trustee Lease with Ryan and Charmaine Dellece Jacob over Part of Lot 192 on Crown Plan SB499 shown as Lease A on SP328728 - Home Hill Aerodrome, for a term of ten (10) years being 1 July 2026 to 30 June 2036 (Nil options), for landing ground for aircraft purposes. The Trustee Lease will be subject to the Prescribed Terms pursuant to the *Land Regulation 2020 (Qld)* and any additional terms and conditions deemed necessary to meet Council's operational or compliance requirements.

2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the lease. Any significant changes are to be approved by Council.

CARRIED

6.4.3. Partial Revocation of Reserve Land Lot 51 SP284278, Beachmount Hill Recreation Reserve, Wunjunga - Arthur and Kim Darwen

Executive Summary
This report seeks Council approval to confirm acceptance of revised areas proposed for partial revocation of Reserve Land described as Lot 51 SP284278 (Beachmount Hill Recreation Reserve, Wunjunga).

The revisions follow consultation with the adjoining landowners and the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

Council is required to provide a formal response to the Department of Natural Resources, Mines, Manufacturing and Regional and Rural Development by 25 March 2026.

Officer's Recommendation
That Council:

1. affirm acceptance of the revised increased areas for partial revocation of Reserve Land described as Lot 51 SP284278 as marked in Images 2a and 2b, adjoining freehold Lot 13 SB706 (11 Kookaburra Terrace) and Lot 24 SB706 (12 Kookaburra Terrace), Wunjunga.
2. advise the Governance and Property Officer to provide written confirmation of Council's position to the Department of Natural Resources, Mines, Manufacturing and Regional and Rural Development by 25 March 2026.

Resolution No.	2026-3-24
Moved:	Councillor Detenon
Seconded:	Councillor Furnell

That Council:

1. affirm acceptance of the revised increased areas for partial revocation of Reserve Land described as Lot 51 SP284278 as marked in Images 2a and 2b, adjoining freehold Lot 13 SB706 (11 Kookaburra Terrace) and Lot 24 SB706 (12 Kookaburra Terrace), Wunjunga.
2. advise the Governance and Property Officer to provide written confirmation of Council's position to the Department of Natural Resources, Mines, Manufacturing and Regional and Rural Development by 25 March 2026.

CARRIED

6.4.4. Request for Trustee Consent: Transfer of Trustee Lease from Roy Pryor to Peter Richard Colls, part of Lot 141 GS808420, and the whole of Lot 121 SP205555 and Lot 122 GS405

Executive Summary
This report seeks Trustee consent for the transfer of Trustee Lease 722180096 from the current Trustee Lessee, Mr. Roy Pryor, to the proposed transferee, Mr. Peter Richard Colls.

The transfer relates to Reserve land comprising of part of Lot 141 GS808420 (Lease G), Rita Island Road, Rita Island, and the whole of Lot 121 on SP205555, Butler Road, Jarvisfield, and the whole of Lot 122 on GS405, Anabranch Road, Jarvisfield.

Council approval is required under the terms of the Trustee Lease before the transfer can proceed.

Officer's Recommendation
That Council:

1. consents to the transfer of Trustee Lease 722180096 from Roy Pryor to Peter Richard Colls over land described as:
    - Part of Lot 141 on GS808420 (Lease G)
    - Whole of Lot 121 on SP205555
    - Whole of Lot 122 on GS405
2. notes that the transfer will be formalised through a Deed of Consent to Assignment of Lease between Council (Trustee), the Trustee Assignor (Roy Pryor), and the Trustee Assignee (Peter Richard Colls).
3. approves the engagement of Keir Steele Waldon Lawyers to prepare the Deed of Consent to Assignment of Lease on behalf of, and in favour of, Council.
4. notes that all legal and administrative costs associated with the assignment are to be paid by the Trustee Assignor, in accordance with the Trustee Lease conditions.
5. requires the Trustee Assignee to provide an updated Biosecurity Plan and Property Identification Code (PIC) upon completion of the transfer.
6. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the transfer documents. Any significant changes are to be approved by Council.

Resolution No.	2026-3-25
Moved:	Councillor Furnell
Seconded:	Councillor Detenon

That Council:

1. consents to the transfer of Trustee Lease 722180096 from Roy Pryor to Peter Richard Colls over land described as:
    - Part of Lot 141 on GS808420 (Lease G)
    - Whole of Lot 121 on SP205555
    - Whole of Lot 122 on GS405

2. notes that the transfer will be formalised through a Deed of Consent to Assignment of Lease between Council (Trustee), the Trustee Assignor (Roy Pryor), and the Trustee Assignee (Peter Richard Colls).
3. approves the engagement of Keir Steele Waldon Lawyers to prepare the Deed of Consent to Assignment of Lease on behalf of, and in favour of, Council.
4. notes that all legal and administrative costs associated with the assignment are to be paid by the Trustee Assignor, in accordance with the Trustee Lease conditions.
5. requires the Trustee Assignee to provide an updated Biosecurity Plan and Property Identification Code (PIC) upon completion of the transfer.
6. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the transfer documents. Any significant changes are to be approved by Council.

CARRIED

6.4.5. Freehold Lease - Lease B on Part of Lot 24 on SP156119 - Burdekin Bocce Club Inc

Executive Summary
This report seeks Council approval to enter into a Trustee Lease as follows:

Lessor:	Burdekin Shire Council
Lessee:	Burdekin Bocce Club Inc.
Premises:	Lease B on Part of Lot 24 on SP156119
Term:	Five (5) years, 24 July 2026 to 23 July 2031, 1 x five-year option
Rent:	$0.10c if demanded

Officer's Recommendation
That Council:

1. agrees in principle to enter into a new Freehold Lease with Burdekin Bocce Club Inc. for Lease B on Part of Lot 24 on SP156119 as shown in attachment 1, for a term of five (5) years being 24 July 2026 to 23 July 2031, with one (1) x five-year option, for sport and recreation purposes. The Lease will be subject to the Prescribed Terms pursuant to the *Land Regulation 2020 (Qld)* and any additional terms and conditions deemed necessary to meet Council's operational or compliance requirements.
2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the lease. Any significant changes are to be approved by Council.

Resolution No.	2026-3-28
Moved:	Councillor Furnell
Seconded:	Councillor Vasta

That Council:

1. agrees in principle to enter into a new Freehold Lease with Burdekin Bocce Club Inc. for Lease B on Part of Lot 24 on SP156119 as shown in attachment 1, for a term of five (5) years being 24 July 2026 to 23 July 2031, with one (1) x five-year option, for sport and recreation purposes. The Lease will be subject to the Prescribed Terms pursuant to the *Land Regulation 2020 (Qld)* and any additional terms and conditions deemed necessary to meet Council's operational or compliance requirements.
2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the lease. Any significant changes are to be approved by Council.

CARRIED

9:32am - Mrs. Waterson left the meeting.

6.4.6. Appointment of Independent Chairperson - Audit and Risk Committee

Executive Summary
This report seeks Council's approval to appoint Mr. David Sibley as the Independent Chairperson of the Audit and Risk Committee for a term of four (4) years, effective 1 April 2026. Mr. Sibley has served in the role of Independent Chairperson since 1 April 2022. In accordance with the adopted Audit and Risk Committee Charter he is eligible to serve an additional term of four (4) years, at the discretion of Council.

Officer's Recommendation
That Council appoint Mr. David Sibley as Independent Chairperson of the Audit and Risk Committee for a term of four (4) years, effective 1 April 2026.

Resolution No.	2026-3-26
Moved:	Councillor Detenon
Seconded:	Councillor Oar

That Council appoint Mr. David Sibley as Independent Chairperson of the Audit and Risk Committee for a term of four (4) years, effective 1 April 2026.

CARRIED

9:33am - Mrs. Stockdale left the meeting.

7. INFRASTRUCTURE, PLANNING AND ENVIRONMENTAL SERVICES

7.1. ENVIRONMENTAL AND HEALTH SERVICES

There are no reports presented for consideration.

7.2. OPERATIONS

There are no reports presented for consideration.

7.3. PLANNING AND DEVELOPMENT

7.3.1. Proposed *Planning Act 2016* Delegation Changes

Executive Summary
The proposed changes to Council's *Planning Act 2016* delegations aim to streamline decision-making by allowing straightforward impact assessable development applications without public submissions to be determined at the Officer level. This approach is intended to reduce inefficiencies, lessen delays associated with aligning decisions with Council meeting cycles, and lower the workload for both Councillors and Officers. Applications of significant community interest, including those with submissions, refusals, variation requests, or matters escalated by Councillors, will continue to be decided publicly at Council meetings, ensuring transparency and accountability remain central to the process.

Officer's Recommendation
That Council, in accordance with Section 257 of the *Local Government Act 2009*, delegate to the Chief Executive Officer the following planning decision-making powers, effective from 23 March 2026 until amended or revoked:

- Impact assessable development applications where no submissions have been received;
- Minor changes or negotiated decision notices relating to Council decisions.

Resolution No.	2026-3-27
Moved:	Councillor Furnell
Seconded:	Councillor Musumeci

That Council, in accordance with Section 257 of the *Local Government Act 2009*, delegate to the Chief Executive Officer the following planning decision-making powers, effective from 23 March 2026 until amended or revoked:

- Impact assessable development applications where no submissions have been received;
- Minor changes or negotiated decision notices relating to Council decisions.

CARRIED

9:40am - Mr. Sandona left the meeting.

7.4. PROJECT MANAGEMENT

There are no reports presented for consideration.

7.5. TECHNICAL SERVICES

There are no reports presented for consideration.

7.6. WATER AND WASTEWATER

There are no reports presented for consideration.

8. NOTICE OF MOTION

9. RECEIPT OF PETITIONS

10. CORRESPONDENCE FOR INFORMATION

10.1. Regional Banking Investment Alliance

The CEO referred to the Regional Banking Investment Alliance regarding the proposed Community Service Obligation to support face to face regional bank branches. He suggested that Mrs. Manganaro, Manager Financial Services, investigate the matter further, including consultation with Queensland Country Bank and Bendigo Bank, noting the correspondence outlines the significant impacts of regional branch closures and the proposed cost sharing model intended to help maintain essential banking services. Councillor Detenon thought that additional research was unnecessary and did not consider the matter worth pursuing. Council agreed, and no further action will be taken.

11. GENERAL BUSINESS

11.1. Increase of Pothole Repair Requests and Providing Feedback to Customers

Councillor Furnell advised that numerous community members have approached him regarding potholes in roads in the Shire. He has responded by noting that the Operations team are currently busy but will address issues as resources allow, and he encouraged customers to utilise the Snap and Solve facility for reporting. Mr. Stewart provided further clarification, explaining that he recently reminded staff of the importance of issuing a response to customers for all Customer Requests, even where a response has not been specifically requested. He acknowledged that responses have been inconsistent but expressed his intention for improvements in response practices moving forward.

12. CLOSED BUSINESS ITEMS

13. DELEGATIONS

There being no further business the meeting closed at 9:54 am.

These minutes were confirmed by Council at the Ordinary Council Meeting held on 14 April 2026.

MAYOR

MINUTES AND BUSINESS ARISING

4.2. Burdekin Shire Road Safety Advisory Meeting Minutes - 18 February 2026

Officer's Recommendation

That:

1. the minutes of the Burdekin Shire Road Safety Advisory Meeting held on 18 February 2026 be noted; and
2. the recommendations as detailed in the minutes and summarised in Items 6.2, 6.3 and 6.5 below be noted.

Item 6.2 Ayr Pool Signage
Council to inspect and ensure the sign at the old entrance to the Ayr Pool is facing the correct direction and is properly positioned.

Item 6.3 Damaged Speed Sign - Beach Road Ayr
Council will investigate the issue and arrange for the damaged speed sign on Beach Road, Ayr to be replaced.

Item 6.5 Install Traffic Counters - Either Side of Young Street Ayr - Rhythm Dance Studios
Council to install traffic counters on either side of Young Street, Ayr, opposite both Rhythm Dance Studios, to collect data on vehicle volumes and speeds and to identify peak traffic periods.

Attachments

1. Minutes - Burdekin Shire Road Safety Advisory Committee - 18 February 2026

Meeting Minutes

Meeting	Burdekin Shire Road Safety Advisory Committee Meeting		
Date	Wednesday, 18 February 2026	**Time**	10:30 AM
Core Attendees	Councillor Max Musumeci - Burdekin Shire Council Mr. Kevin Byers - Burdekin Shire Council Mr. Dean Pappalardo - Burdekin Shire Council Ms. Beverley Gorman – Road Safety Officer, Safety and Compliance - Department of Transport and Main Roads Constable Brendan Gadd – Highway Patrol Townsville – Queensland Police Service, Ayr Mr. Victor Hewett – Officer in Charge - Queensland Ambulance Service Mr. Ashley Ryder – Station Officer - Queensland Fire Department Mr. John Tait - Cane Supply Manager - Wilmar Sugar Australia Limited		
Advisor Attendees	Mrs. Kristy Raitelli – Transport and Main Roads Project Officer – Burdekin Shire Council		
Apologies	Mr. Kevin Riseley - Technical Officer (Road Safety) Northern District - Department of Transport and Main Roads Mr. Matthew Slatcher – Manager (Road Safety) – Northern Region – Department of Transport and Main Roads Ms. Marita Stecco - Department of Transport and Main Roads Senior Constable Brett Elton - Highway Patrol Townsville - Queensland Police Service, Ayr		
Chairperson	Councillor Max Musumeci		
Minutes Clerk	Ms. Ginett Biffanti		
Location	Earnie Ford Room – 145 Young Street, Ayr		

2. Minutes Received

Minutes of the Burdekin Shire Road Safety Advisory Committee Meeting held on 26 November 2025.

Moved, Mr. Kevin Byers, Seconded, Mr. Dean Pappalardo that the flying minutes from the Burdekin Shire Road Safety Advisory Committee Meeting held on Wednesday, 26 November 2025 be accepted.

CARRIED

3. Business Arising out of Minutes

Item 7.4 Chippendale Street, Ayr – Kerb and Channel Infrastructure

Mr. Ryder requested an update on the proposed kerb and channel works along Chippendale Street, Ayr, noting recent survey markers in the area. He was advised that these survey markers relate to broader infrastructure planning, not the previously discussed works.

It was noted that the RAF funding application is currently being prepared which includes kerbs, channelling, and footpaths linking to the Ayr Medical Group site at 2A – 10A Chippendale Street Ayr. If the application is successful, the kerb and channelling works will proceed as part of the project; if unsuccessful, they will return to the Council's list of projects for consideration in future works program.

Concerns were raised regarding parked vehicles blocking emergency services leaving the station. As a short-term measure, Council may consider widening the gravel shoulder to improve safety until funding is available.

It was noted that obtaining the RAF funding for the design is a positive step for future development and upgrades. It was agreed that additional support from emergency services could further strengthen the funding application.

4. Review Action Items List

	Action Item	Responsible Officer	Status
1.	**20 November 2024** **Item 5** - DTMR will make enquiries into the warrants for such signage, the electrical, ITS capability and co-ordination with the existing Variable Message Sign Board and the total costs associated.	Kevin Riseley DTMR	**19 February 2026** TMR advised that this is still on their list and is seeking funding for proposed Advance Warning Sign heading southbound before the corner approaching the Burdekin Bridge. The sign would alert drivers to wide-load movements when the bridge's red lights are activated, helping to prevent vehicles from queuing blindly around the sweeping bend. It was reported that the digital signage at the Burdekin Bridge was not functioning. Council will contact the Traffic Management Centre to advise them of the issue.
2.	**28 May 2025** **Item 5 -** Council to continue to liaise with the Principal of East Ayr State School for possible solutions and to discuss the option of new line marking to relocate the drop off/on once the asphalt is applied.	Dean Pappalardo BSC	**19 February 2026** Council is continuing to work with East Ayr School to improve the parking. Council to present line-marking design concepts to the school and bring back to a Road Safety Meeting for consideration prior to any asphalt resurfacing works which may be another six to twelve months.

3.	**Item 6.2** Council to investigate the following roads and provide their findings to the committee at the next meeting. In addition, Mr. Riseley will conduct a preliminary review of the existing repeater signage (R4-1, 100 km/h) and associated warrants for Ayr–Dalbeg Road. • Colevale Road, Brandon • First Avenue and First Street Home Hill • Old Clare Road, Ayr turning onto Ayr Dalbeg Road, Dalbeg • Eighth Avenue, Home Hill.		**19 February 2026** Investigation was conducted on the following roads: • <u>Colevale Road, Brandon</u> It was identified that a speed limit review is required to determine the appropriate speed limit for drivers to be travelling along the road. Once data has been collected and assessed, endorsement will be required by the Speed Review Committee. Council to conduct a speed limit review on Colevale Road, Brandon to determine the appropriate speed limit for drivers to be travelling along the road. • <u>First Avenue and First Street Home Hill</u> Investigation of the area has found that the trees are obstructing visibility for drivers. It was also advised that the stop bar could be amended and moved forward to allow drivers better vision of northbound traffic. Council to contact Mr. Riseley from TMR to seek advice on available options before taking further action. **<u>545 Ayr-Dalbeg Road & Old Clare Road Intersection</u>** QPS raised an issue about motorists who, when right turning onto Ayr-Dalbeg Road from the 60 km/h school zone on Old Clare Road, continue to drive at 60 km/h as there are no 100 km/h signs installed on Ayr-Dalbeg Road (adjacent to the Old Clare Road intersection). It was thought the Ayr-Dalbeg Road was a rural default (unsigned) 100 km/h road. **TMR Update** • Ayr-Dalbeg Road is not a rural default (unsigned) 100 km/h speed limit road – it is a signed 100 km/h speed limit road. • Speed limit repeater signage distances within a signed 100 km/h speed zone are required at a minimum of 17km spacings. • The location of the Old Clare Road intersection is within 17km of the existing signage on the Ayr-Dalbeg Road.

			• There is however provision to place repeater signs either side of a prominent intersection for the benefit of drivers who have turned on from another road. Mr. Riseley noted that TMR acknowledges the prominence of this intersection and will organise for the installation of R4-1B 100 km/h repeater signs on Ayr-Dalbeg Road either side of this intersection. <u>Old Clare Road, Ayr along the Airville State School before turning onto Ayr Dalbeg Road Dalbeg</u> - Upon reviewing the area, along the Airville State School, several issues were identified - ○ A 60 km/h school zone sign is located approximately 170 metres from the school boundary. ○ A second school zone sign is about 430 metres from the boundary. ○ There is no formal signage indicating drivers to return from 60 km/h to 100 km/h when heading towards Ayr Dalbeg Road. ○ The 100 km/h sign to release drives from the 60 km/h school zone (when heading north) is not adjacent to the existing school zone sign. . It was proposed that the following would be considered as possible solutions- ○ Relocate school zone signage to the compliant positions (maximum 100m from Airville School's front). ○ Ensure minimum 300 metres school zone length. ○ Install 100 km/h signs when exiting school zone to advise drivers of the change of speed limit. Council to contact Mr. Riseley from TMR to confirm any necessary compliance required before proceeding with any changes. • <u>Eighth Avenue, Home Hill</u> – Council has reviewed the request to install yellow lines outside both the police station driveway and adjacent police residence and have advised

			that this was not possible as it is not standard practice for individual accesses and it would create a precedent. It was considered as an option to formalise parking subject to Council's approval. Additional Information Mr. Riseley provided data via an email on the preliminary review of the existing repeater signage (R4-,100 km/h) and associated warrants being for Giddy Road, McDesme intersection and 545 Ayr-Dalbeg Road and Old Clare Road Intersection. The data is provided at the end of Action Review List table.
4.	**Item 6.4** Council to investigate the installation of a roundabout at the intersection of Burke Street and Mackenzie Street, Ayr, through a Black Spot funding application.		Completed - It was noted that a Black Spot funding application was lodged in 2020/2021 but was unsuccessful due to a lack of sufficient crash history. A concept design has been prepared and will accommodate any future funding opportunities. While there have been several near-misses and a recent serious crash, recorded incidents have not yet met the FSI (Fatal and Serious Injury) threshold for a Blac Spot funding application. Council could consider delivering the project without Black Spot funding or pursue a Road Safety Audit to strengthen a future application, noting this would involve additional cost. It was agreed that crash data will continue to be monitored and that a new Black Spot funding application will be prepared once the required warrant criteria are met.
5.	**Item 6.5** Council to investigate and identify solutions for addressing the numbering issues.	Dean Pappalardo - BSC	It was recommended that the numbering issue be taken to a Council Workshop for discussion on changing the numbering and street names that are alphanumeric due to the limitation with the emergency service systems.

Below is the Data collected by TMR as per the Action List Item 6.2 and presented by Mr. Pappalardo:

10K & Giddy Road Intersection

CCTV - Review 1 (of 3)
TMR Update
Footage - Review Criteria

- The captured video review was a 12hr period between 06:00hrs to 18:00hrs.
- Count of all movements into and out of the Giddy Road leg of the intersection.
- Count of all Caravan, RV, Motorhome & Tourist Campers (Hi-Ace etc) movements into and out of Giddy Road and identified travelling north or south on the Bruce Highway.
- Count of minimum MGA's – Minimum Gap Acceptances / near misses between any vehicle/s.
- Observations of driver behaviour – i.e. compliance with the R1-1 Stop signs.

Findings

Review of the footage captured between Saturday 22 November 2025 and Friday 27 November 2025 (excluding Tuesday 25 & Wednesday 26 November) revealed -

AM / PM - Peak Movements – All Vehicles

Day	AM Peak	Vehicles	PM Peak	Vehicles
Saturday	10:45 - 11:00	35	13:30 - 13:45	35
Sunday	10:30 - 10:45 & 11:00 - 11:15	33	13:00 - 13:15	36
Monday	10:45 - 11:00	39	14:15 - 14:30 & 16:00 - 16:15	35
Tuesday				
Wednesday				
Thursday	09:45 - 10:00	38	13:30 - 13:45	35
Friday	09:00 - 09:15	38	14:15 - 14:30	42

AM / PM – Peak Movements - Caravans, Motorhomes, RV's & Campers

Day	AM Peak	Vehicles	PM Peak	Vehicles
Saturday	11:30 - 11:45	5	13:00 - 13:15	4
Sunday	10:15 - 10:30	5	12:00 - 12:15 & 14:15 - 14:30 & 16:00 - 16:15	3
Monday	09:15 - 09:30 & 10:45 - 11:00	3	13:00 - 13:15 & 13:15 - 13:30 & 17:00 - 17:15	3
Tuesday				
Wednesday				
Thursday	11:30 - 11:45	5	14:45 - 15:00	4
Friday	10:45 - 11:00 & 11:30 - 11:45	3	12:00 - 12:15 & 12:30 - 12:45 & 14:00 - 14:15 & 14:15 - 14:30 & 15:15 - 15:30 & 16:30 - 16:45	2

Numbers / Percentages of Caravans, Motorhomes, RV's & Campers – Giddy Road V Bruce Highway

Caravans, Motorhomes, RV's & Campers - Travelling North - 06:00hrs-18:00hrs				
	Giddy Road	Bruce Highway		
	North	Through North	Total	Total % Using Giddy Rd
Saturday	18	46	64	28%
Sunday	29	71	100	29%
Monday	26	47	73	35%
Tuesday				
Wednesday				
Thursday	23	40	63	36%
Friday	15	35	50	30%
Total	111	239		

Caravans, Motorhomes, RV's & Campers - Travelling South - 06:00hrs-18:00hrs				
	Giddy Road	Bruce Highway		
	South	Through South	Total	Total % Using Giddy Rd
Saturday	23	57	80	28%
Sunday	21	55	76	27%
Monday	13	44	57	22%
Tuesday				
Wednesday				
Thursday	23	47	70	32%
Friday	22	68	90	24%
Total	102	271		

Minimum Gap Acceptances / Near Misses

	MGA						Near Miss			
Day										
Saturday	7	2	0	0	0	0	0	0	0	0
Sunday	0	0	0	0	0	0	1	0	0	0
Monday	5	1	0	0	0	0	1	0	0	0
Tuesday										
Wednesday										
Thursday	1	0	1	0	1	0	1	0	0	0
Friday	3	0	0	0	0	0	2	0	0	0
TOTAL	16	3	1	0	1	0	5	0	0	0

There were a total of 21 movements that visually appeared to be at MGA. This comprised 16 Right Out movements, 3 Right In, 1 Left Out and 1 Straight In.

Within the total of 21 there was 3 Right Out and 1 Left Out movements involving caravans.
There was a total of 5 Near Misses and these were all Right Out movements.

Review 1 - Summary / Observations

- Road Safety has completed this first review via the CCTV camera between Saturday 22 November 2025 and Friday 27 November 2025 and provided the following traffic and surveillance information.
- Traffic volumes into and out of the Giddy Road Intersection were typically at or over 1,000 VPD every day of the week in the 12-hour period and peaked on Friday at 1,354 VPD.
- Tourist Caravan, Motorhome, RV and Camper traffic volumes using Giddy Road (and the Bruce Highway) in the 12-hour period averaged 144 VPD, with a weekly total of 723.
- Total Caravan, Motorhome, RV and Camper volumes bypassing Ayr using Giddy Road to travel north and south was minimal at 29.5%.
- Total Caravan, Motorhome, RV and Camper volumes using the Bruce Highway to travel north and south was significant at 70.5%.
- A high level > 50% of motorist non-compliance was observed in relation to the R1-1 Stop Sign at the intersection. Most motorists slow and roll through, however some were also travelling a little faster.
- At times generally in the late morning, and mid to late afternoons, there is right turning traffic queuing back on Giddy Road as a result of highway traffic that is platooning. When platooning occurred, it was observed that the typical wait time to traffic on Giddy Road was between 1 to 2 minutes. When platooning effects moderated and where minimum gaps then started to appear and were suitable for one right turning vehicle, due to the wait, the second vehicle in some instances also turns out.

Note: Near Misses referred to have been captured. Of note, one of the near misses occurred in front of a northbound police highway patrol vehicle, resulting in an intercept.

The CCTV Trailer for the second review is scheduled to be installed onsite on Friday 24 April 2026 and remain until Monday 25 May 2026.

5. Correspondence for Information

Nil.

6. General Business

6.1 Senior Constable Elton – Queensland Police Services, Ayr

Senior Constable Elton received a suggestion from a member of the public to install a “Stop Sign Ahead” sign along Giddy Road, McDesme. Council advised that an advance “Stop Ahead” signage is already in place and will undertake a review to verify that all signage is correctly installed and clearly visible.

6.2 Mr. Ashley Ryder - Queensland Fire Emergency Services

Mr Ryder advised that at the old entrance to the pool on Queen Street, Ayr, a “No Entry” sign is located where vehicles enter the car park. He noted this can be confusing for drivers, as it suggests cars should not enter, even though it's the only access point. This could cause hesitation or sudden reversing when

drivers see the sign. He suggested that the sign may have been accidentally turned the wrong way, especially since another “No Entry” sign is correctly placed at the other end near Supercheap Auto, stopping entry from that direction.

Council to inspect and ensure the sign at the old entrance to the Ayr Pool is facing the correct direction and is properly positioned.

6.3 Constable Brendan Gadd – Queensland Police Services, Ayr

Constable Brendan Gadd reported that the “7” on the 70 km/h speed limit sign on Beach Road, Ayr, just past the mill when entering town, is peeling, making only half of the number visible.

Council will investigate the issue and arrange for the damaged speed sign on Beach Road, Ayr to be replaced.

6.4 Councillor Max Musumeci – Burdekin Shire Council

Councillor Max Musumeci requested an update on the speed review for Giddy Road, McDesme, which is currently underway.

Mr. Byers explained that the speed review must be forwarded to the Speed Limit Review Committee for their endorsement.

The Speed Review Committee consists of:

- TMR – Mathew Slatcher and Andrew Thomas
- QPS – Lisa Shields
- Burdekin Shire Council – Director James Stewart.

Once endorsement is received, the Chief Executive Officer must sign off on the project.

6.5 Mr. Dean Pappalardo – Burdekin Shire Council

A safety issue has been raised concerning children crossing Young Street Ayr near Rhythm Dance Studio. The concern relates to children and parents crossing between Rhythm Dance Studio and the studio’s second location on the opposite side of the street. Since the second location opened, there has been a noticeable increase in children and parents using both studios, resulting in several potential near misses.

The studio has communicated safety reminders to parents through newsletters and social media; however, some level of risk remains.

As a first step, it was agreed that traffic counters will be installed to gather data on vehicle volumes, speeds, and peak traffic times to better assess the situation. Additional measures were discussed, including “Children Ahead” signage, speed reduction signage, and physical traffic treatments such as speed bumps; however, these options are considered less feasible, due to the cost and practicality.

Council to install traffic counters on either side of Young Street in Ayr, opposite both Rhythm Dance Studios, to collect data on vehicle volumes and speeds and to identify peak traffic periods.

There being no further business, the meeting closed at 11:36am

The next meeting will be held on Wednesday, 20 May 2026 at 10:30am.

Councillor M. Musumeci.

Chairman

Actions from Meeting

	Action Item	Responsible Officer	Due Date	Status
1.	**Item 6.2** Council to inspect and ensure the sign at the old entrance to the Ayr Pool is facing the correct direction and is properly positioned.	Dean Pappalardo BSC		Pending
2.	**Item 6.3** Council will investigate the issue and arrange for the damaged speed sign on Beach Road, Ayr to be replaced.	Dean Pappalardo BSC		Pending
3.	**Item 6.5** Council to install traffic counters on either side of Young Street, Ayr, opposite both Rhythm Dance Studios, to collect data on vehicle volumes and speeds and to identify peak traffic periods.	Dean Pappalardo BSC		Pending

MINUTES AND BUSINESS ARISING

4.3. Burdekin Shire Youth Council Meeting Minutes - 23 February 2026

Officer's Recommendation

That:

1. the minutes of the Burdekin Shire Youth Council Meeting held on 23 February 2026 be noted; and
2. the recommendations as detailed in the minutes and summarised below in Item 7, be noted.

Item 7 - National Youth Week 2026 Funding Application
That Council notes the application by Miss Nicole Cervoni and auspiced by Burdekin Shire Council seeking funding to host an event as part of National Youth Week 2026.

Attachments

1. Minutes - Burdekin Shire Youth Council Meeting - 23 February 2026

Meeting Minutes

Meeting	Burdekin Shire Youth Council Meeting		
Date	Monday, 23 February 2026	**Time**	3:30pm
Attendees	Miss Nicole Cervoni – Youth Mayor Mr William Wiseman – Deputy Youth Mayor Miss Alexis Lindley – Ayr State High School Miss Addison Bonato – Burdekin Catholic High School Miss Alicia Van Rensburg – Burdekin Christian College Miss Caitlyn Cheyne – Ayr State High School Mr Denan Quagliata – Ayr State High School Miss Elora Taylor – Burdekin Catholic High School Mr George Stefanos – Burdekin Christian College Miss Indianna Smith – Ayr State High School Miss Jorda Quagliata – Ayr State High School Mr Thomas Lindley – Burdekin Christian College Miss Vaylee Grabs – Ayr State High School Councillor John Furnell – Burdekin Shire Council Councillor Fina Vasta – Burdekin Shire Council Mr Glenn Arboit – Manager Community Services, Burdekin Shire Council Ms Tammy Quagliata – Community Development Officer, Burdekin Shire Council		
Guests	Mayor Pierina Dalle Cort – Burdekin Shire Council		
Apologies	Miss Briella Wassmuth – Ayr State High School Miss Isabella Graham – Ayr State High School		
Chairperson	Miss Nicole Cervoni		
Minutes Clerk	Ms Tammy Quagliata		
Location	John Drysdale Chamber		

Agenda Items

1. **Welcome and Introduction**
   Ms Quagliata welcomed both returning and new members of the Burdekin Shire Youth Council for 2026. Members were then invited to introduce themselves to the group.

   Mayor Dalle Cort attended the meeting at this stage and welcomed members. She encouraged everyone to enjoy the year ahead and gave appreciation for their involvement and contribution.

2. **Minutes of 10 November 2026 Meeting Received**
   Moved by Miss Bonato, seconded by Mr Thomas that the flying minutes from the Burdekin Shire Youth Council Meeting held on 10 November 2025 be accepted.

3. **Correspondence**

Inward Correspondence

1. Office for Youth – Noting that nominations are now open for the YMCA Queensland Youth Parliament. Queensland Youth Parliament is a statewide leadership program for young Queenslanders aged 16 - 25 years. Participants represent their local electorate, develop Youth Bills in committees on an issue they are passionate about and debate the Bill in the Queensland Parliament.

2. Foundation for Rural Regional Renewal – ABC Heywire Youth Innovation Grants – Expressions of Interest are now open. The program offers grants up to $10,000.00 for people and communities to co-design and implement local solutions that respond to one of the six challenges identified at the ABC Heywire Regional Summit. Expressions of Interest close on 11 March 2026.

Outward Correspondence
NIL

Moved by Miss Cheyne, seconded by Mr Thomas that the inward correspondence be received.

CARRIED

4. Overview of the Burdekin Shire Youth Council 2026

Ms Quagliata gave a brief overview of the Burdekin Shire Youth Council, including the aims and objectives and the roles and responsibilities of Youth Council members. These include creating an enjoyable experience for members, promoting a positive image of youth, and staying informed about the initiatives of the Burdekin Shire Council and to act as a youth voice for community concerns and feedback.

It was advised that the next meeting would include elections for the 2026 Burdekin Shire Youth Council executive positions including Youth Mayor, Deputy Youth Mayor and Secretary. Ms Quagliata provided a brief overview of each of these positions. 2025 Youth Mayor, Miss Cervoni, and 2025 Deputy Youth Mayor, Mr Wiseman were given the opportunity to speak about their roles and experiences within Youth Council.

Members wishing to nominate for an executive position would be required deliver a brief 1-2minute speech at the next meeting. All positions would then be decided by secret ballot. Any members who would like assistance with preparing their speech were encouraged to contact Ms Quagliata prior to the next meeting.

5. Update on 2026 North Queensland Fast Track Talent Showcase – 20 and 21 March 2026
Ms Quagliata provided an update on the planning of the upcoming North Queensland Fast Track Talent Showcase to be held on 20 and 21 March 2026. This event is hosted by the Burdekin Shire Youth Council and managed by the Burdekin Shire Council and is one of the major events for Youth Council each year. This year's event will be held at the Burdekin Memorial Hall and features special guests Conrad Sewell and Rene Le Feuvre. Ms Quagliata outlined various tasks members could assist with during the event, including registration, set up and backstage support for performers. Members were asked to assist with marketing and promotion of the event through their schools, workplaces and networks. Members agreed to distribute flyers at local schools, businesses, and workplaces. An email with further details, including volunteer rosters will be provided in the near future and finalised at the next meeting.

6. Volunteers sought for International Women's Day Afternoon Tea – Sunday 8 March 2026

Ms Quagliata advised that Howie's Catering had sought some Youth Council volunteers to assist with serving afternoon tea at the upcoming International Women's Day event to be held at the Memorial Hall on Sunday 8 March. Volunteers were required from 2:00pm to 4:00pm. Ms Quagliata advised that a volunteer roster would be circulated via email.

7. **Discussion regarding National Youth Week 2026**
   Ms Quagliata advised that Queensland Government currently had funding available for young individuals to host events or activities as part of National Youth Week 2026 (11-19 April 2026). It was noted that an application for this funding has been submitted by Nicole Cervoni, auspiced by the Burdekin Shire Council and supported by the Burdekin Shire Youth Council. If the application is successful, the Burdekin Shire Youth Council will seek input from members to assist in organising a pool party event proposed to be held on Sunday 18 April 2026 at the Burdekin Aquatic Centre from 4:00pm to 8:00pm. A similar event was held in 2025 which was very successful.

8. **2026 Events and Project Ideas**
   Ms Quagliata asked members to consider any proposed ideas for events and/or projects for the 2026 Youth Council. Members would be given the opportunity to discuss their ideas at upcoming meetings.

   Miss Cheyne suggested that Youth Council consider doing something to celebrate National Science Week which is 15-23 August 2026.

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

   Miss Cheyne noted that she has recently attended the Youth Science Forum and has also nominated for National Youth Parliament for 2026.

10. **Next Meeting – 16 March 2026**
    It was noted that the next meeting of the Burdekin Shire Youth Council would be held on 16 March 2026 at 3:30pm. Election of office bearers will be conducted at this meeting.

    There being no further business, the meeting closed at 4:25pm.

Action Items from Meeting

	Action Item	Responsible Officer	Due Date	Status
	Investigate possible Youth Leadership Development Programs	Tammy Quagliata	Ongoing	
	Volunteering at International Women's Week Event – Sunday 8 March 2026	All Members	8 March 2026	
	Volunteer Roster for Fast Track Talent Showcase – 20 and 21 March 2026.	All Members	20 March 2026	

MINUTES AND BUSINESS ARISING

4.4. Burdekin Shire Youth Council Meeting Minutes - 16 March 2026

Officer's Recommendation

That:

1. the minutes of the Burdekin Shire Youth Council Meeting held on 16 March 2026 be noted; and
2. the recommendations as detailed in the minutes and summarised below in Items 2, 4, 7 and 9 be noted.

Item 2 - Involvement in International Women's Week Event - Sunday 8 March 2026
That Council notes the involvement of Burdekin Shire Youth Council volunteers in the International Women's Week Event held at the Burdekin Memorial Hall on Sunday 8 March 2026.

Item 4 - Election of 2026 Youth Council Executive Positions
That Council notes the newly elected Youth Council Executive positions as follows: Youth Mayor - Mr William Wiseman, Deputy Youth Mayor - Miss Alicia Jansen Van Rensburg and Secretary - Miss Jorda Quagliata.

Item 7 - Update and involvement in 2026 North Queensland Fast Track Talent Showcase - 21 and 22 March 2026
That Council notes the event update and proposed involvement of Burdekin Shire Youth Council volunteers in the 2026 North Queensland Fast Track Talent Showcase event to be held at the Burdekin Memorial Hall on 21 and 22 March 2026.

Item 9 - Youth Council attendance at Council Meeting/Workshop - April 2026
That Council notes the proposed attendance of Youth Council members at an upcoming Council Meeting or Workshop during April.

Attachments

1. Minutes - Burdekin Shire Youth Council Meeting - 16 March 2026

Meeting Minutes

Meeting	Burdekin Shire Youth Council Meeting		
Date	Monday, 16 March 2026	**Time**	3:30pm
Attendees	Mr William Wiseman – Youth Mayor (Burdekin Christian College) Miss Alicia Jansen Van Rensburg – Deputy Youth Mayor (Burdekin Christian College) Miss Jorda Quagliata – (Secretary) Ayr State High School Miss Alexis Lindley – Ayr State High School Miss Addison Bonato – Burdekin Catholic High School Miss Chloe Becke – Ayr State High School Miss Elora Taylor – Burdekin Catholic High School Mr Eli Schell – Burdekin Christian College Mr George Stefanos – Burdekin Christian College Miss Indiana Smith – Ayr State High School Miss Isabella Graham – Ayr State High School Mr Thomas Lindley – Burdekin Christian College Miss Vaylee Grabs – Ayr State High School Mr Glenn Arboit – Manager Community Services, Burdekin Shire Council Ms Tammy Quagliata – Community Development Officer, Burdekin Shire Council		
Guests	Ms Carli Kovacich – Community and Digital Programs Officer, Burdekin Shire Council		
Apologies	Miss Caitlyn Cheyne – Ayr State High School Councillor John Furnell – Burdekin Shire Council Councillor Fina Vasta – Burdekin Shire Council		
Chairperson	Mr William Wiseman		
Minutes Clerk	Miss Jorda Quagliata, Ms Tammy Quagliata		
Location	John Drysdale Chamber		

Agenda Items

1. **Minutes of 23 February 2026 Meeting Received**
   Moved by Miss Lindley, seconded by Mr Lindley that the flying minutes from the Burdekin Shire Youth Council Meeting held on 23 February 2026 be accepted.

2. **Business arising from the Minutes**

   It was noted that Miss Quagliata, Miss Smith and Miss Graham assisted at the recent International Women's Week Event held at the Burdekin Memorial Hall on Sunday 8 March 2026. Ms Quagliata thanked these members for their time and efforts and noted there was great feedback from Howie's Catering.

3. Correspondence

Inward Correspondence
NIL

Outward Correspondence
NIL

4. Election of 2025 Burdekin Shire Youth Council Executive

Ms Quagliata thanked the 2025 Youth Council Executive for their hard work and efforts in 2025 and declared all Youth Council executive positions vacant.

Ms Quagliata outlined the roles and expectations of the Youth Council executive positions, and a secret ballot vote was conducted for each of the 2026 Youth Council Executive positions.

YOUTH MAYOR

Youth Mayor Nominees:

Mr William Wiseman – moved Miss Lindley, seconded Mr Lindley
Miss Alicia Jansen Van Rensburg – moved Miss Jansen Van Rensburg, seconded Mr Wiseman

Mr William Wiseman was appointed to the position of Youth Mayor for 2026.

DEPUTY YOUTH MAYOR

Deputy Youth Mayor Nominees:

Miss Alicia Jansen Van Rensburg – moved Miss Jansen Van Rensburg, seconded Ms Lindley
Mr Thomas Lindley – moved Mr Wiseman. Mr. Lindley did not accept the nomination
Mr Eli Schell – moved Mr Schell, seconded Miss Jansen Van Rensburg

Miss Alicia Jansen Van Rensburg was appointed to the position of Deputy Youth Mayor for 2026.

SECRETARY

Secretary Nominees:

Miss Alexis Lindley – moved Mr Wiseman, seconded Mr Lindley
Miss Jorda Quagliata – moved Miss Smith, seconded Mr Lindley

Miss Jorda Quagliata was appointed to the position of Secretary for 2026.

5. Motion to Destroy the Ballot Papers

Moved Miss Lindley, seconded Mr Lindley that the ballot papers be destroyed.

CARRIED

6. **Address by Ms Carli Kovacich – Community and Digital Programs Officers, Burdekin Shire Council (Burdekin Library)**
   Ms Kovacich attended the meeting and provided information about the upcoming Young Digital Mentors Program, which will run for 6 weeks commencing 27 April. The Burdekin Library was seeking young people to take part in the program, which would include mentoring an older person in the community to learn digital skills. It was noted that many Youth Council members were involved in the program last year. Interested members were asked to contact Ms Kovacich at the Burdekin Library.

7. **Update on 2026 North Queensland Fast Track Talent Showcase – 20 and 21 March 2026**
   Ms Quagliata provided an update on the planning of the upcoming North Queensland Fast Track Talent Showcase to be held on 20 and 21 March 2026. It was confirmed that there were two full heats for the showcase, however it was agreed not to hold a third heat on the Friday evening. It was noted that Rene LeFeuvre would open the heats and Conrad Sewell would guest judge and perform at the Final Showcase, with both conducting the participants workshop on Friday evening.

   Members were asked to assist with registrations, set up, and backstage at various times for the event and Ms Quagliata undertook to email members a volunteer roster. Members were encouraged to promote the event and purchase tickets for the Finals Showcase. It was noted that Youth Council volunteers would have free access to the heats for the event.

8. **Discussions regarding 2026 events and projects**
   Members discussed various possible events and/or projects for the 2026 year, with a focus on more teenage events. The following ideas were noted:

   - Bowling Night
   - Movie Night (Theatre, Drive In or Old Cinema)
   - Pool Party
   - Drive In
   - After school hang outs/events
   - Visual arts competition e.g. Festival of Arts
   - Sporting Events

9. **Youth Council Members to attend Council Meeting**
   Mr Arboit and Ms Quagliata provided information about the possibility of Youth Council Members attending an upcoming Council Meeting or Workshop during the April School Holidays. Ms Quagliata proposed that members could attend the morning session of the Council Meeting and then join Councillors and staff for morning tea. This would provide an opportunity for members to be introduced to Councillors and observe a formal Council Meeting in progress. Ms Quagliata undertook to make arrangements and email members with information.

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

    Next Meeting – 20 April 2026
    It was noted that the next meeting of the Burdekin Shire Youth Council would be held on 20 April 2026 at 3:30pm.

    There being no further business, the meeting closed at 4:30pm.

Action Items from Meeting

	Action Item	Responsible Officer	Due Date	Status
	Investigate possible Youth Leadership Development Programs	Tammy Quagliata	Ongoing	
	Volunteers sought for Digital Mentors Program via Burdekin Library	All Members	20 March 2026	
	Volunteer Roster for Fast Track Talent Showcase – 20 and 21 March 2026	All Members	20 March 2026	
	Attendance at Council Meeting – 14 April 2026	All Members	14 April 2026	

EXECUTIVE SUPPORT

5.2.1. Council Workshops - January, February and March 2026

File Reference: 394

Report Author: **Rosie McLean, Executive Coordinator**

Authoriser: **Matthew Magin, Chief Executive Officer**

Meeting Date: **14 April 2026**

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 the agreed arrangements for Council Meetings and Workshops, one (1) general workshop was held on 20 January 2026, with an additional workshop conducted following the Ordinary Council Meeting on 27 January 2026. Two (2) general workshops were held in February, on 3 and 17 February, and a further two (2) workshops were held in March, on 3 and 17 March. Across these sessions, Councillors and staff considered a range of policy and operational matters. A summary of the items discussed is provided within this report.

Officer's Recommendation

That the report on the Council Workshops held in January, February and March 2026 be received and noted.

Background

Council has adopted governance arrangements whereby Council meetings are held on a fortnightly basis each month, except in December and January when only one (1) meeting is scheduled in each month. General workshops are conducted in the alternate weeks between Council meetings and follow the same scheduling pattern.

In accordance with these arrangements, general workshops were held on 20 January 2026 (with an additional workshop on 27 January 2026 following the Ordinary Council Meeting), 3 February 2026, 17 February 2026, 3 March 2026 and 17 March 2026. A broad range of policy and operational issues were discussed at these workshops, along with presentations from external parties. A summary of the matters considered at each workshop is outlined below:

20 January 2026

- Amendment to Capital Budget - Waste Facilities Demountable
- Queensland Police Service Driveway Upgrade Request
- Economic Development Policy
- Regional Drought Resilience Plan
- Reconfiguring a Lot (2 lots into 2 lots) - RAL25/0019
- Reconfiguring a Lot (2 lots into 4 lots) - RAL25/0015
- Reconfiguring a Lot (2 lots into 2 lots) - RAL25/0018
- Reconfiguring a Lot (Access Easement) - RAL25/0025

- New Minutes and Agenda Format for Ordinary Council Meeting
- Complaints Regarding Corrupt Conduct by the CEO Policy
- Proposed Reallocation of Capital Funds - Burdekin Theatre Projects
- Burdekin Theatre Replacement of FastSense Smoke Detectors
- Reseal Program
- Road Maintenance Performance Contract (RMPC) Update
- Lawful Fettered Use Discussion
- Sweet FM and Home Hill Court House Tenure
- Ayr Aerodrome Taxiway

27 January 2026
- Invoice Dispute
- Social Media Misinformation - Rates Issue

3 February 2026
- ICT Strategy
- Community Recovery and Resilience Officer
- Pre-conditioned Air Unit Estimate
- Delegation from Townsville Enterprise Limited - Tourism, Economic and Event Updates
- Delegation from Bowen Gumlu Growers Association - Horticulture Waste Pilot Processing Facility
- Supplier Liquidation and Prepaid Exposure (Burdekin Theatre)
- Expression of Interest - Plantation Park Markets Operator
- Burdekin Brass Band Lease
- Results of 6-month Trial of Change in Hours of Operation - Clare Transfer Station
- Operational Plan 2025/2026 Q2 Report
- Local Law Review Update
- Burdekin Aquatic Centre Amenities Tender
- Active Transport Grant
- Infrastructure Charges Incentive Application - Material Change of Use - MCU24/0002
- Smart Water Advice Subscriber Agreement
- Pressure Sewer Systems - Fees and Charges Review
- Switchboard Supply and Install - Ayr Racecourse Borefield Rejuvenation Project
- Drinking Water Quality Management Plan and Site Based Management Plan
- Jerona Boat Ramp Update

17 February 2026
- Reconfiguring a Lot (2 lots into 2 lots) - RAL25/0020
- Reconfiguring a Lot (2 lots into 2 lots) - RAL25/0021
- Reconfiguring a Lot (3 lots into 2 lots) - RAL25/0022
- Planning Act Delegation
- Privacy Policy
- Enterprise Risk Management Policy
- Permanent Road Closure Application
- Proposed Parking Plan
- Relocation of Private Bore - South Ayr Water Treatment Plant
- Filtration Plan Project Update
- Rejuvenation of Borefield Project Update
- Home Hill Boat Club Matters
- Draft Ex-Gratia Payments Policy
- Complaints Management Policy and Guideline for Managing Unreasonable Complainant Customer Conduct
- External Grant Fund Application and Management Policy

- Automatic Number Plate Recognition Cameras
- CCTV Matters
- Information Management Presentation
- Ayr Aerodrome Stakeholder Discussion

3 March 2026

- Policy and Operational Standard Framework
- Business Continuity Management Policy
- Reconfiguring a Lot (2 lots into 2 lots) - RAL25/0029
- Reconfiguring a Lot (1 lot into 2 lots) - RAL25/0030
- Vehicle Policy
- Disaster Recovery Funding Arrangements - Reconstruction of Essential Public Assets Package 6 and 7
- Use of Generative AI Technology Policy
- Budget Revision - Microsoft Intune Platform
- Local Resilience Action Plan
- Giru Polocrosse Club
- Burdekin Cascades Caravan Park Amenities Refurbishment
- Ayr Showgrounds Master Plan Status Report
- Edmond Rice Education Australia Lease
- Financial Services Budget Discussion
- Social Impact Assessment - Burdekin Battery Energy Storage System

17 March 2026

- Transfer of Trustee Lease 722180096
- Revocation of Parts of Reserve Land
- Gudjuda Reference Group Aboriginal Corporation Lease - Gudjuda Cafe Building
- Delegation from Burdekin Combined Chaplaincy
- Burdekin Shire Council Arts and Cultural Strategy Update
- Community, Sporting and Cultural Advisory Group Proposed Format Change
- Related Party Disclosures
- Proposed Queensland State Redistribution
- Groper Creek Observations
- Standpipe Hire and Filler Point Access Improvement Proposal
- Removal of Raintree - Clare Shop
- Works Supervisors Office Extension
- Council Road Maintenance - Jerona Road
- Prevention and Elimination of Bullying, Discrimination and Harassment Policy

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

PLANNING AND DEVELOPMENT

7.3.1. Development Application for a Development Permit for Reconfiguring a Lot - Subdivision 1(1 Lot into 2 Lots) at 22 Ey Road, Airville (Lot 2 on RP714077)

File Reference: **234, RAL25/0031**

Report Author: **Kelly Reaston, Urban Planning North**

Authoriser: **James Stewart, Director Infrastructure Planning and Environmental Services**

Meeting Date: **14 April 2026**

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
PD11 Decide on development applications for new residential plumbing works development in accordance with legislative timelines.

Executive Summary
Council has received a development application lodged by Brazier Motti on behalf of the Applicant, Charlie De Domenico, seeking a Development Permit for Reconfiguring a Lot – Subdivision (One (1) Lot into Two (2) Lots) located at 22 Ey Road, Airville on land described as Lot 2 on RP714077.

The subject land is designated within the Rural Zone of the *Burdekin Shire Planning Scheme 2022* (the planning scheme) and the proposal is subject to impact assessment.

The proposed development maintains the existing land uses with the cropping regime not adversely affected. The boundary is located between paddocks and the cropping operation will continue on both lots. Any alternative subdivision arrangement would result in an irregular lot shape and may result in insufficient setbacks from the Dwelling House to agricultural uses on the adjacent lot. Assessment found the proposal generally compliant with relevant planning scheme codes.

Officer's Recommendation
That Council approve the development application seeking a Development Permit for Reconfiguring a Lot – Subdivision (One (1) Lot into Two (2) Lots) at 22 Ey Road, Airville on land described as Lot 2 on RP714077, subject to reasonable and relevant conditions as set out in Attachment A.

Background
Application
The application was submitted to Council on the 10 December 2025. A Confirmation Notice was issued on 22 December 2025.

Subject Site and Surrounding Land Uses
The subject land is located within the Rural Zone, as outlined in the planning scheme. The development site is surrounded by large rural properties used for cropping, with smaller rural lifestyle lots near to the south-east and south-west corners of the lot.

A locality plan is provided at Attachment B.

Infrastructure Services
The development site is within the Rural Zone where there is no reticulated water or sewer supply. There is existing overhead electricity infrastructure.

Proposed Lot 1 contains an existing Dwelling House and domestic outbuildings. The Dwelling House is serviced by an existing water bore, on-site septic system and soakage trench and is connected to the existing electricity supply network. Access to proposed Lot 1 will be via the existing vehicle crossover and driveway.

The existing cropping operation will continue on proposed Lot 2 following the subdivision. Access to proposed Lot 2 will be via the existing vehicle crossover and driveway. As there are no existing buildings or structures on proposed Lot 2, the existing infrastructure arrangements are considered appropriate to accommodate the intended use of the land.

Road Network and Access
The development is a subdivision that will result in one additional lot. The development is considered to have a negligible impact on the existing road network with the traffic generated by the development to be accommodated by the existing road infrastructure.

Access to both proposed lots will be via the existing vehicle crossovers and driveways.

Landscaping
The existing established landscaping on the development site is considered in keeping with the character of the area. No additional landscaping is considered necessary.

Planning Assessment Summary
Development applications that are impact assessable are assessable against the entire planning scheme. A detailed assessment has been completed against the relevant provisions in the planning scheme (refer Attachment C) with a summary provided in the table below.

Planning Scheme Provision	**Proposal/Officer Comment**
Rural Zone Code	The proposed development will result in a lot smaller than 30ha on land that is classified as class A and B agricultural land. However, proposed Lot 1 contains a lot with a Dwelling House that existed prior to the commencement of the planning scheme, and the development seeks to consolidate the balance of the farm lot, so this achieves the relevant performance outcome. There is adequate separation between the existing Dwelling House and neighbouring lots and nearby farming activities. Ordinarily a lot of this size containing an existing Dwelling House would not be supported by the planning scheme as it has the potential to fragment good quality agricultural land. In this circumstance, however, it is considered appropriate due to the location of the Dwelling House central to the lot and the capacity for this lot to continue as a viable agricultural parcel. Alternative arrangements to create an additional lot would result in an irregular lot shape that would be less efficient for farming and may result in insufficient setbacks from the Dwelling House to agricultural uses on the adjacent lot. The development will not adversely impact the rural character of the area.

Planning Scheme Provision	Proposal/Officer Comment
	Overall, the proposal is considered to be generally consistent with the relevant requirements of the Rural Zone Code.
Development Works Code	Proposed Lot 1 will be fully serviced in line with the requirements outlined in the development works code. On-site sewer will need to be supplied to proposed Lot 2 at the time in which a Dwelling House or other building is constructed on the lot. This will ensure that the on-site sewer is best situated to service future development. Overall, the proposal is considered to be generally consistent with the relevant requirements of the Development Works Code.
Reconfiguring a Lot Code	The proposal is for reconfiguring a lot, which seeks to subdivide one (1) lot into two (2) lots and create an access easement. Proposed Lot 1 does not meet the minimum lot size for the zone. However, the development meets the specific scenario that the code outlines is permissible, as the development consolidates farming land and creates a lot which contains a Dwelling House that existed at the commencement of the planning scheme. The development is in keeping with the rural character of the area and will have no adverse impacts on the amenity of the area. The proposed development is considered to be generally in compliance with the outcomes sought by the Reconfiguring a Lot.
Environmental Significance Overlay Code	A watercourse in the north-east corner of the development site is identified in the environmental significance overlay map. There are no works proposed on, over or around this waterway as part of the development. As such, the development will have no adverse impact on the waterway. Overall, the proposed development is considered to comply with the purpose and overall outcomes of the Environmental Significance Overlay Code.
Flood Hazard Overlay Code	The development site is mapped as being within the low, medium and extreme hazard areas within the Flood Hazard Overlay mapping. Majority of the site is in the Medium Hazard area. The existing Dwelling House on proposed Lot 1, along with the existing vehicle access to the Dwelling House, are located outside of the extreme flood hazard area. Majority of proposed Lot 2 is located in a medium flood hazard area, with parts of the lot in low and extreme flood hazard areas. There is adequate space on the lot to ensure that that any future dwelling house can be located in the low or medium hazard area so that the floor levels of the Dwelling House can achieve flood immunity. No changes to the impervious are of the site are proposed as part of the development. As such, flood storage, flow paths, hazard level, warning times or the duration of the hazard are not impacted by the proposed development. Overall, the proposed development is considered to comply with the purpose and overall outcomes of The Flood Hazard Overlay Code.

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.

Further Information Request
An Information Request was not issued.

Public Notification
The development proposal was placed on public notification from 22 January 2026 to 12 February 2026. The Applicant submitted the notice of compliance on 13 February 2026 advising that the public notification requirements were carried out in accordance with the requirements of the *Planning Act 2016*.

No properly made submissions were received during the public notification period.

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 for subdivision is a development type which triggers infrastructure charges as per Burdekin Shire Council Charges Resolution (No. 2) 2018 (Council's Charges Resolution). Contributions for transport are applicable at the development site. A discount for the existing lot is 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 (two (2) x lots created)	$0.00	$0.00	$5,000.00	$0.00	$0.00		$5,000.00
Less discount applied (for one (1) x existing lot)	$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
The application was workshopped with the Mayor, Councillors and Executive Leadership Team on 7 April 2026.

Statutory Environment
Council is required to deal with and assess the development application in the context of the *Planning Act 2016*, the *North Queensland Regional Plan*, and the *Burdekin Shire Planning Scheme 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
2. Attachment B - Locality and Proposed Plans
3. Attachment C - Planning Assessment

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
1 General and Administration Compliance with Conditions 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 polices, 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. Works – Applicant's Responsibility/Expense 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. Infrastructure Conditions 1.6 All development conditions contained in this development approval relating to infrastructure under Chapter 4 of the *Planning Act 2016 (the Act)*, 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 Approved Plans & Documents 2.1 The proposed development must be completed, comply with and maintained generally in accordance with the drawings/ documents identified below, 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.

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 2 on SP714077 / 57299/001 B / 2 September 2025		
3. Payment of Rates, Charges and Expenses 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.	Confirmation to be provided to Council prior to the release of the Plan of Survey.	
4. Services and Infrastructure <u>Water connection</u> 4.1 Each lot must be provided with a reliable on-site water connection.	To ensure the development is appropriately serviced in accordance with relevant code/s and policy direction.	Prior to Council approval of the Plan of Subdivision.
5. Confirmation of Existing Services 5.1 The existing services for each lot must be contained within the individual allotments unless otherwise conditioned.	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 An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the development permit is attached for your information.
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 tide to any claim by a third party the Applicant agrees to indemnity 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 *Environmental Protection Act 1994.*
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.
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 – Locality & Proposed Plans

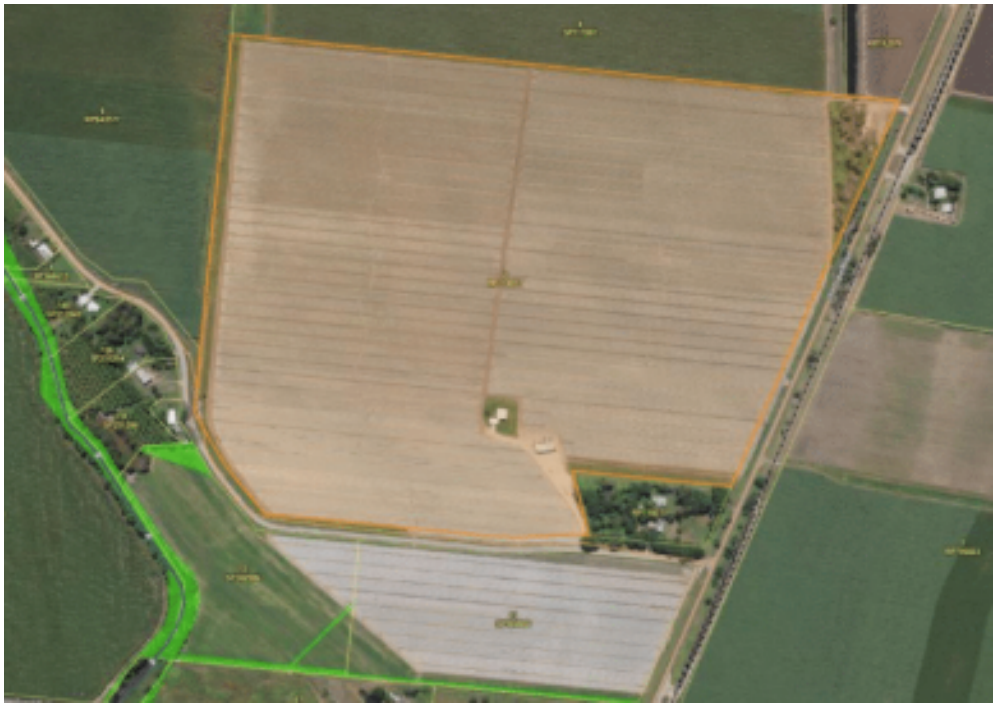

Image 1 – Aerial imagery of development site



Image 2 – Proposed plan of development

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 (properly made)	-	11 December 2025
1.1	Action Notice issued	5 days (from 1.0)	N/A
1.2	Confirmation Notice issued	10 days (from 1.0)	18 December 2025
2.0	Application referred (properly referred)	10 days (from 1.2)	N/A
2.1	Referral agency response	25 days (from 2.0)	N/A
3.0	Council Information Request	10 days (from 1.2)	N/A
3.1	Response to Information Request	3 months (from 3.0)	N/A
4.0	Public Notification starts	20 days (from 3.1)	22 January 2026
4.1	Public Notification ends	Min. 15 business days	12 February 2026
4.2	Consider submissions	10 days (from 4.1)	N/A
	Further Advice Request	-	N/A
	Response to Further Advice Request	-	N/A
5.0	Decision making period starts	1 day (after last applicable)	13 February 2026
5.1	Request to extend the decision making period	5 days	14 April 2026
	Council Meeting	N/A	14 April 2026
5.2	Decision making period ends	35 days (minus up to 10 days from 3.0)	14 April 2026
5.3	Issue Decision Notice	5 days (after decision is made)	21 April 2026

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 – Subdivision (One Lot into Two Lots)	Rural Zone	• Environmental Significance Overlay • Flood Hazard Overlay	The following assessment benchmarks are applicable in the assessment of the development application: • Rural Zone Code • Development Works Code • Reconfiguring a Lot Code • Environmental Significance Overlay • Flood Hazard Overlay Code

ASSESSMENT
APPLICABLE ASSESSMENT BENCHMARKS

ASSESSMENT

4.2.9 Rural Zone Code

4.2.9.2 (1) The purpose of the Rural Zone Code is to provide:
(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.

Officer's Comment
The proposed development is considered to be fully aligned with the purpose of the rural zone code. The development will establish a lot which adequately contains the existing Dwelling House, without compromising the existing farming operation which will be contained on the other lot.

Ordinarily a lot of this size containing an existing Dwelling House would not be supported by the planning scheme as it has the potential to fragment good quality agricultural land. In this circumstance, however, it is considered appropriate due to the location of the Dwelling House central to the lot.

Any alternative arrangement to create a lot would result in an irregular lot shape and may result in insufficient setbacks from the Dwelling House to agricultural uses on the adjacent lot.

The relevant performance outcomes and corresponding acceptable outcomes are outlined below.

Specific Outcome	Acceptable Solution	Assessment
Assessable Development		
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.	Conditioned to comply. Proposed Lot 1 contains an existing Dwelling House, which is serviced by an on-site bore, on-site wastewater system and an overhead power connection. An existing vehicle access and driveway are established for both lots. An on-site sewerage system is not considered necessary on proposed Lot 2 at this stage of the development as there are no buildings or structures on the lot and the lot will be used solely for cropping.
Separation		
PO4 Sensitive land uses are sufficiently separated from approved or existing lawful activities likely to generate impacts to protect the safety and amenity of residents and to ensure the ongoing operation of those activities is not prejudiced.	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).	Complies. The existing Dwelling House is setback approximately 30m from the common boundary between proposed Lot 1 and proposed Lot 2. Existing vegetation surrounding the dwelling further protects the general amenity of the residential use.
Protecting rural production		
PO16 Other than for public infrastructure, nonagricultural 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	No acceptable outcome is nominated	Complies. The development does not result in a net loss of agricultural land. The proposed boundary is established along a break in the existing crops to ensure no cropping is adversely affected by the subdivision. Cropping activity will continue on each lot at the same scale that exists currently.

agricultural activities, such as a significant reduction in the supply of raw product or altering resources		
PO17 Development occurs on the least productive part of the site.	No acceptable outcome is nominated.	Complies. The proposed boundary is established along a break in the existing crops to ensure no cropping is adversely affected by the subdivision.
PO18 Development does not prejudice the ongoing operation, intensification or expansion of nearby farming activities.	No acceptable outcome is nominated.	Complies. The development does not result in a net loss of agricultural land. The proposed boundary is established along a break in the existing crops to ensure no cropping is adversely affected by the subdivision. Cropping activity will continue on each lot at the same scale that exists currently.
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.	Complies. The existing Dwelling House is setback approximately 30m from the common boundary between proposed Lot 1 and proposed Lot 2. Existing vegetation surrounding the dwelling creates a physical buffer surrounding the Dwelling House.
Reconfiguration		
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	No acceptable outcome is nominated.	Complies with PO24.

elsewhere. Editor's note–to remove any doubt, this performance outcome does not apply to land in a village precinct.		
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. 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	No acceptable outcome is nominated.	Complies. The proposed development will result in a lot smaller than 30ha on land that is classified as class A and B agricultural land. However, proposed Lot 1 contains a lot with a Dwelling House that existed prior to the commencement of the planning scheme, and the development seeks to consolidate the balance of the farm lot. As such, the development is in line with PO24 (a).

appropriate land management plan.		
Rural amenity and character		
PO39 Development maintains the visual amenity and landscape character of the locality.	No acceptable outcome is nominated.	Complies. The development maintains the visual amenity and landscape character of the area, as existing services are utilised and no new buildings are proposed.
PO40 Development minimises the loss of existing vegetation and earthworks on the site.	AO40 Development is conducted within an existing cleared area.	Complies. An existing vehicle access and driveway are established for both lots, minimising the need for earthworks. No change to the existing vegetation on site is proposed.
PO41 Development minimises impacts on the natural environment and maintains habitat areas and corridors.	No acceptable outcome is nominated.	Complies. The development will have no impact on the natural environment. The drainage path on site is not impacted by the development. There are not habitat areas or corridors on site.
PO42 Landscaping is provided to screen views from surrounding roads and neighbouring sites.	No acceptable outcome is nominated.	Considered to comply. The existing landscaping surrounding the Dwelling House is considered to provide adequate screening from neighbouring sites. As no changes to the proposed operation on site will result from the development, additional landscaping is not considered necessary.
PO43 Non-residential buildings or structures are screened by a landscaped buffer when adjoining land used for rural residential or residential development	AO43 Buildings or other structures are screened by a landscaped buffer of 5m when adjoining residential or rural residential development.	Considered to comply. There is adequate separation between the shed on proposed Lot 1 and residential or rural residential development located on adjoining land.

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.	Complies The operation on site will remain relatively unchanged as a result of the development, as the cropping operation and Dwelling House are existing.
PO45 Development does not impact on public health or safety.	No acceptable outcome is nominated.	Complies. Development does not impact on public health or safety.

ASSESSMENT

6.2.1 Development Works Code

6.2.1.2 (1) The purpose of the development works 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.

Officer's Comment

The proposed development is considered to comply with the purpose of the development works code.

The relevant performance outcomes and corresponding acceptable outcomes are outlined below.

Specific Outcome	Acceptable Solution	Assessment
Infrastructure		
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	AO13 All infrastructure required to service the development is provided in accordance with Planning scheme policy – S.C5.2 – Development works.	Conditioned to comply. Conditions requiring the installation of infrastructure will specify that works must be undertaken in line with the Planning scheme policy – S.C5.2 – Development works.

networks that exceed their capacity; and (d) can be safely, conveniently and cost effectively maintained.		
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.	Conditioned to comply. Proposed Lot 1 contains an existing Dwelling House, which is serviced by an on-site bore. The application does not indicate how proposed Lot 2 will be serviced in terms of water supply but suggests that the existing water service will connect to the Dwelling House on proposed Lot 1, rather than proposed Lot 2. It is recommended that a condition be applied requiring both lots to be provided with a reliable water supply to ensure compliance with this performance outcome.
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.	Considered to comply. Proposed Lot 1 contains an existing Dwelling House, which is serviced by an existing on-site wastewater system. Proposed Lot 2 is not serviced by an on-site wastewater system. It is not recommended that a condition be applied requiring the construction of an on-site wastewater system as part of this development, as this should be constructed when it is needed, such as when a Dwelling House is constructed on site, so that the system can be appropriately located in relation to the buildings it will service.

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.	In the rural area no acceptable outcome is nominated.	Conditioned to comply. Conditions requiring the installation of infrastructure will specify that works must be undertaken in line with the Planning scheme policy – S.C5.2 – Development works.

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. Proposed Lot 1 will have an existing connection to the overhead power network. While proposed Lot 2 will not have an electrical connection, an electrical connection is not required for proposed Lot 2, as per AO17.1 of the Reconfiguring of a Lot Code, as the lots are within the Rural Zone.
Acid sulphate 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	AO22.1 Development does not: (a) involve excavating or removing 100m3 or more of soil and sediment at or below 5m AHD; or (b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or (c) involve filling with 500m3 or more with an average depth of 0.5m or greater that results in: (i) actual acid sulfate soils being moved below the water table; or (ii) previously saturated acid sulfate soils being aerated. OR AO22.2 Development manages	Conditioned to comply. The development site is located within Overlay map OM01 – Acid sulfate soils (5-20m contour). The application indicates that no earthworks are proposed, however works may be required to ensure that both lots are provided with a reliable on-site water supply. As such, it is recommended that conditions and advice regarding acid sulphate soils are applied to the development permit.

contaminants; and (ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment. Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils on overlay map OM1 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the Queensland Acid Sulfate Soil Technical Manual and relevant State Planning Policy. Applicants should also refer to the Guidelines for Sampling	waters so that: (a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals; (b) the pH of all sites, and any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background); (c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals; (d) there are no visible iron stains, flocs or 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.	

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.		
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	No acceptable outcome is nominated.	Complies. Development will utilise existing Ey Road for access.
PO25 Development has vehicle access and manoeuvring sufficient to accommodate the anticipated traffic demand and servicing requirements safely and efficiently.	AO21 Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time	Complies. An existing vehicle access and driveway is established for both lots. Both lots are of a sufficient size to accommodate on-site vehicle manoeuvring and parking.
PO26 Development (other than dwelling houses and dual	AO22 Circulation areas, turning areas and driveways comply	Complies.

occupancies) are designed to enable vehicles to enter and leave the site in a forward direction	with Australian Standards AS2890.1 and AS2890.2, as amended from time to time	Access to both lots is proposed via existing vehicle crossovers and driveways. Both lots are of a sufficient size to allow for on-site vehicle manoeuvring.
Landscaping		
PO33 Landscaping is designed, established and maintained to: (a) incorporate existing vegetation, where appropriate; (b) reinforce existing streetscape character; (c) provide effective shade and screening; (d) be sustainable without undue reliance on irrigation; (e) be suitable to the tropical climate. Editor's note–A landscaping plan may be required which should incorporate: • a fully dimensioned site plan describing the existing landscape including the landscape and environmental significance of remnant vegetation; • the location and depth of all existing services; • natural drainage lines; • existing levels and finished levels; • a full	No acceptable outcome is nominated.	Considered to comply. Established landscaping surrounding the existing Dwelling House achieves the performance and acceptable outcomes.

schedule of plantings and materials including growing characteristics, quantities of 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.		

ASSESSMENT
6.2.2 Reconfiguring a Lot Code
6.2.2.1 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. 6.2.2.2 The following overall outcomes are considered particularly relevant to the proposed development: (b) reconfiguration occurs in a way that makes efficient use of land and facilitates cost effective provision of infrastructure; (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; (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;

Officer's Comment

The proposed development is considered to comply with the purpose and overall outcomes of the Reconfiguring a Lot Code. Both lots are of a size which can support the existing cropping operation. The reconfiguration complies with the rural zone code. It is recommended that conditions are applied requiring the connection of the proposed lots to services.

Specific Outcome	Acceptable Solution	Assessment
Lot size and layout		
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 (c) are sized and located to enable development to be primarily oriented to the street and accommodate all ancillary components of the use.	AO10 Minimum frontage and lot size occurs in accordance with table 6.2.2.3(b), unless stated otherwise in a zone code.	Considered to comply. Proposed Lot 2 meets the minimum lot size of 30ha and the minimum frontage of 200m, as outlined in table 6.2.2.3(b). Proposed Lot 1 does not meet these parameters. However, PO24 of the Rural Zone Code outlines that reconfiguring a lot that creates a lot less than 30ha in class A and B agricultural areas can occur only if "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". Proposed Lot 1 contains a Dwelling House which existed prior to the commencement of the planning scheme and consolidates the actively farmed land onto one lot (proposed Lot 2). As such, non-compliance with AO10 is permissible. The development also complies with PO10, the corresponding performance outcome. The lots are in line with the intended character of the zone, with no changes to the uses proposed.
Services		
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	No acceptable outcome is nominated	Complies. Both proposed lots will utilise existing access crossovers and driveways. Proposed Lot 1 will be accessed via Ey Road and proposed Lot 2 will be accessed via Old Clare Road.

channelling. Elsewhere, this means a formed and trafficable road.		
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	Conditioned to comply. Conditions requiring the installation of infrastructure will specify that works must be undertaken in line with the Planning scheme policy – S.C5.2 – Development works.
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.	Complies. Proposed Lot 1 has an existing connection to electricity supply. As per AO17.1, it is not a requirement that proposed Lot 2 is connected to electricity supply as the lots are within the Rural Zone.

ASSESSMENT

5.2.3 Environmental Significance Overlay Code

5.2.5.3. The overall outcomes are the purpose of the environmental significance overlay code. The following overall outcomes are considered relevant to the proposed development:

(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;

(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.

Officer's Comment

The proposed development is considered to comply with the purpose and overall outcomes of the Environmental Significance Overlay Code.

Specific Outcome	Acceptable Solution	Assessment
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	AO1 Development is: (a) not located within an area supporting matters of state environmental significance; or (b) located wholly within an area that has a valid development approval for native vegetation clearing. Burdekin Shire	Complies. A watercourse in the north-east corner of the development site is identified in the environmental significance overlay map. There are no works proposed on, over or around this waterway as part of the development. As such, the development will have no adverse impact on the waterway.

cannot be avoided or minimised and mitigated, an environmental offset is provided for any significant residual impact.	Council Planning Scheme Part 5–122 Performance outcomes Acceptable outcomes 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 Environmental Offsets Act 2014	
PO2 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 Plan.	AO2 Development is: (a) not located within a strategic environmental area (designated precinct); or Editor's note–The strategic environmental area (designated precinct) is 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 Planning Regulation 2017.	Complies. There are no works proposed on, over or around this waterway as part of the development. As such, the development will have no adverse impact on the ecological function of the waterway.
PO3 Development is located, designed and operated to: (a) retain and protect significant	No acceptable outcome is nominated.	Complies.

values; and (b) maintain the underlying ecological functions and biophysical processes. 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 for threatened species, ecological communities or migratory species.		Any ecological functions and biophysical processes will be unaffected by the development, as no works are proposed within the mapped area as part of the development.
PO4 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.	Not applicable. There are no ecological corridors present on site.

PO5 Development maintains a buffer to wetlands and waterways, in order to: (a) protect or enhance ecological processes and values; (b) protect water quality and aquatic conditions; (c) provide unimpeded movement of fauna within and along waterways or wetlands; and (d) 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. 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.	Complies. There are no works proposed on, over or around the waterway as part of the development. As such, the development will have no adverse impact on the waterway.
PO6 Development maintains natural surface water and groundwater hydraulic regimes of wetlands and waterways.	No acceptable outcome is nominated.	Complies. The development will not change natural surface water and groundwater hydraulic regimes of the drainage feature present on site. The driveway which traverses the waterway is existing and no changes or additional works are required to facilitate the development.

PO7 The ongoing protection of those parts of a development site supporting significant ecological features or processes that are to be retained is secured.	AO7 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.	Complies with the purpose and overall outcomes of the code. There are no works proposed on, over or around the waterway as part of the development. The waterway is on a constrained area of the site that is unlikely to be further developed.
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.	Complies. The development is unlikely to introduce pest species to the development site.
PO9 Development minimises potential for disturbance of wildlife as a result of noise, light, vibration or other sources.	No acceptable outcome is nominated.	Complies. There are no works proposed on, over or around this waterway as part of the development. The driveway over the waterway is existing and as such, any disturbance resulting from vehicles utilising the driveway are existing, and not a result of the development.
PO10 Where development occurs within habitat areas (to the extent provided for by the	No acceptable outcome is nominated.	Not applicable. There are no habitat areas present on site.

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.		

ASSESSMENT		
5.2.5 Flood Hazard Overlay Code		
5.2.5.2 The overall outcomes are the purpose of the flood hazard overlay code. The following overall outcomes are considered particularly relevant to the proposed development: "(b) elsewhere [including in the rural zone], 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; (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; (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;" <u>Officer's Comment</u> The proposed development is considered to comply with the purpose and overall outcomes of the Flood Hazard Overlay Code. No earthworks are proposed as part of the development. As such, flood storage, flow paths, hazard level, warning times or the duration of the hazard are not impacted by the proposed development.		
Specific Outcome	**Acceptable Solution**	**Assessment**

Assessable Development		
Compatible development		
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.	Complies. The proposed development does not involve the establishment of critical or vulnerable uses. The existing Dwelling House on proposed Lot 1 is located in a low flood hazard area.
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.	Complies. The proposed development is a subdivision. No built infrastructure is proposed within the flood hazard area as part of the development.
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.	Complies with purpose and overall outcomes of the code. Proposed Lot 1 does not require a building envelope as a Dwelling House is already established on the lot. Majority of proposed Lot 2 is located in a medium flood hazard area, with parts of the lot in low and extreme flood hazard areas. There is adequate space on the lot to ensure that any future Dwelling House can be located in the low or medium hazard area so that the floor levels of the dwelling can achieve flood immunity. A building envelope is not considered suitable as the imposition of a building envelope may inadvertently limit the agricultural use for which the lot is intended.

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.	Considered to comply. Access to proposed Lot 1 is outside of any flood hazard area. Access to proposed Lot 2 is via the existing access which traverses land that is an extreme flood hazard area. Proposed Lot 2 will be used for cropping and does not contain any sensitive land uses. There is sufficient space on proposed Lot 2 to locate a future Dwelling House outside of the flood hazard area. A flood immune access can be established at the time that a Dwelling House or other sensitive land use is constructed. A building envelope is not considered suitable as the imposition of a building envelope may inadvertently limit the agricultural use for which the lot is intended.
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.	Complies. No earthworks are proposed as part of the development. As such, flood storage, flow paths, hazard level, warning times or the duration of the hazard are not impacted by the proposed development.

State Interest Considerations

The State Planning Policy (SPP) is a key component of Queensland's planning system. The SPP (July 2017) expresses the State's interests in land use planning and development. The SPP has effect throughout Queensland and sits above regional plans and planning schemes in the hierarchy of planning instruments under the Act.

The Burdekin Shire Council Planning Scheme 2022 integrates the relevant State Planning Policies (SPP). As such, it is not necessary to undertake a separate assessment against the SPP in assessing the proposed development.

North Queensland Regional Plan

The North Queensland Regional Plan (NQRP) establishes strategic planning framework intended to guide the region's development and grow the local economy.

The vision of the Regional Plan will be realised through a series of goals and the proposed development is considered to align with the four regional goals, in particular Goal 3: Liveable, sustainable and resilient communities that promote living in the tropics.

The Burdekin Shire Council Planning Scheme 2022 integrates the North Queensland Regional Plan. As such, no separate assessment of the development against the North Queensland Regional Plan is required for the purpose of this development application.

Public Submissions

The development proposal was placed on public notification from 22 January 2026 to 12 February 2026. No properly made submissions were received during the public notification period.

PLANNING AND DEVELOPMENT

7.3.2. Development Application for a Development Permit for Reconfiguring a Lot - Boundary Realignment (2 Lots into 2 Lots) at 402 and 410 Maidavale Road (Lots 432 and 431 on RP905698)

File Reference: 234, RAL25/0032

Report Author: Kelly Reaston, Urban Planning North

Authoriser: James Stewart, Director Infrastructure Planning and Environmental Services

Meeting Date: 14 April 2026

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
PD11 Decide on development applications for new residential plumbing works development in accordance with legislative timelines.

Executive Summary
Council has received a development application lodged by Brazier Motti on behalf of the Applicant, Charlie De Domenico, seeking a Development Permit for Reconfiguring a Lot - Boundary Realignment (Two (2) Lots into Two (2) Lots) located at 402 and 410 Maidavale Road, Airville on land described as Lots 432 and 431 on RP905698.

The subject land is designated within the Rural Zone of *the Burdekin Shire Planning Scheme 2022* (the planning scheme) and the proposal is subject to an impact level of assessment.

The proposed development maintains the existing number of lots and will not adversely impact the existing farming operation. The cropping regime will be optimised with cropping drills no longer fragmented by the existing Dwelling House, and the development will not compromise the ongoing use of existing cropping land within proposed Lot 432 for small-scale agricultural activities. Assessment found the proposal generally compliant with relevant planning scheme codes.

Officer's Recommendation
That Council approve the development application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two (2) Lots into Two (2) Lots) located 402 and 410 Maidavale Road, Airville on land described as Lots 432 and 431 on RP905698, subject to reasonable and relevant conditions as set out in Attachment A.

Background
Application
The application was submitted to Council on 11 December 2025. A Confirmation Notice was issued on 22 December 2025.

Subject Site and Surrounding Land Uses
The subject land is located within the Rural Zone, as outlined in the planning scheme. The development site is surrounded by actively farmed rural lots to the north, south and west, with smaller farm and lifestyle lots to the east.

Lot 432 is improved by an existing Dwelling House and Lot 431 is improved by a shed and contains existing crops.

A locality plan is provided at Attachment B.

Infrastructure Services
The development site is within the Rural Zone where there is no reticulated water or sewer supply. There is existing overhead electricity infrastructure.

Proposed Lot 432 contains an existing Dwelling House and domestic outbuildings. The Dwelling House is serviced by an existing water bore, on-site septic system and soakage trench and is connected to the existing electricity supply network. The existing cropping operation will continue on proposed Lot 431 following the subdivision.

Proposed Lot 432 will be accessed via the existing vehicle crossover and driveway. Access to proposed Lot 431 will be via the existing McLaughlin Road and Castelanelli Road frontages. It is recommended that a crossover be constructed as part of the proposed development to ensure proposed Lot 431 has lawful vehicle access.

It is unclear whether proposed Lot 431 has an established water supply independent of proposed Lot 432. As such, a condition requiring both lots to establish a reliable water supply is also recommended.

Flood Hazard
The development site is mapped as being within low and medium flood hazard areas, with part of the site located outside of the flood hazard area. The development is a boundary realignment resulting in the same number of lots that existed prior to the reconfiguration. As such there is no intensification of activity in the flood hazard area and no change to hazard levels as a result of the development.

Road Network and Access
The proposal is a boundary realignment that does not alter the number of existing lots. As such, the development is not expected to generate additional traffic or result in increased demand on the existing road network.

Access to proposed Lot 432 will be via the existing access crossover on Maidavale Road. A condition has been recommended to ensure that proposed Lot 431 is provided with vehicle access.

Landscaping
The existing established landscaping on the development site is considered in keeping with the character of the area. No additional landscaping is considered necessary.

Planning Assessment Summary
Development applications that are impact assessable are assessable against the entire planning scheme. A detailed assessment has been completed against the relevant provisions in the planning scheme (refer Attachment C) with a summary provided in the table below.

Planning Scheme Provision	**Proposal/Officer Comment**
Rural Zone Code	The proposed development will result in a lot smaller than 30ha on land that is classified as class A and B agricultural land. However, proposed Lot 432 contains a lot with a Dwelling House that existed prior to the commencement of the planning scheme, and the development seeks to

Planning Scheme Provision	Proposal/Officer Comment
	consolidate the balance of the farm lot, so this achieves the relevant performance outcome. There is adequate separation between the existing Dwelling House and neighbouring lots and nearby farming activities. The development will not adversely impact the rural character of the area. Overall, the proposal is considered to be generally consistent with the relevant requirements of the Rural Zone Code.
Development Works Code	Proposed Lot 432 will be fully serviced in line with the requirements outlined in the development works code. Conditions are recommended to ensure that proposed Lot 431 is provided with a reliable water supply and vehicle access. Overall, the proposal is considered to be generally consistent with the relevant requirements of the Development Works Code.
Reconfiguring a Lot Code	The proposal is for a two (2) into two (2) lot boundary realignment. Proposed Lot 432 does not meet the minimum lot size for the zone. However, the development meets the specific scenario that the code outlines is permissible, as the development consolidates farming land and creates a lot which contains a Dwelling House that existed at the commencement of the planning scheme. The development is in keeping with the rural character of the area and will have no adverse impacts on the amenity of the area. The proposed development is considered to be generally in compliance with the outcomes sought by the code.
Flood Hazard Overlay Code	The development site is mapped as containing areas within the low and medium flood hazard areas. The existing Dwelling House on proposed Lot 432, along with the existing vehicle access to the Dwelling House, are located outside of the flood hazard area. The majority of proposed Lot 431 is located in a low and medium flood hazard area. There is adequate space on the lot to ensure that that any future Dwelling House can be located in the low or medium hazard area so that the floor levels of the Dwelling House can achieve flood immunity. No changes to the impervious are of the site are proposed as part of the development. As such, flood storage, flow paths, hazard level, warning times or the duration of the hazard are not impacted by the proposed development. Overall, the proposed development is considered to comply with the purpose and overall outcomes of the Flood Hazard Overlay Code.
Environmental Significance Overlay Code	A watercourse is located to the east of the development site. There are no works proposed on, over or around this waterway as part of the development. As such, the development will have no adverse impact on the waterway. Overall, the proposed development is considered to comply with the purpose and overall outcomes of the Environmental Significance Overlay Code.

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

Further Information Request
An Information Request was not issued.

Public Notification
The development proposal was placed on public notification from 22 January 2026 to 12 February 2026. No properly made submissions were received during the public notification period.

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, Infrastructure Charges are not applicable.

Consultation
The application was workshopped with the Mayor, Councillors and Executive Leadership Team on 7 April 2026.

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

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
2. Attachment B - Locality and Proposal Plans
3. Attachment C - Planning Assessment

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
1 General and Administration Compliance with Conditions 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 polices, 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. Works – Applicant's Responsibility/Expense 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. Infrastructure Conditions 1.6 All development conditions contained in this development approval relating to infrastructure under Chapter 4 of the *Planning Act 2016 (the Act)*, 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 Approved Plans & Documents 2.1 The proposed development must be completed, comply with and maintained generally in accordance with the drawings/ documents identified below, 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.

<table>
<tr><th>Condition</th><th>Reason</th><th>Timing</th></tr>
<tr><td>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.</td><td></td><td></td></tr>
<tr><td colspan="3">Approved Plans
<table>
<tr><th>Drawing Title</th><th>Drawing/Revision</th><th>Date</th></tr>
<tr><td>Proposed Reconfiguration
Lots 431 and 432 Cancelling Lots 431 and 432 on RP905698</td><td>57300/001 B</td><td>2nd September 2025</td></tr>
</table></td></tr>
<tr><td>3. Payment of Rates, Charges and Expenses
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.</td><td colspan="2">Confirmation to be provided to Council prior to the release of the Plan of Survey.</td></tr>
<tr><td>4. Services and Infrastructure
<u>Water connection</u>
4.1 Each lot must be provided with a reliable on-site water connection.

<u>Vehicle access</u>
4.2 An access crossover must be constructed from the edge of the road to proposed Lot 431. Access may be provided from either McLaughlin Road or Castelanelli Road.</td><td>To ensure the development is appropriately serviced in accordance with relevant code/s and policy direction.</td><td>Prior to Council approval of the Plan of Subdivision.</td></tr>
</table>

Condition	Reason	Timing
5. Confirmation of Existing Services 5.1 The existing services for each lot must be contained within the individual allotments unless otherwise conditioned.	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 tide to any claim by a third party the Applicant agrees to indemnity 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 *Environmental Protection Act 1994*.
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.
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.

Locality and Proposal Plans



Image 1: Aerial imagery of development site



Image 2: Plan of proposed development



Image 3: Environmental significance overlay code

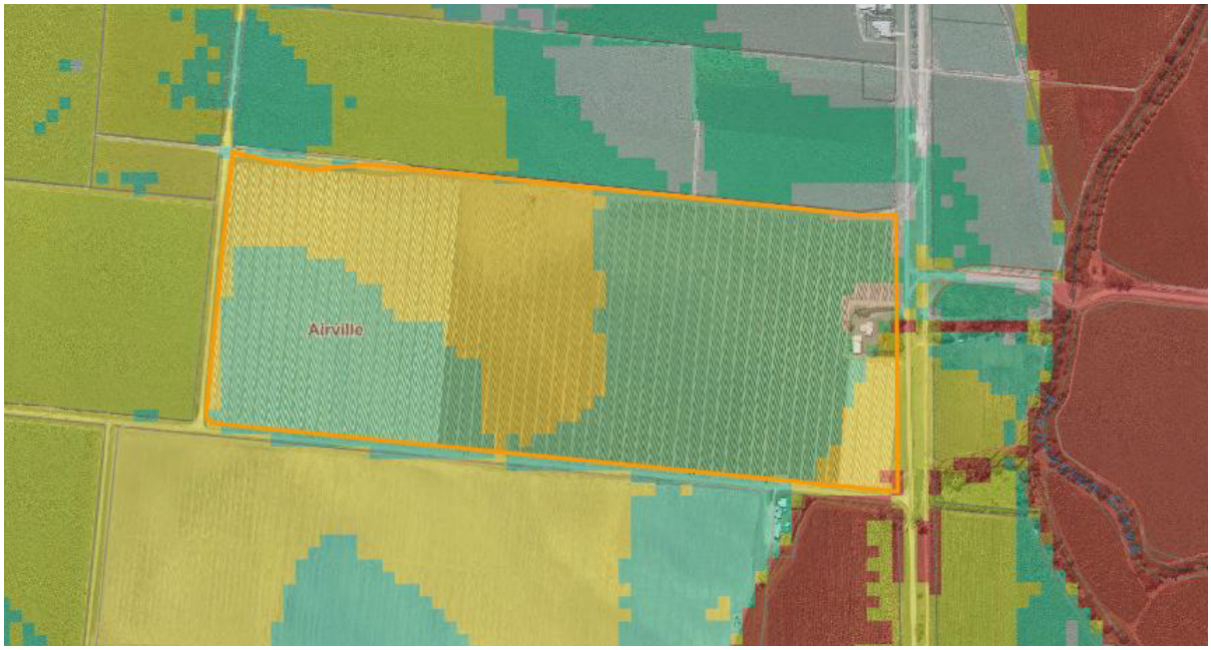

Image 4: Flood hazard overlay mapping

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 (properly made)	-	11 December 2025
1.1	Action Notice issued	5 days (from 1.0)	N/A
1.2	Confirmation Notice issued	10 days (from 1.0)	18 December 2025
2.0	Application referred (properly referred)	10 days (from 1.2)	N/A
2.1	Referral agency response	25 days (from 2.0)	N/A
3.0	Council Information Request	10 days (from 1.2)	N/A
3.1	Response to Information Request	3 months (from 3.0)	N/A
4.0	Public Notification starts	20 days (from 3.1)	22 January 2026
4.1	Public Notification ends	Min. 15 business days	12 February 2026
4.2	Consider submissions	10 days (from 4.1)	N/A
	Further Advice Request	-	N/A
	Response to Further Advice Request	-	N/A
5.0	Decision making period starts	1 day (after last applicable)	13 February 2026
5.1	Request to extend the decision making period	5 days	14 April 2026
	Council Meeting	N/A	14 April 2026
5.2	Decision making period ends	35 days (minus up to 10 days from 3.0)	14 April 2026
5.3	Issue Decision Notice	5 days (after decision is made)	21 April 2026

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 (Two Lots into Two Lots)	Rural Zone	• Environmental Significance Overlay • Flood Hazard Overlay	The following assessment benchmarks are applicable in the assessment of the development application: • Rural Zone Code • Development Works Code • Reconfiguring a Lot Code • Environmental Significance Overlay • Flood Hazard Overlay Code

ASSESSMENT
APPLICABLE ASSESSMENT BENCHMARKS

ASSESSMENT

4.2.9 Rural Zone Code

4.2.9.2 (1) The purpose of the Rural Zone Code is to provide:
(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.

Officer's Comment
The proposed development is considered to be fully aligned with the purpose of the rural zone code. The development will establish a lot which adequately contains the existing Dwelling House, without compromising the existing farming operation which will be contained on the other lot.

The relevant performance outcomes and corresponding acceptable outcomes are outlined below.

Specific Outcome	Acceptable Solution	Assessment
Assessable Development		
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.	Conditioned to comply. Proposed Lot 432 contains an existing Dwelling House, which is serviced by an on-site bore, on-site wastewater system and an overhead power connection, along with an existing vehicle access and driveway. Vehicle access and a reliable on-site water supply are required to be established to proposed Lot 431. An on-site sewerage system is not considered necessary on proposed Lot 431 at this stage of the development as there are no buildings or structures on the lot and the lot will be used solely for cropping.

Separation		
PO4 Sensitive land uses are sufficiently separated from approved or existing lawful activities likely to generate impacts to protect the safety and amenity of residents and to ensure the ongoing operation of those activities is not prejudiced.	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).	Complies. The development will result in more separation between the Dwelling House and the cropping use on the neighbouring lot. Existing vegetation surrounding the dwelling further protects the general amenity of the residential use.
Protecting rural production		
PO16 Other than for public infrastructure, nonagricultural 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 resources	No acceptable outcome is nominated	Complies. The development does not result in a net loss of agricultural land. The cropping activity will continue on each lot following the subdivision.
PO17 Development occurs on the least productive part of the site.	No acceptable outcome is nominated.	Complies.

		The subdivision will rectify the encroachment of the domestic outbuilding and landscaping associated with the Dwelling House. As this area is already developed, it is the least productive area of the site.
PO18 Development does not prejudice the ongoing operation, intensification or expansion of nearby farming activities.	No acceptable outcome is nominated.	Complies. The development does not prejudice the operation of farming activities within the immediate vicinity.
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.	Complies. The development will result in more separation between the Dwelling House and the cropping use on the neighbouring lot. Existing vegetation surrounding the dwelling further protects the general amenity of the residential use.
Reconfiguration		
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.	Complies with 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. 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.	No acceptable outcome is nominated.	Complies. The proposed development will result in a lot smaller than 30ha on land that is classified as class A and B agricultural land. However, proposed Lot 432 contains a lot with a Dwelling House that existed prior to the commencement of the planning scheme, and the development seeks to consolidate the balance of the farm lot. As such, the development is in line with PO24 (a).
Rural amenity and character		
PO39 Development maintains the visual amenity and	No acceptable outcome is nominated.	Complies.

landscape character of the locality.		The development maintains the visual amenity and landscape character of the area, as no new buildings are proposed.
PO40 Development minimises the loss of existing vegetation and earthworks on the site.	AO40 Development is conducted within an existing cleared area.	Complies. Limited earthworks are required to facilitate the development. No change to the existing vegetation on site is proposed.
PO41 Development minimises impacts on the natural environment and maintains habitat areas and corridors.	No acceptable outcome is nominated.	Complies. The development will have no impact on the natural environment. The drainage path on site is not impacted by the development. There are no habitat areas or corridors on site.
PO42 Landscaping is provided to screen views from surrounding roads and neighbouring sites.	No acceptable outcome is nominated.	Considered to comply. The existing landscaping surrounding the Dwelling House is considered to provide adequate screening from neighbouring sites. As no changes to the proposed operation on site will result from the development, additional landscaping is not considered necessary.
PO43 Non-residential buildings or structures are screened by a landscaped buffer when adjoining land used for rural residential or residential development	AO43 Buildings or other structures are screened by a landscaped buffer of 5m when adjoining residential or rural residential development.	Complies. The only non-residential building on-site is the domestic outbuilding associated with the Dwelling House use. The outbuilding is adequately screened by existing vegetation.
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.	Complies The operation on site will remain relatively unchanged as a result of the development, as the cropping operation and Dwelling House are existing.

PO45 Development does not impact on public health or safety.	No acceptable outcome is nominated.	Complies. Development does not impact on public health or safety.

ASSESSMENT		
6.2.1 Development Works Code		
6.2.1.2 (1) The purpose of the development works 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. Officer's Comment The proposed development is considered to comply with the purpose of the development works code. The relevant performance outcomes and corresponding acceptable outcomes are outlined below.		
Specific Outcome	**Acceptable Solution**	**Assessment**
Infrastructure		
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.	Conditioned to comply. Conditions requiring the installation of infrastructure will specify that works must be undertaken in line with the 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.	Conditioned to comply. Proposed Lot 432 contains an existing Dwelling House, which is serviced by an on-site bore. The application does not indicate how proposed Lot 431 will be serviced in terms of water supply. It is recommended that a condition be applied requiring both lots to be provided with a reliable water supply to ensure compliance with this performance outcome.
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.	Considered to comply. Proposed Lot 432 contains an existing Dwelling House, which is serviced by an existing on-site wastewater system. Proposed Lot 431 is not serviced by an on-site wastewater system. It is not recommended that a condition be applied requiring the construction of an on-site wastewater system as part of this development, as this should be constructed when it is needed, such as when a Dwelling House is constructed on site, so that the system can be appropriately located in relation to the buildings it will service.
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.	In the rural area no acceptable outcome is nominated.	Conditioned to comply. Conditions requiring the installation of infrastructure will specify that works must be undertaken in line with the Planning scheme policy – S.C5.2 – Development works.

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. Proposed Lot 432 will have an existing connection to the overhead power network. While proposed Lot 431 will not have an electrical connection, an electrical connection is not required for proposed Lot 431, as per AO17.1 of the Reconfiguring of a Lot Code, as the lots are within the Rural Zone.
Acid sulphate 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	AO22.1 Development does not: (a) involve excavating or removing 100m3 or more of soil and sediment at or below 5m AHD; or (b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or (c) involve filling with 500m3 or more with an average depth of 0.5m or greater that results in: (i) actual acid sulfate soils being moved below the water table; or (ii) previously saturated acid sulfate soils being aerated. OR AO22.2 Development manages	Conditioned to comply. The development site is located within Overlay map OM01 – Acid sulphate soils (5-20m contour). Earthworks may be required to provide vehicle access to proposed Lot 431, and a reliable on-site water supply to both lots. As such, it is recommended that advice regarding acid sulphate soils are applied to the development permit.

contaminants; and (ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment. Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils on overlay map OM1 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the Queensland Acid Sulfate Soil Technical Manual and relevant State Planning Policy. Applicants should also refer to the Guidelines for Sampling	waters so that: (a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals; (b) the pH of all sites, and any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background); (c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals; (d) there are no visible iron stains, flocs or 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.	

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.		
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	No acceptable outcome is nominated.	Complies. Proposed Lot 432 will utilise existing Maidavale Road for access. Proposed Lot 431 will be provided access from either MacLaughlin Road or Castelanelli Road, both established roads.
PO25 Development has vehicle access and manoeuvring sufficient to accommodate the anticipated traffic demand and servicing requirements safely and efficiently.	AO21 Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time	Complies. An existing vehicle access and driveway is established for proposed Lot 432. A condition is recommended to ensure vehicle access to Lot 431. Both lots are of a sufficient size to accommodate on-site vehicle manoeuvring and parking.

PO26 Development (other than dwelling houses and dual occupancies) are designed to enable vehicles to enter and leave the site in a forward direction	AO22 Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time	Complies. An existing vehicle access and driveway is established for proposed Lot 432. A condition is recommended to ensure vehicle access to Lot 431. Both lots are of a sufficient size to accommodate on-site vehicle manoeuvring and parking.
Landscaping		
PO33 Landscaping is designed, established and maintained to: (a) incorporate existing vegetation, where appropriate; (b) reinforce existing streetscape character; (c) provide effective shade and screening; (d) be sustainable without undue reliance on irrigation; (e) be suitable to the tropical climate. Editor's note–A landscaping plan may be required which should incorporate: • a fully dimensioned site plan describing the existing landscape including the landscape and environmental significance of remnant vegetation; • the location and depth of all existing services; •	No acceptable outcome is nominated.	Considered to comply. Established landscaping surrounding the existing Dwelling House achieves the performance and acceptable outcomes.

natural drainage lines; • existing levels and finished levels; • a full schedule of plantings and materials including growing characteristics, quantities of each plant and other materials; and • a drainage and irrigation plan 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.		

ASSESSMENT
6.2.2 Reconfiguring a Lot Code
6.2.2.1 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. 6.2.2.2 The following overall outcomes are considered particularly relevant to the proposed development: (b) reconfiguration occurs in a way that makes efficient use of land and facilitates cost effective provision of infrastructure;

(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;
(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;

Officer's Comment
The proposed development is considered to comply with the purpose and overall outcomes of the Reconfiguring a Lot Code. The reconfiguration complies with the rural zone code. It is recommended that conditions are applied requiring the connection of the proposed lots to services.

Specific Outcome	Acceptable Solution	Assessment
Lot size and layout		
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 (c) are sized and located to enable development to be primarily oriented to the street and accommodate all ancillary components of the use.	AO10 Minimum frontage and lot size occurs in accordance with table 6.2.2.3(b), unless stated otherwise in a zone code.	Considered to comply. Proposed Lot 431 meets the minimum lot size of 30ha and the minimum frontage of 200m, as outlined in table 6.2.2.3(b). Proposed Lot 432 does not meet these parameters. However, PO24 of the Rural Zone Code outlines that reconfiguring a lot that creates a lot less than 30ha in class A and B agricultural areas can occur only if "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". Proposed Lot 432 contains a Dwelling House which existed prior to the commencement of the planning scheme and consolidates the actively farmed land onto one lot (proposed Lot 431). As such, non-compliance with AO10 is permissible. The development also complies with PO10, the corresponding performance outcome. The lots are in line with the intended character of the zone, with no changes to the uses proposed.
Services		
PO15 All lots are provided with legal access to a constructed road. Note– A constructed road in an urban zone means a	No acceptable outcome is nominated	Conditioned to comply.

sealed road with kerbing and channelling. Elsewhere, this means a formed and trafficable road.		An existing vehicle access and driveway is established for proposed Lot 432. A condition is recommended to ensure vehicle access to Lot 431. Both lots are of a sufficient size to accommodate on-site vehicle manoeuvring and parking.
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	Conditioned to comply. Conditions requiring the installation of infrastructure will specify that works must be undertaken in line with the Planning scheme policy – S.C5.2 – Development works.
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.	Complies. Proposed Lot 432 has an existing connection to electricity supply. As per AO17.1, it is not a requirement that proposed Lot 431 is connected to electricity supply as the lots are within the Rural Zone.

ASSESSMENT

5.2.3 Environmental Significance Overlay Code

5.2.5.3. The overall outcomes are the purpose of the environmental significance overlay code. The following overall outcomes are considered relevant to the proposed development:

(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;

(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.

Officer's Comment

The proposed development is considered to comply with the purpose and overall outcomes of the Environmental Significance Overlay Code.

Specific Outcome	Acceptable Solution	Assessment
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	AO1 Development is: (a) not located within an area supporting matters of state environmental significance; or (b) located wholly within an area that has a valid development approval for native vegetation clearing. Burdekin Shire	Complies. An area in the south-east corner of the development site is identified in the environmental significance overlay map as MSES (Regulated vegetation (intersecting a watercourse). There is no water visible on the aerial imagery, indicating that the waterway may be ephemeral. There are no works proposed on, over or around this waterway as part of the development. As such, the development will have no adverse impact on the waterway.

cannot be avoided or minimised and mitigated, an environmental offset is provided for any significant residual impact.	Council Planning Scheme Part 5–122 Performance outcomes Acceptable outcomes 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 Environmental Offsets Act 2014	
PO2 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 Pla	AO2 Development is: (a) not located within a strategic environmental area (designated precinct); or Editor's note–The strategic environmental area (designated precinct) is 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 Planning Regulation 2017.	Complies. There are no works proposed on, over or around this waterway as part of the development. As such, the development will have no adverse impact on the ecological function of the waterway.
PO3 Development is located, designed and operated to: (a) retain and protect significant	No acceptable outcome is nominated.	Complies.

values; and (b) maintain the underlying ecological functions and biophysical processes. 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 for threatened species, ecological communities or migratory species.		Any ecological functions and biophysical processes will be unaffected by the development, as no works are proposed within the mapped area as part of the development.
PO4 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.	Not applicable. There are no ecological corridors present on site.

PO5 Development maintains a buffer to wetlands and waterways, in order to: (a) protect or enhance ecological processes and values; (b) protect water quality and aquatic conditions; (c) provide unimpeded movement of fauna within and along waterways or wetlands; and (d) 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. 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.	Complies. There are no works proposed on, over or around the waterway as part of the development. As such, the development will have no adverse impact on the waterway.
PO6 Development maintains natural surface water and groundwater hydraulic regimes of wetlands and waterways.	No acceptable outcome is nominated.	Complies. The development will not change natural surface water and groundwater hydraulic regimes of the drainage feature present on site. There are no works proposed on, over or around the waterway as part of the development.
PO7 The ongoing protection of those parts of a development	AO7 Those parts of the site to be protected are secured using	Complies with the purpose and overall outcomes of the code.

site supporting significant ecological features or processes that are to be retained is secured.	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.	There are no works proposed on, over or around the waterway as part of the development. The waterway is on a constrained area of the site that is unlikely to be further developed.
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.	Complies. The development is unlikely to introduce pest species to the development site.
PO9 Development minimises potential for disturbance of wildlife as a result of noise, light, vibration or other sources.	No acceptable outcome is nominated.	Complies. There are no works proposed on, over or around this waterway as part of the development.
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	No acceptable outcome is nominated.	Not applicable. There are no habitat areas present on site.

of habitat disturbance ensures that fauna is not isolated from adjoining areas of habitat.		

ASSESSMENT		
5.2.5 Flood Hazard Overlay Code		
5.2.5.2 The overall outcomes are the purpose of the flood hazard overlay code. The following overall outcomes are considered particularly relevant to the proposed development: "(b) elsewhere [including in the rural zone], 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; (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; (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;" <u>Officer's Comment</u> The proposed development is considered to comply with the purpose and overall outcomes of the Flood Hazard Overlay Code. Flood storage, flow paths, hazard level, warning times or the duration of the hazard are not impacted by the proposed development. Future development on site can achieve flood immunity.		
Specific Outcome	**Acceptable Solution**	**Assessment**
Assessable Development		
Compatible development		

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.	Complies. The proposed development does not involve the establishment of critical or vulnerable uses. The existing Dwelling House on proposed Lot 432 is located outside of the flood hazard area.
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.	Complies. The proposed development is a subdivision. No built infrastructure is proposed within the flood hazard area as part of the development.
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.	Complies with purpose and overall outcomes of the code. Proposed Lot 432 does not require a building envelope as a Dwelling House is already established on the lot. Majority of proposed Lot 431 is located in a low and medium flood hazard area. There is adequate space on the lot to ensure that any future Dwelling House can be located in the low or medium hazard area so that the floor levels of the dwelling can achieve flood immunity. A building envelope is not considered suitable as the imposition of a building envelope may inadvertently limit the agricultural use for which the lot is intended.

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.	Complies. Access to proposed Lot 432 is outside of any flood hazard area. Access to proposed Lot 431 is yet to be established. As Lot 431 is in the low and medium hazard overlay areas, any vehicle access will not be in the high or extreme flood hazard areas. A building envelope is not considered suitable as the imposition of a building envelope may inadvertently limit the agricultural use for which the lot is intended.
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.	Complies. Earthworks will be required to establish vehicle access to proposed Lot 431. As these works will be relatively minor, it is unlikely that flood storage, flow paths, hazard level, warning times or the duration of the hazard are will be impacted by these works.

State Interest Considerations

The State Planning Policy (SPP) is a key component of Queensland's planning system. The SPP (July 2017) expresses the State's interests in land use planning and development. The SPP has effect throughout Queensland and sits above regional plans and planning schemes in the hierarchy of planning instruments under the Act.

The Burdekin Shire Council Planning Scheme 2022 integrates the relevant State Planning Policies (SPP). As such, it is not necessary to undertake a separate assessment against the SPP in assessing the proposed development.

North Queensland Regional Plan

The North Queensland Regional Plan (NQRP) establishes strategic planning framework intended to guide the region's development and grow the local economy.

The vision of the Regional Plan will be realised through a series of goals and the proposed development is considered to align with the four regional goals, in particular Goal 3: Liveable, sustainable and resilient communities that promote living in the tropics.

The Burdekin Shire Council Planning Scheme 2022 integrates the North Queensland Regional Plan. As such, no separate assessment of the development against the North Queensland Regional Plan is required for the purpose of this development application.

Public Submissions

The development proposal was placed on public notification from 22 January 2026 to 12 February 2026. No properly made submissions were received during the public notification period.

PROJECT MANAGEMENT

7.4.1. Residential Activation Fund - Round 2

File Reference: **2884**

Report Author: **Coralie Favero, Cadet Engineer - Civil**

Authoriser: **James Stewart, Director Infrastructure Planning and Environmental Services**

Meeting Date: **14 April 2026**

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Develop affordable housing projects.
- Streamline housing approvals.
- Encourage diverse housing types.
- Support infrastructure for new housing areas.

Executive Summary

This report seeks Council's endorsement to submit a funding application to the Queensland Government's Residential Activation Fund (RAF) - Round 2 for the construction of critical trunk and essential infrastructure, such as water supply, sewerage, roads and stormwater drainage. This infrastructure is fundamental to activating infill and greenfield housing projects including new residential lots and new detached and attached homes in the Chippendale Street and Beach Road areas of Ayr.

Officer's Recommendation

That Council:

1. endorses the submission of a funding application to the Queensland Government's Residential Activation Fund - Round *2* to construct critical trunk and essential infrastructure in the Chippendale Street and Beach Road areas of Ayr, estimated at $39,680,000.00 (excluding GST);
2. confirms its financial commitment of $2,400,000.00 (excluding GST) towards the project, noting that funds towards the project will be provided in the 2026/27 and 2027/28 Council budgets.

Background

Council's recent Residential Activation Fund - Round 1 application was successful. Funds from this program allowed Council to undertake planning of critical trunk and essential infrastructure in Chippendale Street and Beach Road, Ayr. Council is now in a position to apply for Stage 2 funding for construction of the planned trunk and essential infrastructure to unlock and accelerate residential development across ten identified growth areas within the Burdekin Shire.

The project will deliver construction-ready infrastructure that enables the immediate commencement of housing development and supports the unlocking of approximately 1000 new residential allotments. Under the program's staged approach, Round 1 successful non-SEQ Local Government Specific Infrastructure Planning Projects will be prioritised for construction funding in Round 2. RAF Round 2 is focused on projects that are ready to proceed now, enabling progress toward housing supply outcomes. A funding pool of up to $500 million is available.

The objectives of the fund are to:

a. prioritise and invest in the delivery of trunk and/or essential infrastructure projects that will unlock land for new residential development, accelerating housing supply across Queensland; and
b. ensure at least 50% of funding supports regional Queensland by investing in trunk and/or essential infrastructure projects outside of South East Queensland.

With Council approval, it is proposed to apply for Stage 2 funding of $39,680,000.00 (excluding GST), noting that Council will contribute an additional $2,400,000.00 (excluding GST) from its 2026/27 and 2027/28 Council budgets, providing an overall project budget of $42,080,000.00 (excluding GST). The project will include the following preconstruction and construction activities:

Preconstruction Activities

- Finalisation of 80% design drawings for sewage treatment plant and Stage 2 package;
- Appointment of external project manager for the works;
- Award of principal contractor to undertake the construction package of works; and
- Submission of land resumption documentation to the Department of Resources for areas specified under the supplied permission documentation from landowners.

Construction Activities

- Construction of the upgrades to the inlet to the Ayr Sewage Treatment Plan to increase instantaneous inlet capacity for the increased flows from residential expansion and construction of a buffer tank within the treatment plant to increase treatment capacity;
- Construction of additional pump stations within the sewage network to support residential development and construction of new larger rising mains to replace the existing mains that are at capacity;
- Construction of upgraded intersections along Chippendale Street and Beach Road to facilitate increased traffic volumes;
- Construction of Craig Street through to Chippendale Street to allow a secondary route for increased traffic flows; and
- Numerous drainage upgrades within Chippendale Street and Beach Road.

With the inclusion of a 20% contingency and preparation of the project budget by a Quantity Surveyor, officers are confident that the project can be undertaken within budget.

Summary Breakdown of the Project Construction Estimate:

Craig Street Upgrades	$ 3,752,205.00
Trunk Infrastructure Upgrades Stage 1	$ 20,839,657.94
Trunk Infrastructure Upgrades Stage 2	$ 10,472,949.78
Total (Excluding GST)	$ 35,064,812.72
Contingency (20%)	$ 7,012,962.54
Total Project Cost (Excluding GST)	$ 42,077,775.26
Council Contribution	$ 2,400,000.00
Total Funding Required (Excluding GST)	$ 39,677,775.26

Consultation
Discussions between staff and elected members at Council Workshop on 7 April 2026.

Budget & Resource Implications
If the funding application is successful, it is proposed funds of $2,400.000.00 towards the project would be provided in the 2026/27 and 2027/28 budgets.

The construction of this project will result in an increase in operational costs to Council associated with additional electricity and maintenance of the pumpstations and upgraded (sewerage treatment plant's) inlet and clarifier, street lights etc.

Further Council will need to factor in the resulting increase in depreciation once the project is complete. At the time of writing this report to council the exact detailed depreciation amount is unknown but based on various components useful life varying from 20 years (asphalt) to 80 years (sewer mains/concrete). However, the increase in depreciation from this project is likely to be between $600,000.00 and $1,000,000.00 per annum.

Legal Authority & Implications
A Project Funding Agreement for the Residential Activation Fund between the Department of State Development, Infrastructure and Planning and Burdekin Shire Council will be signed if departmental approval of the submitted project is received.

Policy Implications
Not Applicable.

Risk Implications (Strategic, Operational, Project Risks)
The risk of not undertaking future construction of required trunk and essential infrastructure to facilitate residential housing development is that Council will not have the capacity to expedite the delivery of new housing projects in a streamlined, proactive, sustainable and strategic manner.

Attachments
1. Stage 1 Plans
2. Stage 2 Plans
3. SMEC RAF R2 Estimate
4. RLB Craig Street Access Estimate

NOT FOR CONSTRUCTION

BURDEKIN SHIRE COUNCIL
CHIPPENDALE STREET & BEACH ROAD
INFRASTRUCTURE UPGRADE - STAGE 1



SITE PLAN

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Scale 1:10,000

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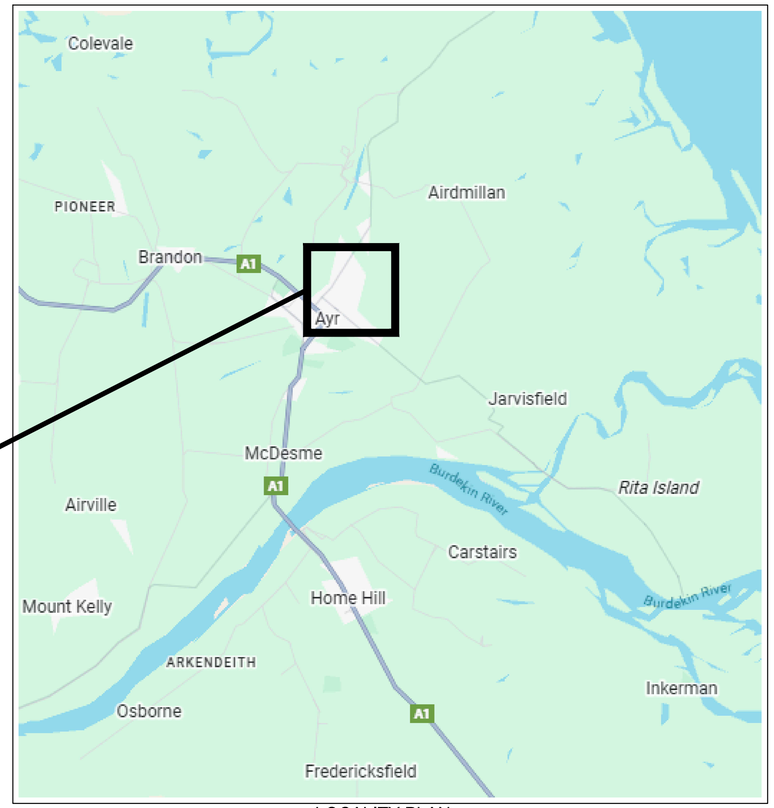

LOCALITY PLAN

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CHECKED	J.MORLEY

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DESIGNED	S. PARRY
DES CHK	P. ELIZONDO
APPROVED P. ELIZONDO	RPEQ 23167
DATE 01.04.2026	

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AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

GENERAL COVER SHEET

Drawing Number
CVL-0001

Sheet No. - Revision No.
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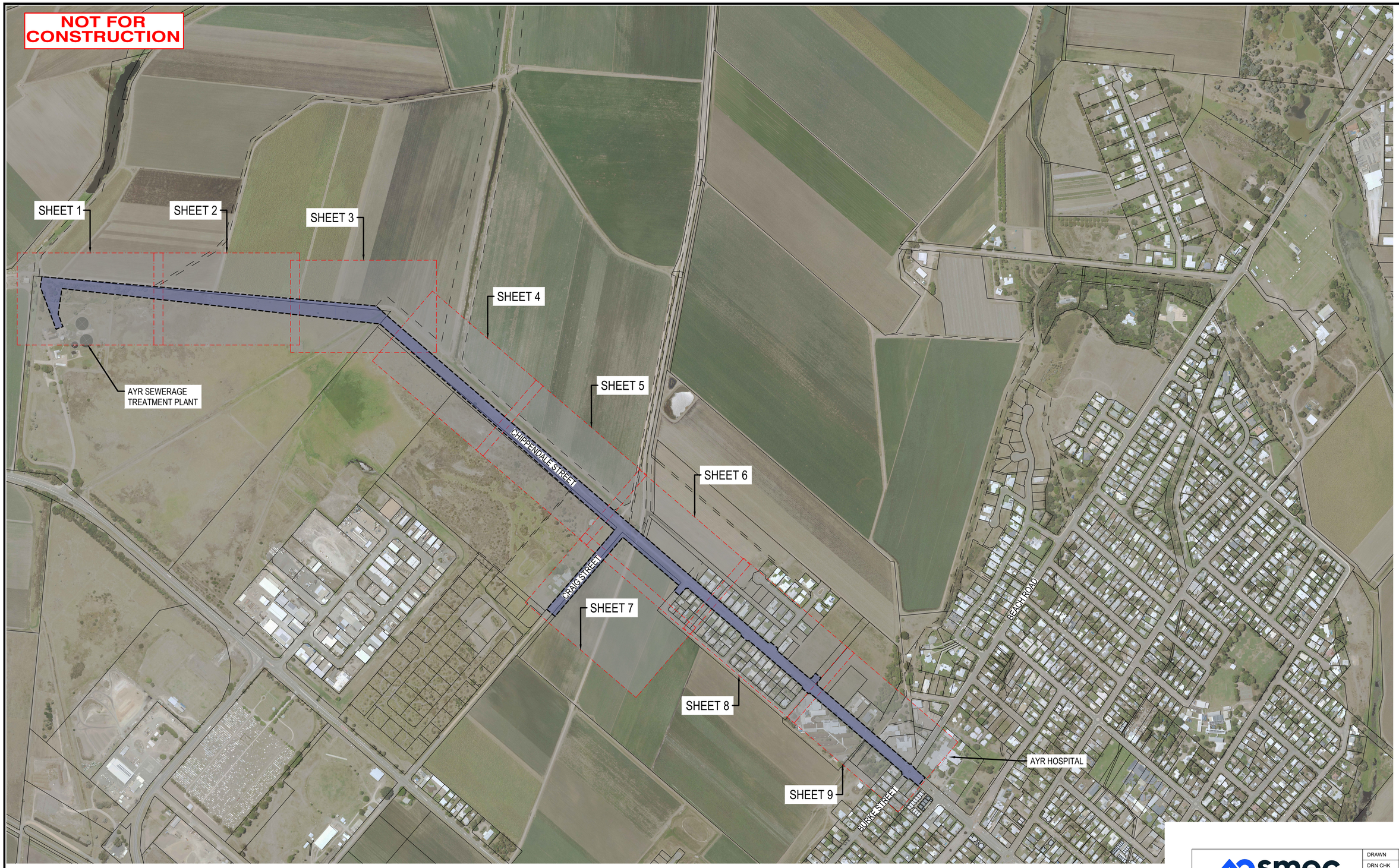

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CHECKED	J.MORLEY

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AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

OVERALL SITE LAYOUT

Drawing Number
CVL-0003

Sheet No. - Revision No.
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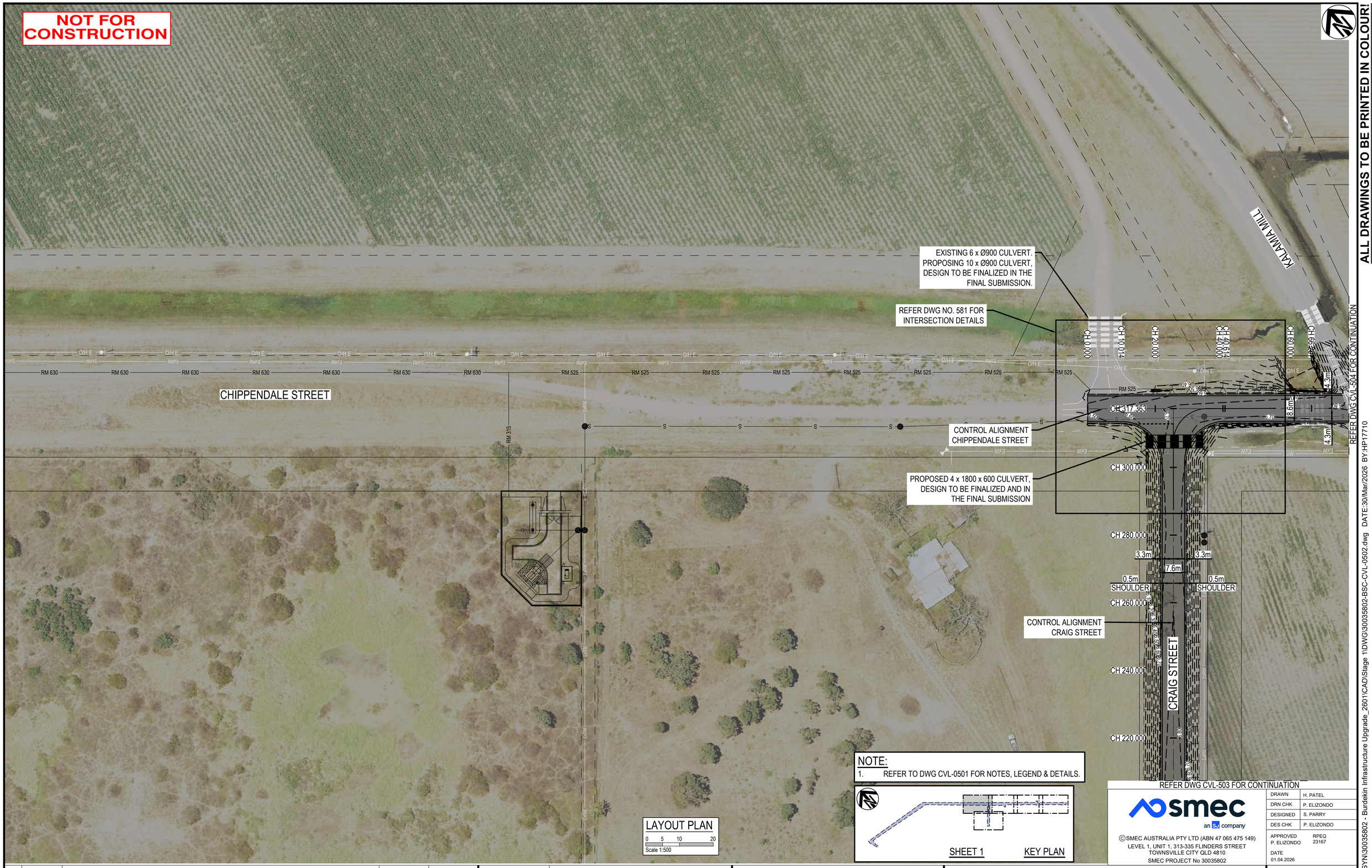

NOTE:
1. REFER TO DWG CVL-0501 FOR NOTES, LEGEND & DETAILS.

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TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

ROADWORKS LAYOUT PLAN
SHEET 1 OF 5

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TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

ROADWORKS LAYOUT PLAN SHEET 2 OF 5

Drawing Number
CVL-0503
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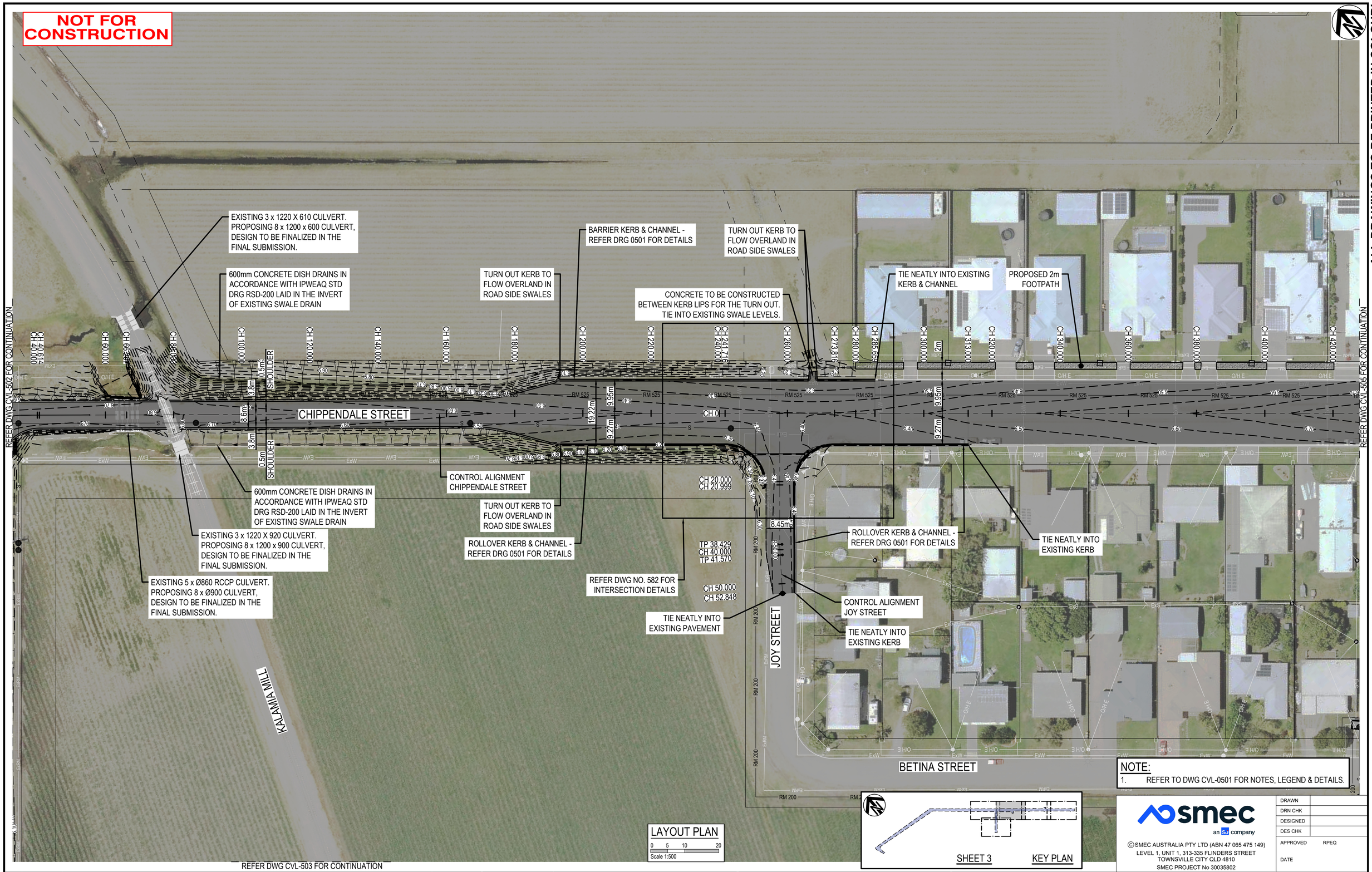

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TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

ROADWORKS LAYOUT PLAN
SHEET 3 OF 5

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CVL-0504

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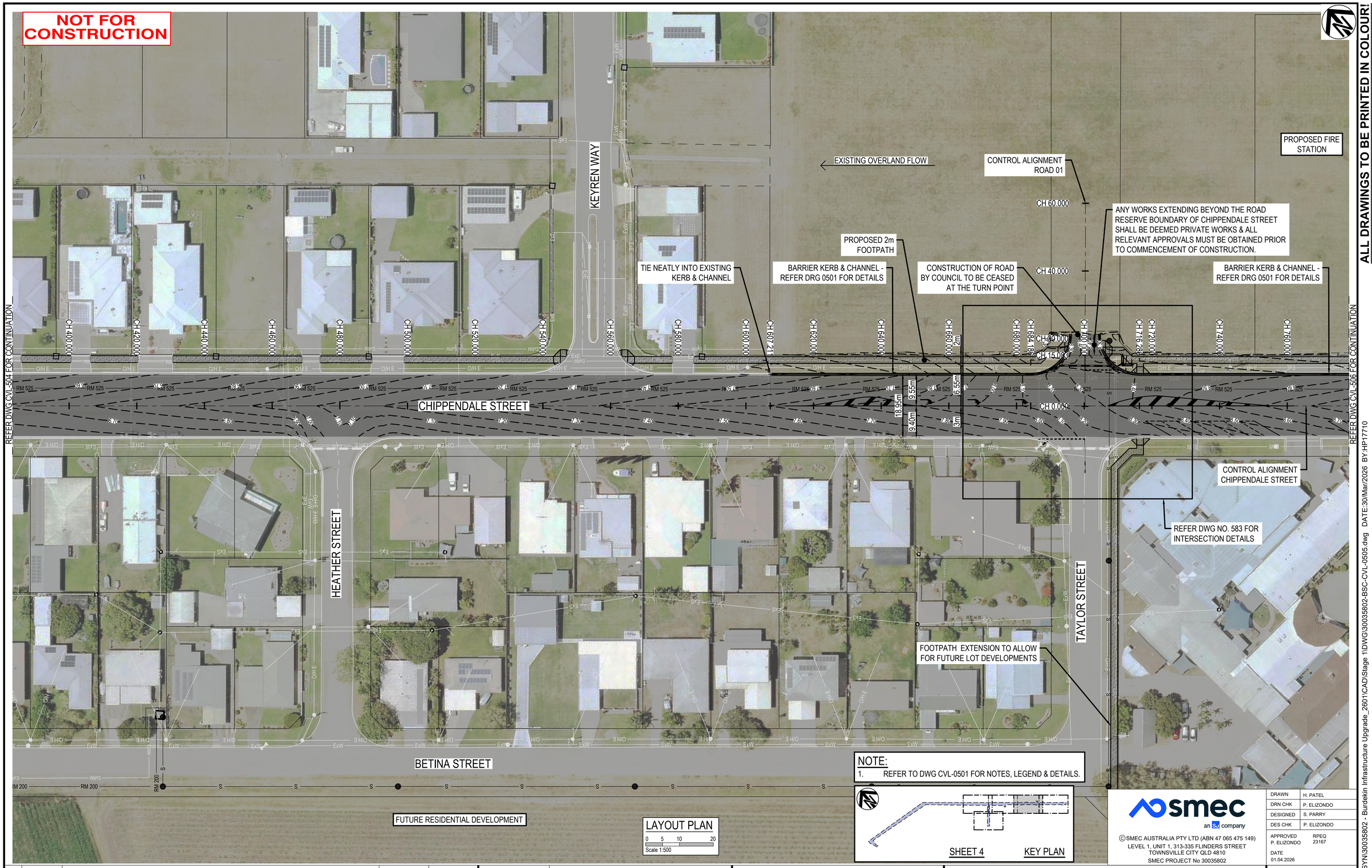

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ROADWORKS LAYOUT PLAN
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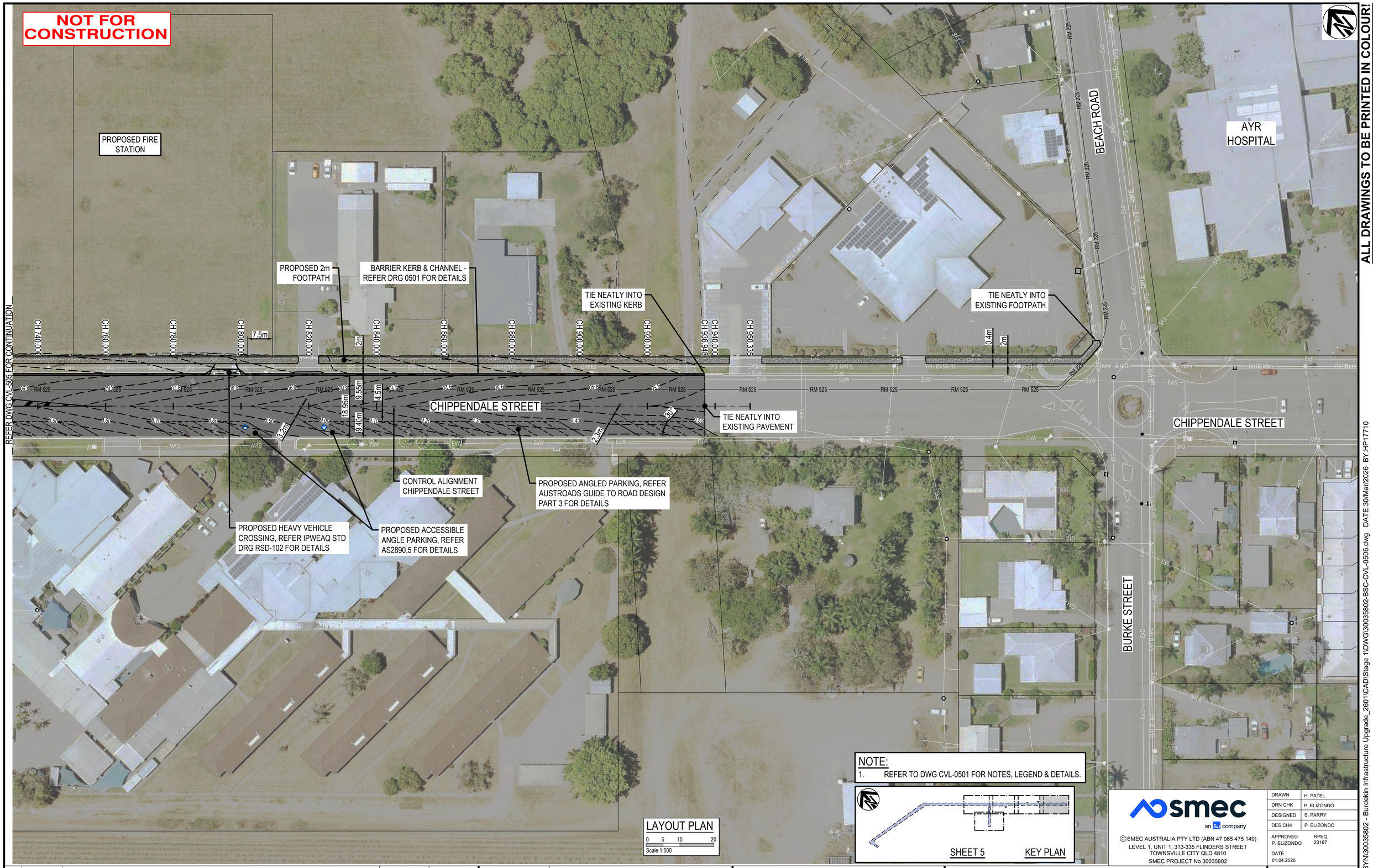

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ROADWORKS LAYOUT PLAN
SHEET 5 OF 5

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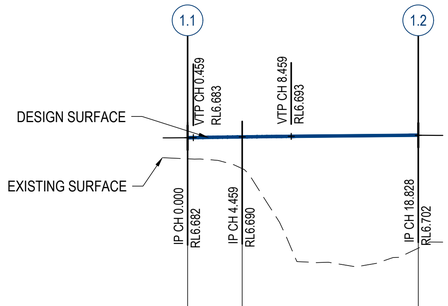
PAVEMENT EDGE RETURN PER01 SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	DEP.SEG	DEP.RAD	DEP.LEN
TP	0.000	542006.776	7837330.412	6.682	310°31'51.51"	ARC	-12.000	18.828
TP	18.828	541989.872	7837329.106	6.702	220°38'05.29"			

PAVEMENT EDGE RETURN PER02 SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	DEP.SEG	DEP.RAD	DEP.LEN
TP	0.000	541984.827	7837333.362	6.702	40°38'05.29"	ARC	-12.000	18.871
TP	18.871	541983.519	7837350.297	6.546	310°31'51.51"			



Vertical Curve Length (m) 8m
Vertical Curve Radius (m) R 9489.769m
Vertical Geometry Grade (%) 0.172% 0.087%
Vertical Geometry Length (m) 4.459m 14.368m
Horizontal Curve Length (m) 18.828m
Horizontal Curve Radius (m) R -12m

DATUM RL 3.000

CUT / FILL DEPTH TO EXISTING SURFACE	0.172	0.253	0.921
DESIGN LEVELS LIP LINE	6.682	6.689	6.702
EXISTING SURFACE LEVELS	6.510	6.435	5.781
CONTROL LINE CHAINAGE LIP LINE	0.000	4.459	18.828

PAVEMENT EDGE RETURN 01

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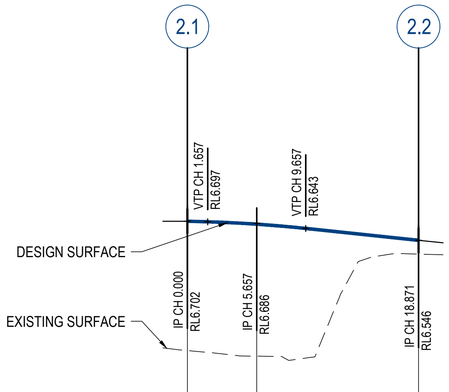

Vertical Curve Length (m) 8m
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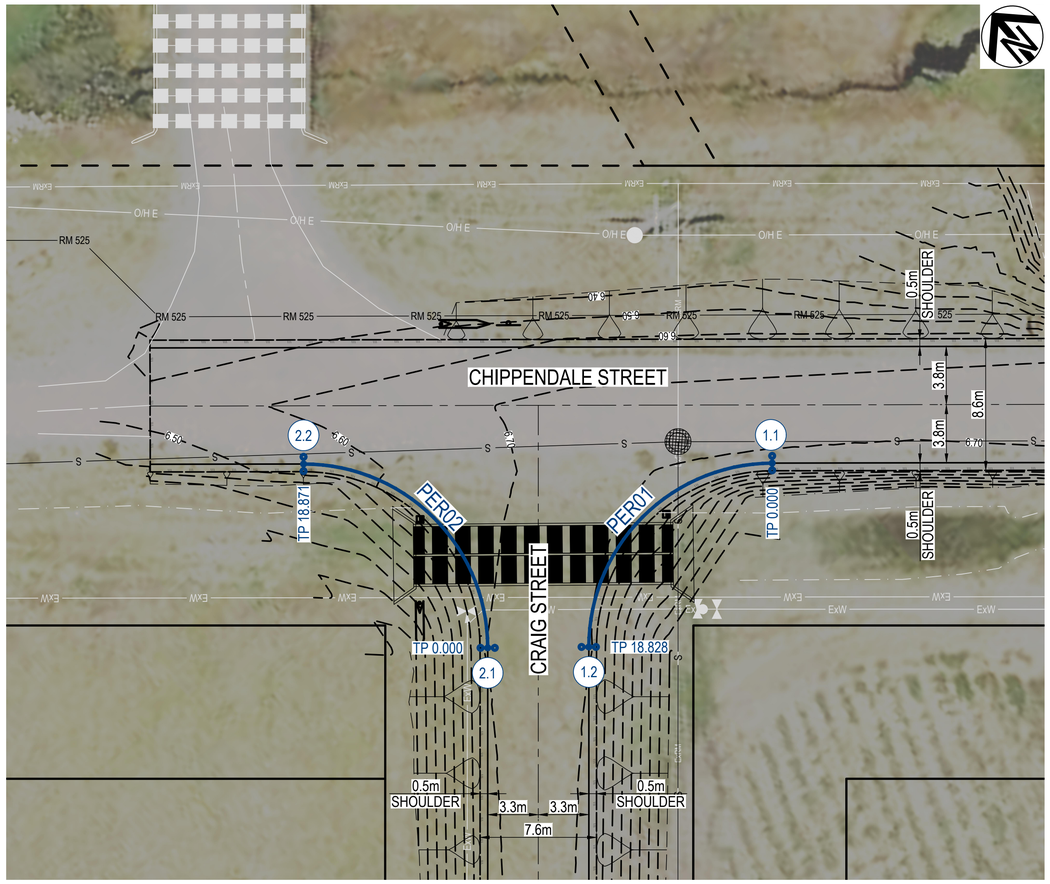
Vertical Geometry Grade (%) -0.294% -1.056%
Vertical Geometry Length (m) 5.657m 13.214m
Horizontal Curve Length (m) 18.871m
Horizontal Curve Radius (m) R -12m

DATUM RL 3.000

CUT / FILL DEPTH TO EXISTING SURFACE	1.056	1.078	0.113
DESIGN LEVELS LIP LINE	6.702	6.678	6.546
EXISTING SURFACE LEVELS	5.647	5.601	6.433
CONTROL LINE CHAINAGE LIP LINE	0.000	5.657	18.871

PAVEMENT EDGE RETURN 02

0 2.5 5 10
0 0.25 0.5 1
Scale H1:250, V1:25



LAYOUT PLAN
0 2 4 8
Scale 1:200

ALL DRAWINGS TO BE PRINTED IN COLOUR!

FILE:C:\12dSvdata\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 1\DWG\30035802-BSC-CVL-0581.dwg DATE:30/Mar/2026 BY:HP17710

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LEVEL 1, UNIT 1, 313-335 FLINDERS STREET
TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	H. PATEL
DRN CHK	P. ELIZONDO
DESIGNED	S. PARRY
DES CHK	P. ELIZONDO
APPROVED P. ELIZONDO	RPEQ 23167
DATE 01.04.2026	

Rv	DATE	REVISIONS	REC.	APPR.
C	01.04.2026	100% DETAILED DESIGN	0003	
B	02.03.2026	80% DETAILED DESIGN	0002	
A	-	NOT ISSUED	-	

DRAWN	H. PATEL
CHECKED	J.MORLEY

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

ROADWORKS INTERSECTION DETAILS SHEET 1 OF 3

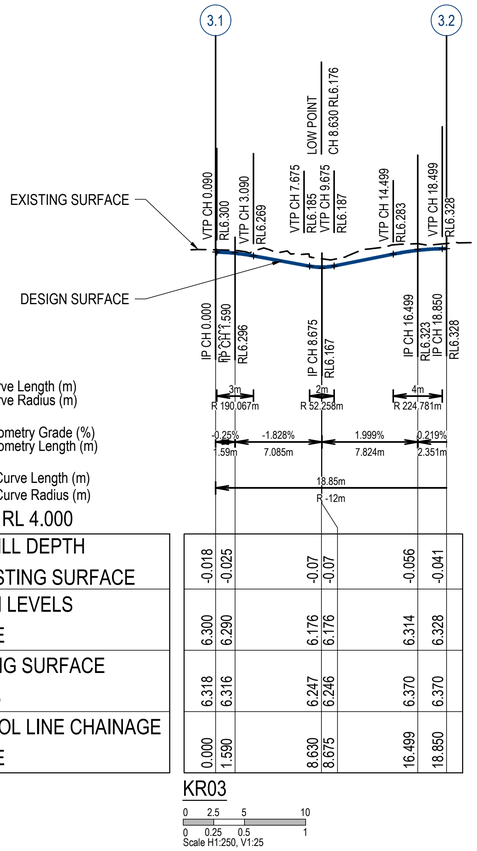
Drawing Number
CVL-0581
Sheet No. - Revision No.
C

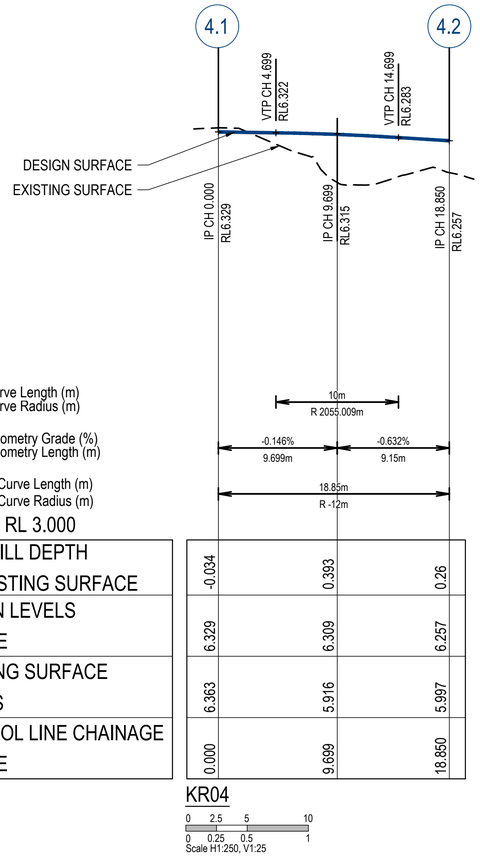
NOT FOR CONSTRUCTION

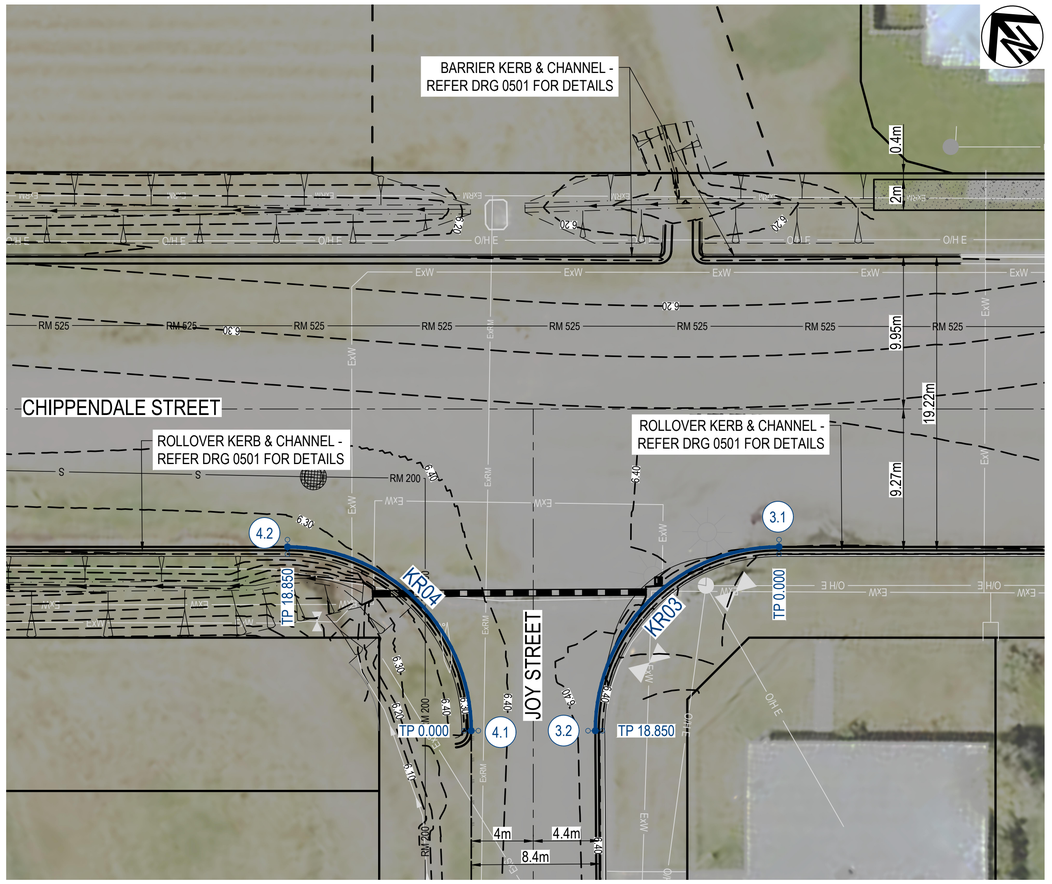
NOTE:
1. REFER TO DWG CVL-0501 FOR NOTES, LEGEND & DETAILS.

KERB RETURNS KR03 SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	DEP.SEG	DEP.RAD	DEP.LEN
TP	0.000	542180.688	7837174.990	6.300	220°38'18.36"	ARC	-12.000	18.850
TP	18.850	542163.766	7837173.699	6.379	220°38'18.36"			

KERB RETURNS KR04 SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	DEP.SEG	DEP.RAD	DEP.LEN
TP	0.000	542157.620	7837178.975	6.329	310°38'18.60"	ARC	-12.000	18.850
TP	18.850	542156.329	7837195.896	6.257	310°38'18.60"			







LAYOUT PLAN
0 2 4 8
Scale 1:200

ALL DRAWINGS TO BE PRINTED IN COLOUR!

DATE:30/Mar/2026 BY:HP17710

FILE:C:\12dSdata\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 1\DWG\30035802-BSC-CVL-0582.dwg

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SMEC PROJECT No 30035802

DRAWN	H. PATEL
DRN CHK	P. ELIZONDO
DESIGNED	S. PARRY
DES CHK	P. ELIZONDO
APPROVED P. ELIZONDO	RPEQ 23167
DATE 01.04.2026	

Rv	DATE	REVISIONS	REC.	APPR.
C	01.04.2026	100% DETAILED DESIGN	0003	
B	02.03.2026	80% DETAILED DESIGN	0002	
A	-	NOT ISSUED	-	

DRAWN	H. PATEL
CHECKED	J.MORLEY

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

ROADWORKS INTERSECTION DETAILS SHEET 2 OF 3

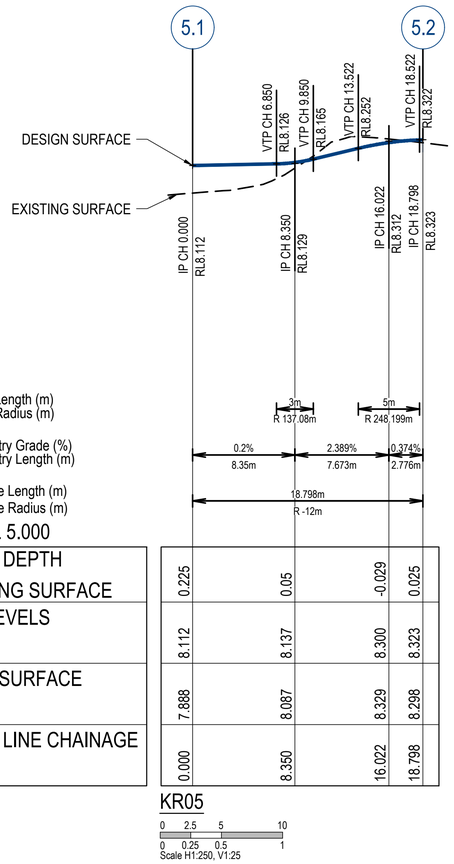
Drawing Number
CVL-0582
Sheet No. - Revision No.
C

NOT FOR CONSTRUCTION

NOTE:
1. REFER TO DWG CVL-0501 FOR NOTES, LEGEND & DETAILS.

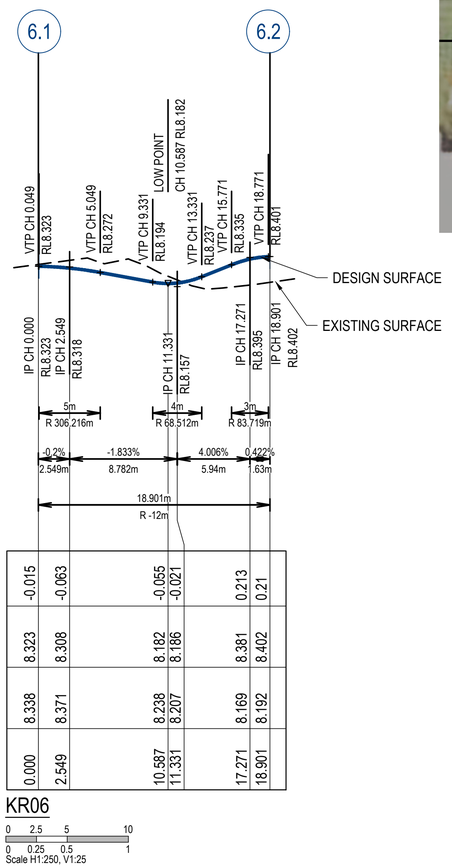
KERB RETURNS KR05 SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	DEP.SEG	DEP.RAD	DEP.LEN
TP	0.000	542503.877	7836921.459	8.112	40°53'00.28"	ARC	-12.000	18.798
TP	18.798	542520.765	7836922.711	8.323	40°53'00.28"			

KERB RETURNS KR06 SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	DEP.SEG	DEP.RAD	DEP.LEN
TP	0.000	542526.978	7836917.513	8.323	130°38'18.60"	ARC	-12.000	18.901
TP	18.901	542528.235	7836900.552	8.402	130°38'18.60"			



KR05

0 2.5 5 10
0 0.25 0.5 1
Scale H1:250, V1:25



KR06

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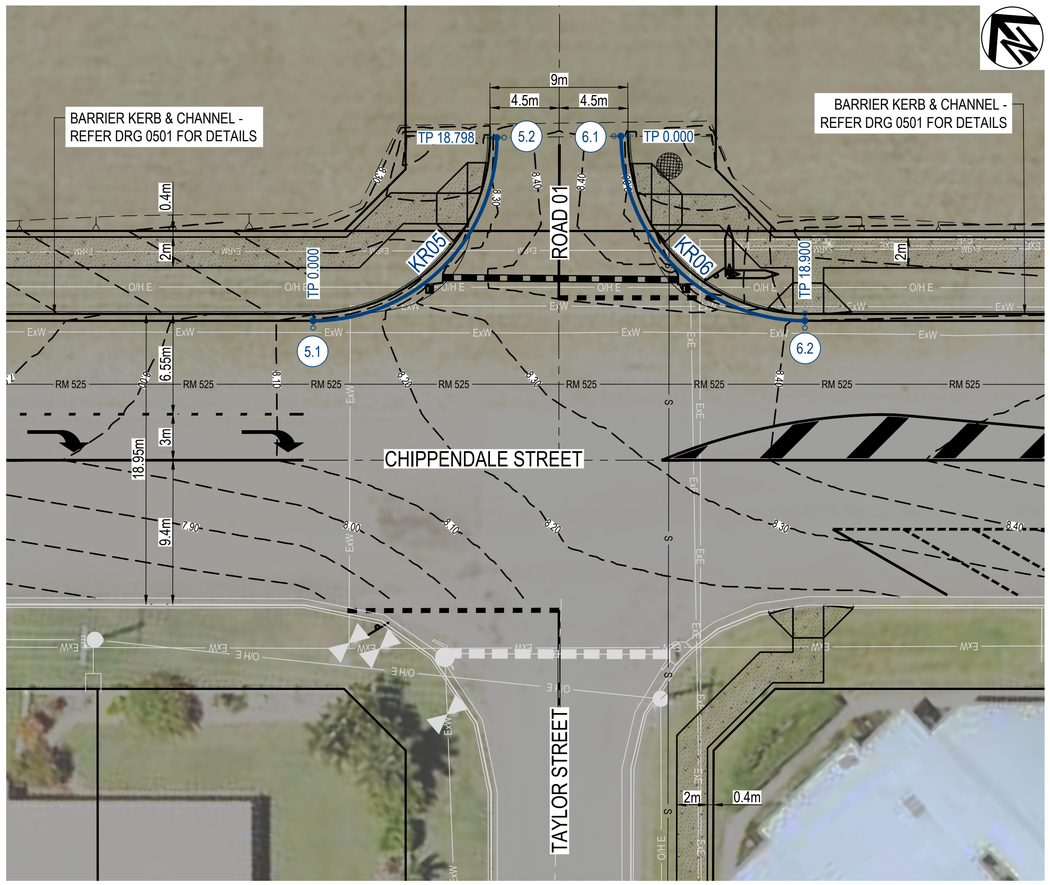
0 0.25 0.5 1
Scale H1:250, V1:25



LAYOUT PLAN
0 2 4 8
Scale 1:200

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SMEC PROJECT No 30035802

DRAWN	H. PATEL
DRN CHK	P. ELIZONDO
DESIGNED	S. PARRY
DES CHK	P. ELIZONDO
APPROVED P. ELIZONDO	RPEQ 23167
DATE 01.04.2026	

Rv	DATE	REVISIONS	REC.	APPR.
C	01.04.2026	100% DETAILED DESIGN	0003	
B	02.03.2026	80% DETAILED DESIGN	0002	
A	-	NOT ISSUED	-	

DRAWN H. PATEL
CHECKED J.MORLEY

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TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

ROADWORKS INTERSECTION DETAILS SHEET 3 OF 3

Drawing Number
CVL-0583
Sheet No. - Revision No.
C

NOT FOR CONSTRUCTION



LAYOUT PLAN
0 5 10 20
Scale 1:500

NOTE:
1. REFER TO DWG CVL-0631 FOR NOTES, LEGEND & DETAILS.

REFER DWG CVL-634 FOR CONTINUATION

ALL DRAWINGS TO BE PRINTED IN COLOUR!

Rv	DATE	REVISIONS	REC.	APPR.
C	01.04.2026	100% DETAILED DESIGN	0003	
B	02.03.2026	80% DETAILED DESIGN	0002	
A	-	NOT ISSUED	-	

DRAWN	H. PATEL
CHECKED	J.MORLEY

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AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

ROADWORKS SIGNS & LINEMARKING
SHEET 1 OF 5

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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	H. PATEL
DRN CHK	P. ELIZONDO
DESIGNED	S. PARRY
DES CHK	P. ELIZONDO
APPROVED P. ELIZONDO	RPEQ 23167
DATE 01.04.2026	

Drawing Number
CVL-0632
Sheet No. - Revision No.
C

FILE:C:\12dSIdata\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 1\DWG\30035802-BSC-CVL-0632.dwg DATE:30/Mar/2026 BY:HP17710

NOT FOR CONSTRUCTION

REFER DWG CVL-0632 FOR CONTINUATION

REFER DWG CVL-0634 FOR CONTINUATION



LAYOUT PLAN
0 5 10 20
Scale 1:500

NOTE:
1. REFER TO DWG CVL-0631 FOR NOTES & LEGEND.

ALL DRAWINGS TO BE PRINTED IN COLOUR!

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Rv	DATE	REVISIONS	REC.	APPR.
C	01.04.2026	100% DETAILED DESIGN	0003	
B	02.03.2026	80% DETAILED DESIGN	0002	
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DRAWN	H. PATEL
CHECKED	J.MORLEY

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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	H. PATEL
DRN CHK	P. ELIZONDO
DESIGNED	S. PARRY
DES CHK	P. ELIZONDO
APPROVED P. ELIZONDO	RPEQ 23167
DATE 01.04.2026	

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

ROADWORKS SIGNS & LINEMARKING SHEET 2 OF 5

Drawing Number
CVL-0633
Sheet No. - Revision No.
C

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ALL DRAWINGS TO BE PRINTED IN COLOUR!

REFER DWG CVL-0632 FOR CONTINUATION

REFER DWG CVL-0635 FOR CONTINUATION

CH 140.000
CH 147.613
CH 160.000
CH 166.207
CH 180.000
CH 100.000
CH 120.000
CH 140.000
CH 160.000
CH 180.000
CH 200.000
CH 220.000
CH 241.716
CH 240.000
CH 260.000
CH 273.816
CH 280.000
CH 285.659
CH 300.000
CH 313.000
CH 320.000
CH 340.000
CH 360.000
CH 380.000
CH 400.000
CH 420.000

SBL

CHIPPENDALE STREET

CH 0

GUIDE POST TO BE CONSTRUCTED AROUND PROPOSED HEADWALL

CONTROL ALIGNMENT CHIPPENDALE STREET

CH 20.000
CH 20.999

TP 38.429
CH 40.000
TP 41.570

CH 50.000
CH 52.848

KALAMIA MILL

JOY STREET

GUIDE POST TO BE CONSTRUCTED AROUND PROPOSED HEADWALL

CONTROL ALIGNMENT JOY STREET

BETINA STREET

REFER DWG CVL-0633 FOR CONTINUATION

LAYOUT PLAN
0 5 10 20
Scale 1:500

SHEET 3 KEY PLAN

NOTE:
1. REFER TO DWG CVL-0631 FOR NOTES & LEGEND.

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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	
DRN CHK	
DESIGNED	
DES CHK	
APPROVED	RPEQ
DATE	

Rv	DATE	REVISIONS	REC.	APPR.
C	01.04.2026	100% DETAILED DESIGN	0003	
B	02.03.2026	80% DETAILED DESIGN	0002	
A	-	NOT ISSUED	-	

DRAWN	H. PATEL
CHECKED	J.MORLEY

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

ROADWORKS SIGNS & LINEMARKING SHEET 3 OF 5

Drawing Number
CVL-0634
Sheet No. - Revision No.
C

FILE:C:\12\5\data\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 1\DWG\30035802-BSC-CVL-0634.dwg DATE:30/Mar/2026 BY:HP177710



NOTE:
1. REFER TO DWG CVL-0631 FOR NOTES & LEGEND.

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SMEC PROJECT No 30035802

DRAWN	H. PATEL
DRN CHK	P. ELIZONDO
DESIGNED	S. PARRY
DES CHK	P. ELIZONDO
APPROVED P. ELIZONDO	RPEQ 23167
DATE 01.04.2026	

Rv	DATE	REVISIONS	REC.	APPR.
C	01.04.2026	100% DETAILED DESIGN	0003	
B	02.03.2026	80% DETAILED DESIGN	0002	
A	-	NOT ISSUED	-	

DRAWN	H. PATEL
CHECKED	J.MORLEY

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

ROADWORKS SIGNS & LINEMARKING
SHEET 4 OF 5

Drawing Number
CVL-0635
Sheet No. - Revision No.
C

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NOT FOR CONSTRUCTION

ALL DRAWINGS TO BE PRINTED IN COLOUR!

REFER DWG CVL-0635 FOR CONTINUATION

CONTROL ALIGNMENT
CHIPPENDALE STREET

CH 740.000 CH 760.000 CH 780.000 CH 800.000 CH 820.000 CH 840.000 CH 860.000 CH 880.000 CH 900.000 CH 920.000 CH 936.948 CH 940.000 CH 950.335

SBL
SBL

CHIPPENDALE STREET

BEACH ROAD

AYR HOSPITAL

CHIPPENDALE STREET

BURKE STREET

NOTE:
1. REFER TO DWG CVL-0631 FOR NOTES & LEGEND.

SHEET 5 KEY PLAN

LAYOUT PLAN
0 5 10 20
Scale 1:500

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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	H. PATEL
DRN CHK	P. ELIZONDO
DESIGNED	S. PARRY
DES CHK	P. ELIZONDO
APPROVED P. ELIZONDO	RPEQ 23167
DATE 01.04.2026	

Rv	DATE	REVISIONS	REC.	APPR.
C	01.04.2026	100% DETAILED DESIGN	0003	
B	02.03.2026	80% DETAILED DESIGN	0002	
A	-	NOT ISSUED	-	

DRAWN	H. PATEL
CHECKED	J.MORLEY

Burdekin Shire Council

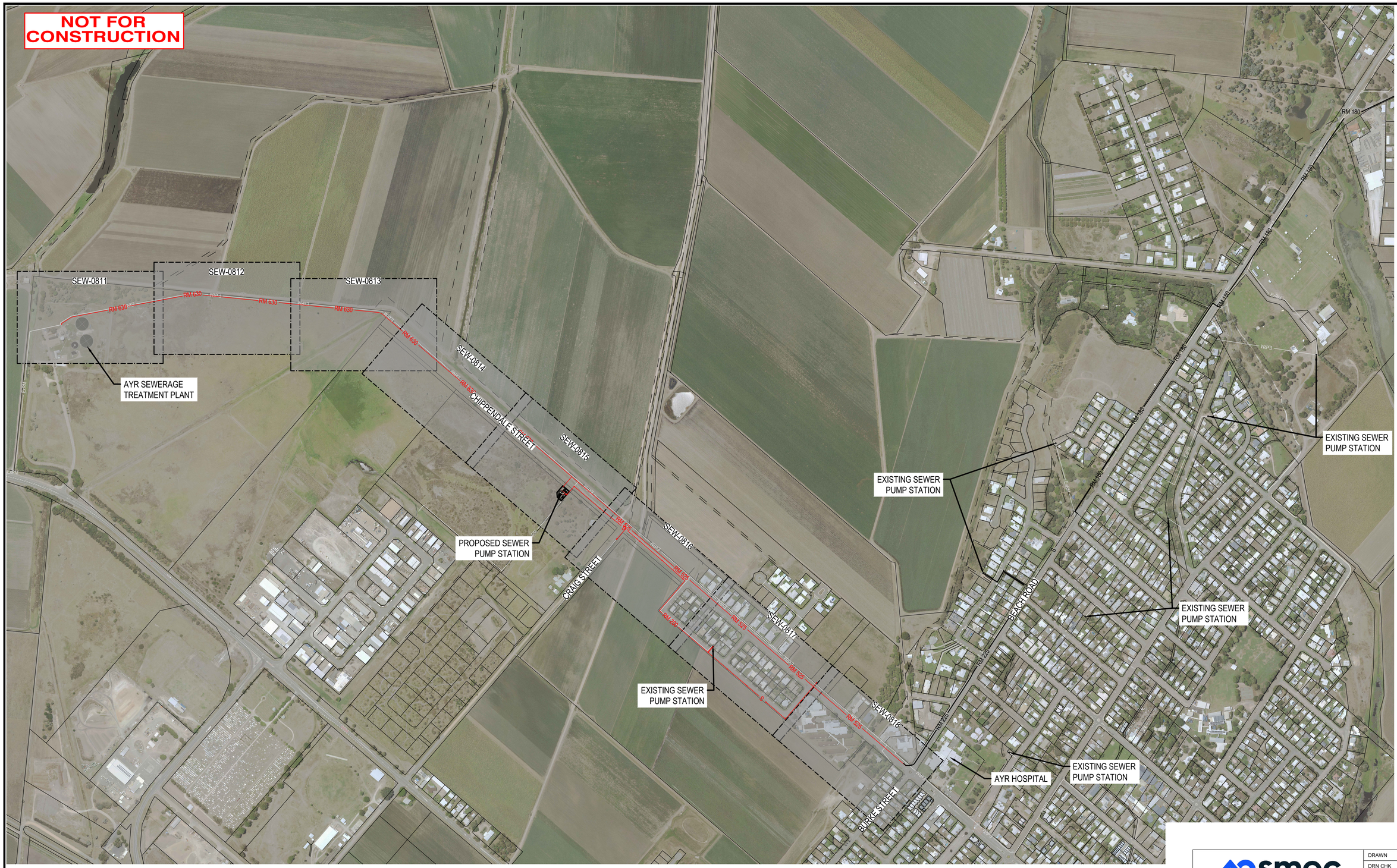
AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

ROADWORKS SIGNS & LINEMARKING
SHEET 5 OF 5

Drawing Number
CVL-0636
Sheet No. - Revision No.
C

FILE:C:\12d\5\data\SMEC\SYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 1\DWG\30035802-BSC-CVL-0636.dwg DATE:30/Mar/2026 BY:HP17710

NOT FOR CONSTRUCTION



LAYOUT PLAN
0 50 100 200
Scale 1:5000

ALL DRAWINGS TO BE PRINTED IN COLOUR!

FILE:C:\12dS\data\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 1\DWG\30035802-BSC-SEW-0801.dwg DATE:30/Mar/2026 BY:HP17710

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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	H. PATEL
DRN CHK	T. WOOD
DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 01.04.2026	

Rv	DATE	REVISIONS	REC.	APPR.
C	01.04.2026	100% DETAILED DESIGN	0003	
B	02.03.2026	RE-SUBMIT 50% CONCEPT DESIGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	H. PATEL
CHECKED	T. WOOD

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

SEWER
OVERALL SITE LAYOUT

Drawing Number
SEW-0801
Sheet No. - Revision No.
C

NOT FOR CONSTRUCTION

NOTE:
1. REFER TO DWG NO. 0004 FOR GENERAL NOTES.

GENERAL NOTES

1. SCALES ARE AS SHOWN.
2. ALL LEVELS, CHAINAGES, STATIONS AND CO-ORDINATES ARE EXPRESSED IN METERS, UNLESS NOTED OTHERWISE.
3. LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.).
4. ALL WORKS AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT VERSION OF WAS 04 SEWAGE PUMPING STATION CODE OF AUST. AND BURDEKIN SHIRE COUNCIL CONSTRUCTION SPECIFICATIONS AND STANDARDS.
5. ALL MATERIALS AND WORKS SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS UNLESS NOTED OTHWISE (UNO).
6. ALL MATERIALS USED IN THE WORKS SHALL COMPLY WITH WSA PRE APPROVED PRODUCTS AND MATERIALS LIST.
7. THE CONSTRUCTION OF THE WORKS SHOWN ON THIS DRAWING SHALL BE SUPERVISED BY AN RPEQ.
8. THE EXISTING SERVICES INFORMATION SHOWN ON THE DRAWINGS HAVE BEEN COMPILED FROM SURVEY INFORMATION AND INFORMATION SUPPLIED BY THE VARIOUS SERVICE AUTHORITIES.
9. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE INCURRED TO EXISTING SERVICES AS A RESULT OF WORK UNDER THE CONTRACT.
10. SERVICES ARE TO BE MAINTAINED DURING THE WORKS EXCEPT FOR DURING A PLANNED SHUTDOWN MANAGED BY BURDEKIN SHIRE COUNCIL.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING OF SEWER RISING MAIN AND SHALL BE CARRIED OUT TO THE REQUIREMENTS OF WSA AND BURDEKIN SHIRE COUNCIL.

LEGISLATION

1. ALL CONSTRUCTION SHALL COMPLY WITH RELEVANT CURRENT WORK PLACE HEALTH AND SAFETY LEGISLATION.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, TOGETHER WITH THE REQUIREMENTS OF ALL RELEVANT CODES OF PRACTICE REFERRED TO THEREIN AND THE REQUIREMENTS OF ALL STATUTORY AUTHORITIES WHERE APPLICABLE.
3. ALL WORKS ARE THE TYPE OF WORK BEING UNDERTAKEN IN ACCORDANCE WITH THE REQUIREMENT OUTLINED IN THE ENGINEERING ACT 2002.

CONSTRUCTION

1. PRIOR TO COMMENCING WORK AT AN AREA WHERE THE WORKS JOIN TO EXISTING CONSTRUCTION, THE CONTRACTOR SHALL:
   - UNDERTAKE SURVEY OF THE AREA.
   - SUBMIT DETAILS OF THE TIE-IN AND NEW SURVEY TO THE ADMINISTRATOR FOR APPROVAL.
2. THE CONTRACTOR IS TO VERIFY ALL ALIGNMENTS AND LEVELS OF ALL UTILITY SERVICES WITHIN THE EXTENT OF THE PROPOSED WORKS PRIOR TO COMMENCING ANY EXCAVATIONS.

VEGETATION PROTECTION

1. TREES LOCATED ALONG THE ALIGNMENT SHALL BE TRANSPLANTED PRIOR TO CONSTRUCTION, OF REPLACED IF DESTROYED AS DIRECTED.
2. TREE ROOTS SHALL BE TUNNELLED UNDER, RATHER THAN SEVERED. IF ROOTS ARE SEVERED THE DAMAGED AREA SHALL BE TREATED WITH A SUITABLE FUNGICIDE. CONTACT RELEVANT COUNCIL ARBORIST FOR FURTHER ADVICE.
3. ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.

SOIL

1. TOPSOIL AND SUBSOIL SHALL BE STOCKPILED SEPARATELY.
2. CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM OR ADJACENT WATERWAY. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
3. CONVEY SOIL, EARTH, SAND, LOOSE DEBRIS AND SIMILAR LOOSE MATERIALS TO OR FROM THE SITE IN A MANNER THAT WILL PREVENT DROPPING OF MATERIALS ON STREETS. COVER ALL LOADS WITH TAUT HEAVY DUTY PURPOSE FITTED TARPAULINS TO ENSURE NO LOSS OF LOAD OR DUST. ENSURE THAT THE WHEELS, TRACKS AND BODY SURFACES OF ALL VEHICLES AND PLANT LEAVING THE SITE ARE FREE OF MUD, AND THAT MUD IS NOT CARRIED ON TO ADJACENT PAVED STREETS OF OTHER AREAS. THIS MAY REQUIRE A WASH BAY ON SITE.

EXCAVATION AND BACKFILLING

1. ALL EXCAVATION, BACKFILLING BEDDING AND COMPACTION SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH BURDEKIN SHIRE COUNCIL SPECIFICATION UNO.
2. PRIOR TO COMMENCEMENT OF EXCAVATION, THE CONTRACTOR SHALL MAKE ALL ENQUIRIES AND INVESTIGATIONS FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY INCLUDING SERVICES FROM DAMAGE. THE CONTRACTOR SHALL CONSTRUCT ALL TEMPORARY ARRANGEMENTS AS REQUIRED.
3. FOR CONCRETE STRUCTURES AND THRUST BLOCKS THE BOTTOM OF THE EXCAVATION SHALL REMAIN IN UNDISTURBED SOIL. THE MINIMUM ALLOWABLE BEARING CAPACITY HAS BEEN ASSUMED TO BE 125kPa.
4. ALL EXCAVATIONS SHALL BE MADE SECURE AGAINST MOVEMENT BY MEANS OF STABLE BATTERS, BENCHING, TIMBERING SHEET PILING OR PROTECTIVE SHIELDS.
5. ADEQUATE TEMPORARY PROTECTION AND MAIN PROOF SITE FENCING SHALL BE PROVIDED FOR ALL PERSONS AND ANIMALS DURING CONSTRUCTION.
6. WHERE PIPES ARE LAID IN FILL, THE FILLING SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 300MM (LOOSE) IN DEPTH AND SHALL BE COMPACTED UNTIL THE COMPACTION IS NOT LESS THAN 95% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS1289 (MODIFIED COMPACTION). TESTING SHALL BE CARRIED OUT AFTER EACH ALTERNATE LAYER. IN ALL SUCH CASES APPROVAL OF CONSTRUCTED MAINS WILL NOT BE ISSUED BY COUNCIL UNLESS CERTIFICATES ARE PRODUCED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ACHIEVED.
7. PROVISIONS SHALL BE MADE FRO DE-WATERING SHOULD THE TRENCHES BE INUNDATED WITH RAINWATER OR GROUNDWATER.
8. TRENCHING TO COMPLY WITH AS2566.2 UNO. EMBEDMENT MATERIAL SHALL COMPLY TO AS1141 AND BE COMPACTED TO 70% DENSITY INDEX.
9. EXCAVATION GROUNDWATER AND CONSTRUCTION SPOIL CONTAINING ACID SULPHATE SOILS (ASS) SHALL BE TREATED IN ACCORDANCE WITH ASS MANAGEMENT PLAN.

SEWER STRUCTURES

1. ALL MAINTENANCE STRUCTURES TO USE CLASS D TRAFFICABLE LIDS UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS.
2. ALL MAINTENANCE STRUCTURE ACCESS COVERS SHALL BE FINISHED ABOVE THE FINISHED SURFACE LEVEL AS PER BELOW:
   - ROAD CARRIAGEWAYS - FLUSH
   - VERGES AND FOOTWAY - FLUSH

SEWER MAINTENANCE STRUCTURE

1. ALL MAINTENANCE HOLE CONCRETE SHALL BE SPECIAL CALL CONCRETE (WAS PS-358) AS WSA APPROVED PRODUCT AND MATERIALS LIST.

LEGEND - EXISTING

- EXISTING WATER MAIN / VALVE & HYDRANT / PROPERTY CONNECTION (ExW)
- EXISTING GRAVITY SEWER MAIN / STRUCTURES / PROPERTY CONNECTION (ExS)
- EXISTING RISING SEWER MAIN / STRUCTURES / PUMP STATION (ExRM)
- EXISTING STORMWATER DRAINAGE PIPE / STRUCTURES / CULVERT (ExD)
- EXISTING SWALE
- EXISTING FENCE
- EXISTING ROAD CENTERLINE
- EXISTING ROAD INFRASTRUCTURE
- EXISTING OVERHEAD ELECTRICAL / POWER POLE / DISTRIBUTION SUBSTATION (O/H E)
- EXISTING UNDERGROUND ELECTRICAL / DISTRIBUTION PILLAR (ExE)
- EXISTING CADASTAL BOUNDARY
- EXISTING CANE RAIL LINE

LEGEND - PROPOSED

- PROPOSED STORMWATER DRAINAGE PIPE / STRUCTURES / CULVERT (D)
- PROPOSED DN630 PE100 SDR11 SEWER RISING MAIN (RM 630)
- PROPOSED DN525 PE100 SDR11 SEWER RISING MAIN (RM 525)
- PROPOSED DN315 PE100 SDR11 SEWER RISING MAIN (RM 315)
- PROPOSED DN225 PE100 SDR11 SEWER RISING MAIN (RM 225)
- PROPOSED DN200 PE100 SDR11 SEWER RISING MAIN (RM 200)
- PROPOSED GRAVITY SEWER MAIN / STRUCTURE (S)
- PROPOSED GRAVITY SEWER STRUCTURE LABEL (03 / 03)
- PROPOSED GRAVITY SEWER BEND TP STRUCTURE LABEL (02-03A)
- PROPOSED ROAD CONTROL ALIGNMENT
- PROPOSED SWALE
- FINISHED SURFACE CONTOUR (0.1m INTERVAL) (7.00)
- PROPOSED EASEMENT
- EDGE OF BITUMEN
- BATTER

ALL DRAWINGS TO BE PRINTED IN COLOUR!

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LEVEL 1, UNIT 1, 313-335 FLINDERS STREET
TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	H. PATEL
DRN CHK	T. WOOD
DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE	01.04.2026

Rv	DATE	REVISIONS	REC.	APPR.
C	01.04.2026	100% DETAILED DESIGN	0003	
B	02.03.2026	RE-SUBMIT 50% CONCEPT DESIGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	H. PATEL
CHECKED	T. WOOD

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

SEWER
NOTES & LEGEND

Drawing Number
SEW-0802

Sheet No. - Revision No.
C

FILE:C:\12dSdata\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 1\DWG\30035802-BSC-SEW-0802.dwg DATE:30/Mar/2026 BY:HP17710



NOTE:
1. REFER TO DWG SEW-0802 FOR SEWER NOTES & LEGEND.

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REFER DWG SEW-0812 FOR CONTINUATION

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C	01.04.2026	100% DETAILED DESIGN	0003	
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DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 01.04.2026	

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

SEWER LAYOUT PLAN
SHEET 1 OF 8

Drawing Number
SEW-0811

Sheet No. - Revision No.
C

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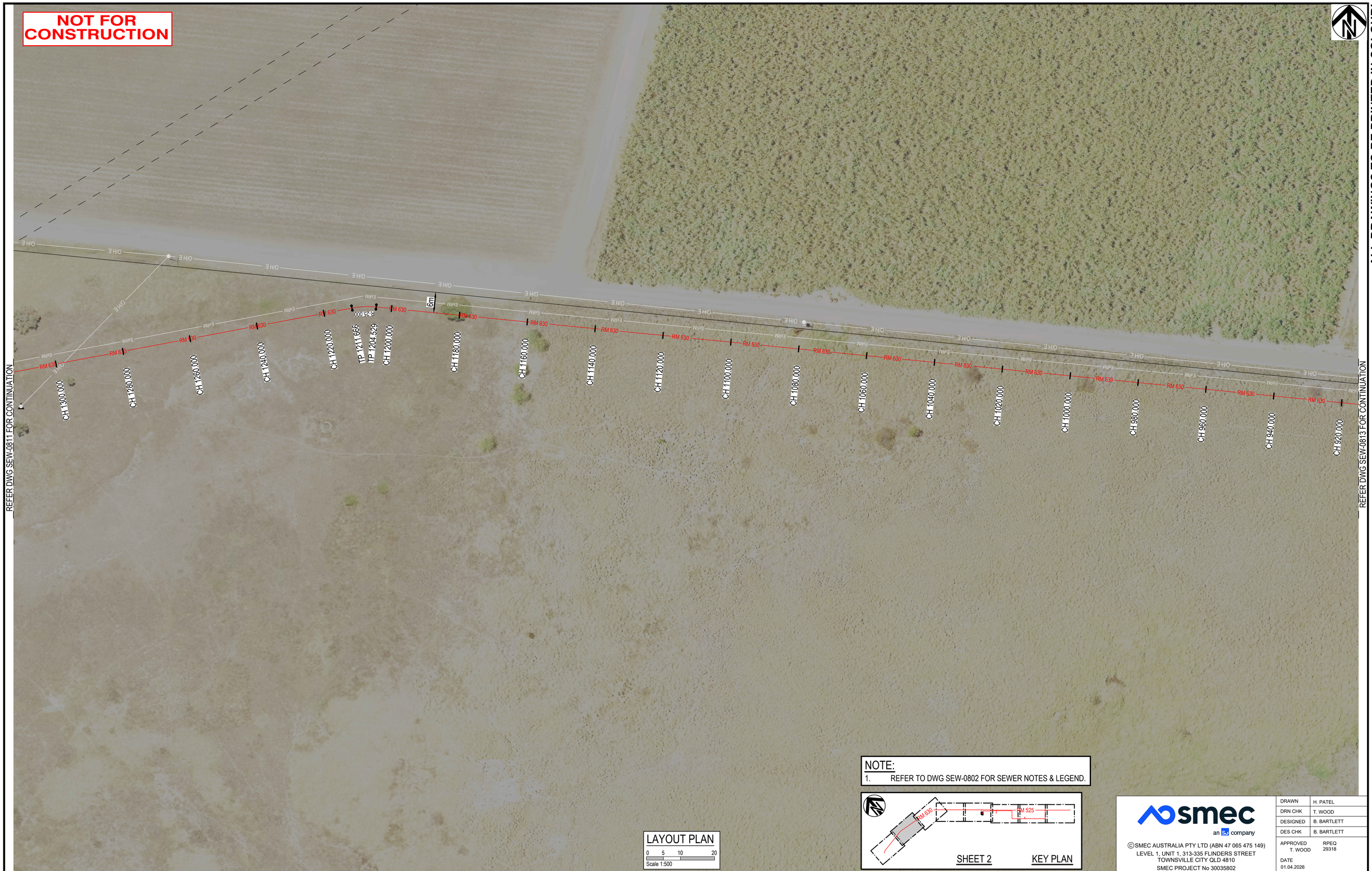

REFER DWG SEW-0811 FOR CONTINUATION

REFER DWG SEW-0813 FOR CONTINUATION

ALL DRAWINGS TO BE PRINTED IN COLOUR!

LAYOUT PLAN
0 5 10 20
Scale 1:500

NOTE:
1. REFER TO DWG SEW-0802 FOR SEWER NOTES & LEGEND.

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DATE	01.04.2026

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CHECKED	T. WOOD

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

SEWER LAYOUT PLAN
SHEET 2 OF 8

Drawing Number
SEW-0812

Sheet No. - Revision No.
C

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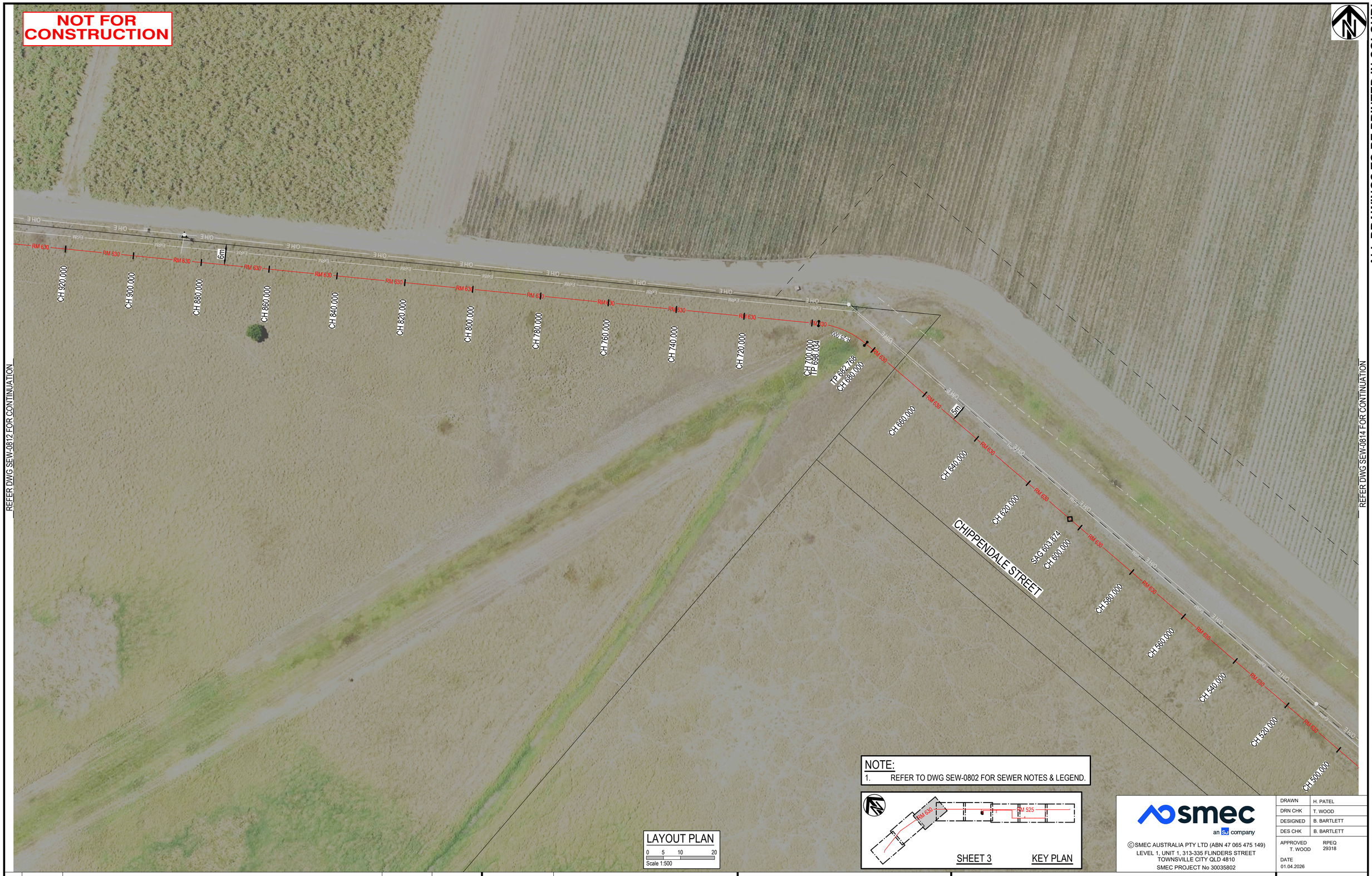

LAYOUT PLAN
0 5 10 20
Scale 1:500

NOTE:
1. REFER TO DWG SEW-0802 FOR SEWER NOTES & LEGEND.

REFER DWG SEW-0812 FOR CONTINUATION

REFER DWG SEW-0814 FOR CONTINUATION

ALL DRAWINGS TO BE PRINTED IN COLOUR!

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C	01.04.2026	100% DETAILED DESIGN	0003	
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DES CHK	B. BARTLETT
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DATE 01.04.2026	

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

SEWER LAYOUT PLAN
SHEET 3 OF 8

Drawing Number
SEW-0813
Sheet No. - Revision No.
C

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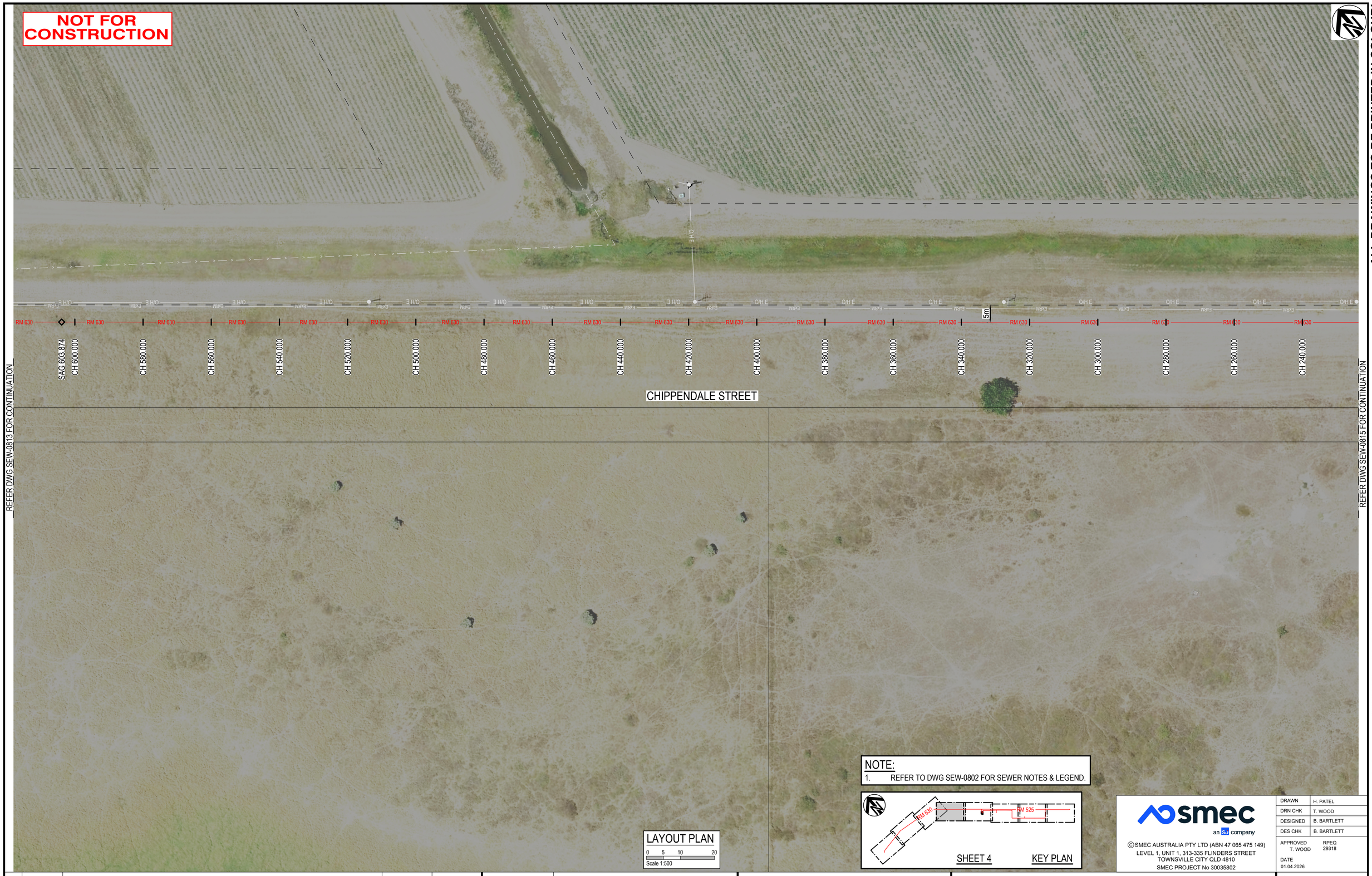

LAYOUT PLAN
0 5 10 20
Scale 1:500

NOTE:
1. REFER TO DWG SEW-0802 FOR SEWER NOTES & LEGEND.

SHEET 4 KEY PLAN

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DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 01.04.2026	

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AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

SEWER LAYOUT PLAN SHEET 4 OF 8

Drawing Number
SEW-0814
Sheet No. - Revision No.
C

REFER DWG SEW-0813 FOR CONTINUATION

REFER DWG SEW-0815 FOR CONTINUATION

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NOTE:
1. REFER TO DWG SEW-0802 FOR SEWER NOTES & LEGEND.

REFER DWG SEW-0814 FOR CONTINUATION

REFER DWG SEW-0816 FOR CONTINUATION

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RPEQ	29318
DATE	01.04.2026

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TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

SEWER LAYOUT PLAN
SHEET 5 OF 8

Drawing Number
SEW-0815

Sheet No. - Revision No.
C

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REFER DWG SEW-0815 FOR CONTINUATION

REFER DWG SEW-0817 FOR CONTINUATION

ALL DRAWINGS TO BE PRINTED IN COLOUR!

NOTE:
1. REFER TO DWG SEW-0802 FOR SEWER NOTES & LEGEND.

LAYOUT PLAN
0 5 10 20
Scale 1:500

SHEET 6 KEY PLAN

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SMEC PROJECT No 30035802

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DRN CHK	T. WOOD
DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 01.04.2026	

Rv	DATE	REVISIONS	REC.	APPR.
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DRAWN	H. PATEL
CHECKED	T. WOOD

Burdekin Shire Council

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TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

SEWER LAYOUT PLAN
SHEET 6 OF 8

Drawing Number
SEW-0816
Sheet No. - Revision No.
C

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NOTE:
1. REFER TO DWG SEW-0802 FOR SEWER NOTES & LEGEND.

LAYOUT PLAN
0 5 10 20
Scale 1:500

SHEET 7 KEY PLAN

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SMEC PROJECT No 30035802

DRAWN	H. PATEL
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DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 01.04.2026	

Rv	DATE	REVISIONS	REC.	APPR.
C	01.04.2026	100% DETAILED DESIGN	0003	
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A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	H. PATEL
CHECKED	T. WOOD

Burdekin Shire Council

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TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

SEWER LAYOUT PLAN
SHEET 7 OF 8

Drawing Number
SEW-0817
Sheet No. - Revision No.
C

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REFER DWG SEW-0817 FOR CONTINUATION

02
02

CHIPPENDALE STREET

BEACH ROAD

BURKE STREET

AYR HOSPITAL

REFER TO STAGE 2 DRAWINGS PACKAGE FOR CONTINUATION

CH 337.039 | CH 320.000 | CH 300.000 | CH 280.000 | CH 260.000 | CH 251.023 | CH 240.000 | CH 220.000 | CH 200.000 | CH 192.040 | CH 180.000 | CH 160.000 | CH 140.000 | CH 120.000 | CH 100.000 | CREST 85.813 | CH 80.000 | CH 60.000 | CH 40.000 | CH 20.000 | CH 0.000 | CH 19.691

10m

RM 525 | RM 225 | RM 224 | 45°

NOTE:
1. REFER TO DWG SEW-0802 FOR SEWER NOTES & LEGEND.

LAYOUT PLAN
0 5 10 20
Scale 1:500

RM 630 | RM 525
SHEET 8 KEY PLAN

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SMEC PROJECT No 30035802

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DRN CHK	T. WOOD
DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 01.04.2026	

Rv	DATE	REVISIONS	REC.	APPR.
C	01.04.2026	100% DETAILED DESIGN	0003	
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DRAWN	H. PATEL
CHECKED	T. WOOD

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 1

SEWER LAYOUT PLAN SHEET 8 OF 8

Drawing Number
SEW-0818

Sheet No. - Revision No.
C

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BURDEKIN SHIRE COUNCIL
CHIPPENDALE STREET & BEACH ROAD
INFRASTRUCTURE UPGRADE - STAGE 2
ECONOMIC DEVELOPMENT QUEENSLAND



SITE PLAN

0 100 200 400
Scale 1:10,000

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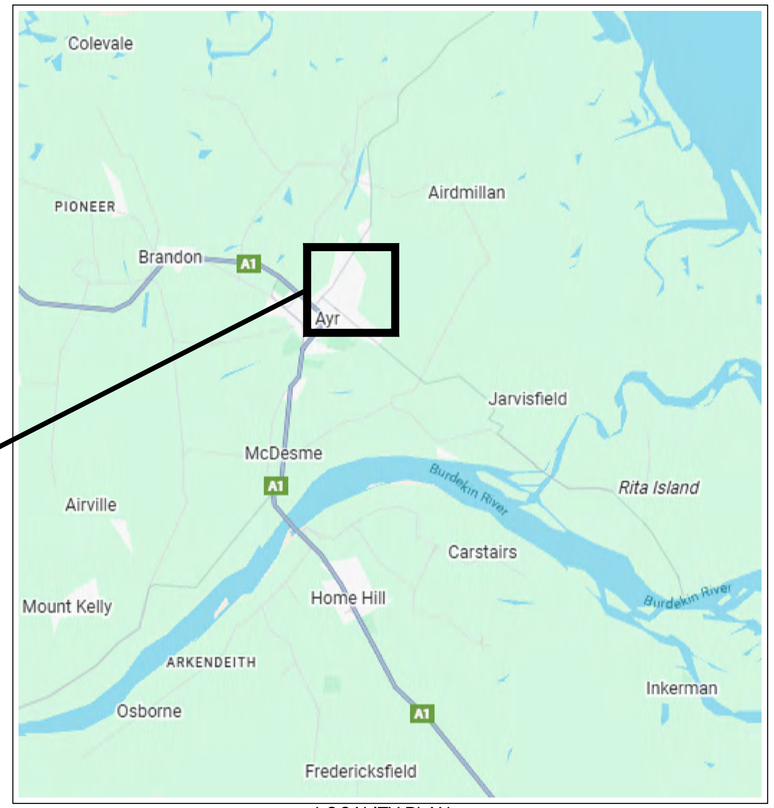

LOCALITY PLAN

NTS

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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	S. GEORGE
DRN CHK	J. MORLEY
DESIGNED	S. PARRY
DES CHK	J. MORLEY
APPROVED P. ELLIZONDO	RPEQ 23167
DATE 03.03.2026	

Rv	DATE	REVISIONS	REC.	APPR.
B	26.02.2026	80% DETAILED DEISGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	J. MORLEY

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

GENERAL COVER SHEET

Drawing Number
CVL-0001

Sheet No. - Revision No.
B

FILE:C:\12dS\Data\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 2\DWG\30035802-BSC-CVL-0001.dwg DATE:30/Mar/2026 BY:SG17420

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LAYOUT PLAN
0 50 100 200
Scale 1:5000

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DES CHK	J. MORLEY
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DATE 03.03.2026	

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CHECKED	J. MORLEY

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AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

OVERALL SITE LAYOUT

Drawing Number
CVL-0003
Sheet No. - Revision No.
B

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REFER DWG CVL-404 FOR CONTINUATION

PROPOSED DIVERSION SWALE 2

PROPOSED CONCRETE LINE SWALE

CH340 | 6m EASEMENT | CH320 | CH300 | CH280 | CH260 | TP 241.709 CH240 | TP 234.466 | CH220 | CH200 | CH180 | 6 EASEMENT | CH160 | CH140 | CH120 | TP 105.551 CH100 | TP 94.874 | CH80 | CH60 | CH40 | CH 26.392 | CH20 | CH0

R40.000

IDA CIRCUIT

BEACH ROAD

LOT 12 RP886088 | LOT 13 RP886088 | LOT 14 RP886088 | LOT 15 RP886088 | LOT 16 RP886087 | LOT 17 RP886087 | LOT 18 RP886087 | LOT 19 RP886087 | LOT 24 SP185656 | LOT 23 RP865842 | LOT 13 RP864677

LAYOUT PLAN
0 5 10 20
Scale 1:500

SHEET 12 KEY PLAN

NOTE:
1. REFER TO DWG CVL-0401 FOR NOTES & LEGEND.
2. REFER TO DWG CVL-404 FOR TYPICAL SECTION

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SMEC PROJECT No 30035802

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DES CHK	J. MORLEY
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DATE	03.03.2027

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A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	J. MORLEY

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

STORMWATER LAYOUT PLAN SHEET 2 OF 4

Drawing Number
CVL-0403
Sheet No. - Revision No.
B

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PROPOSED TOP OF BATTER TO TIE IN NEATLY AND UNIFORMLY INTO EXISTING

PROPOSED TOP OF BATTER TO TIE IN NEATLY AND UNIFORMLY INTO EXISTING

PROPOSED DIVERSION SWALE

PROPOSED CONCRETE LINE SWALE

PROPOSED DIVERSION SWALE 2

CH 439.228 CH420 CH400 CH380 CH360 CH340 6m EASEMENT CH320 CH300 CH280 CH260 TP 241.709 CH240 TP 234.466 CH220 CH200 CH180 6 EASEMENT CH160 CH140 CH120 TP 105.551 CH100 TP 94.874

CH440 CH460 CH480 CH500 CH520 CH540 CH560 CH580 CH600 CH620 CH 628.149

R40.000 R40.000

LOT 13 RP864677

LOT 12 RP886088

LOT 13 RP886088

LOT 14 RP886088

LOT 15 RP886088

LOT 16 RP886087

LOT 17 RP886087

LOT 11 RP886087

LOT 18 RP886087

IDA CIRCUIT

REFER DWG CVL-403 FOR CONTINUATION

EXISTING DRAINAGE EASEMENT

EXISTING SURFACE

1 in 3

1 in 3

0.7m

0.5m

125MM THICK MIN, 25MPA CONCRETE. SL62 MESH, 50 COVER

SWALE 2- TYPICAL SECTION

NTS

LAYOUT PLAN

0 5 10 20

Scale 1:500

SHEET 13 KEY PLAN

Rv	DATE	REVISIONS	REC.	APPR.
B	03.03.2026	80% DETAILED DEISGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	J. MORLEY

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AYR RESIDENTIAL EXPANSION

TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

STORMWATER LAYOUT PLAN SHEET 3 OF 4

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SMEC PROJECT No 30035802

DRAWN	S. GEORGE
DRN CHK	J. MORLEY
DESIGNED	S. PARRY
DES CHK	J. MORLEY
APPROVED P. ELLIZONDO	RPEQ 23167
DATE	03.03.2027

Drawing Number

CVL-0404

Sheet No. - Revision No.

B

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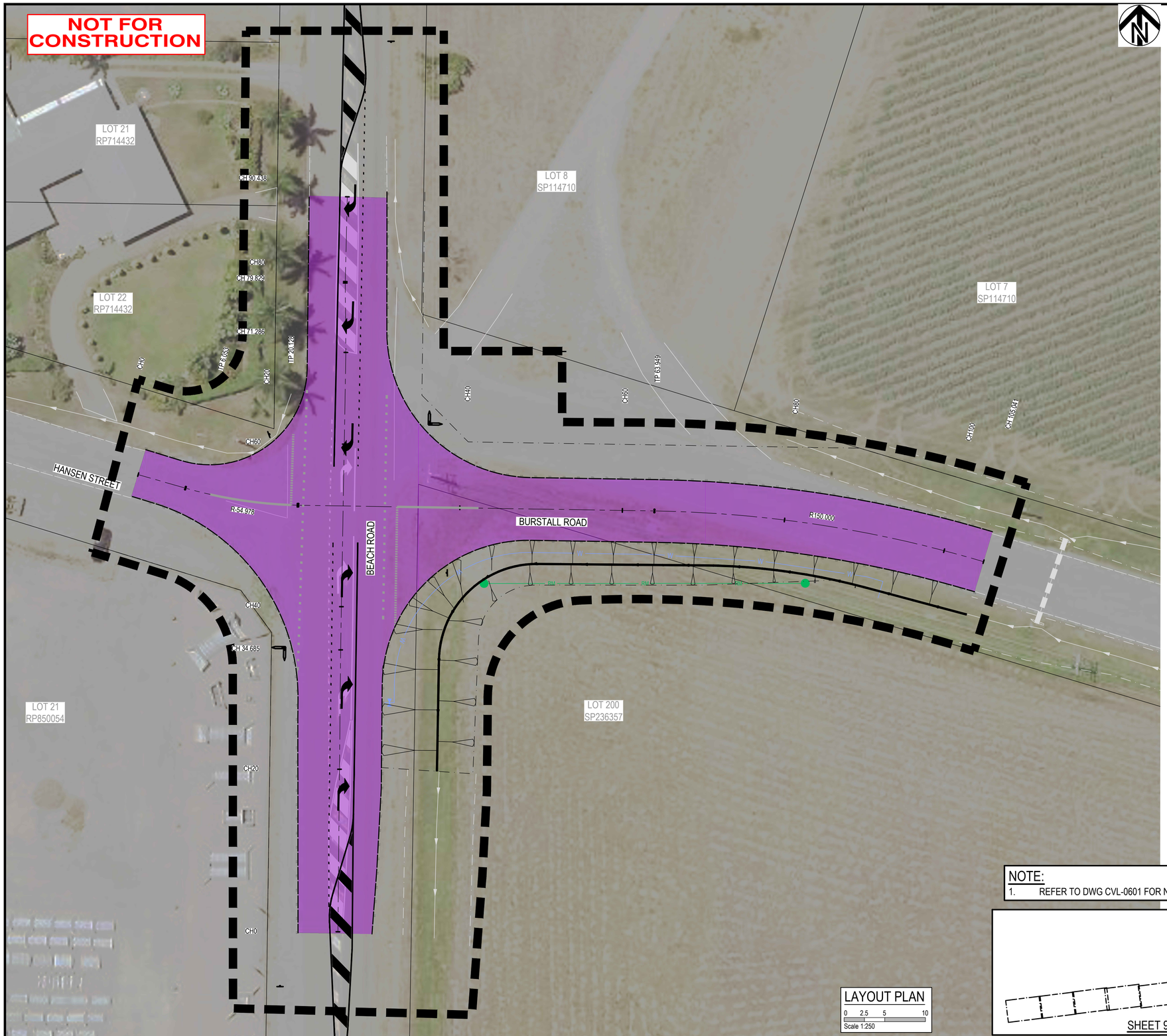

NOTE:
1. REFER TO DWG CVL-0601 FOR NOTES & LEGEND.

LAYOUT PLAN
0 2.5 5 10
Scale 1:250

Rv	DATE	REVISIONS	REC.	APPR.
B	03.03.2026	80% DETAILED DEISGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	J. MORLEY

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

ROADWORKS PAVEMENT PLAN SHEET 1 OF 2

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LEVEL 1, UNIT 1, 313-335 FLINDERS STREET
TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	S. GEORGE
DRN CHK	J. MORLEY
DESIGNED	S. PARRY
DES CHK	J. MORLEY
APPROVED P. ELLIZONDO	RPEQ 23167
DATE 03.03.2026	

Drawing Number
CVL-0602
Sheet No. - Revision No.
B

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FILE:C:\12dSIData\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 2\DWG\30035802-BSC-CVL-0602.dwg DATE:30/Mar/2026 BY:SG17420

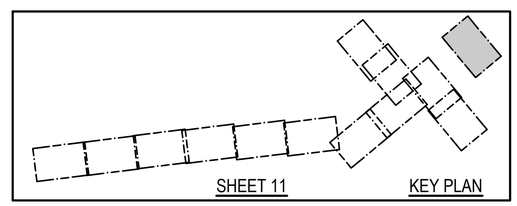
NOT FOR CONSTRUCTION



LAYOUT PLAN

0 2.5 5 10
Scale 1:250

NOTE:
1. REFER TO DWG CVL-0601 FOR NOTES & LEGEND.



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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	S. GEORGE
DRN CHK	J. MORLEY
DESIGNED	S. PARRY
DES CHK	J. MORLEY
APPROVED P. ELLIZONDO	RPEQ 23167
DATE 03.03.2026	

Rv	DATE	REVISIONS	REC.	APPR.
B	03.03.2026	80% DETAILED DEISGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	J. MORLEY

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

ROADWORKS PAVEMENT PLAN
SHEET 2 OF 2

Drawing Number
CVL-0603

Sheet No. - Revision No.
B

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LAYOUT PLAN
0 50 100 200
Scale 1:5000

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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	
DRN CHK	
DESIGNED	
DES CHK	
APPROVED	RPEQ
DATE	

Rv	DATE	REVISIONS	REC.	APPR.
B	03.03.2026	50% CONCEPT DESIGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	T. WOOD

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

SEWER
OVERALL SITE LAYOUT

Drawing Number
SEW-0801

Sheet No. - Revision No.
B

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REFER DWG SEW-0812 FOR CONTINUATION

CHIPPENDALE STREET

CROFTON STREET

BURKE STREET

BEACH ROAD

DOSETTO STREET

CHIPPENDALE STREET

AYR HOSPITAL

REFER STAGE 1 DRAWINGS PACKAGE FOR CONTINUATION

PROPOSED DN355 PE100 SDR11 PIPE

CONNECTION TO STAGE 1 SEWER RISING MAIN. CONNECTION DETAILS TO BE CONFIRMED IN NEXT DESIGN PHASE

CH 120.000
CH 100.000
CH 80.000
CH 66.477
CH 60.000
CH 40.000
CH 20.000
CH 0.000
CH 752.094
CH 743.698
TP 732.454
CH 720.000
CH 700.000
CH 680.000
CH 660.000
CH 640.000
CH 620.000
CH 600.000
CH 580.000
CH 560.000
CH 540.000
CH 520.000
CH 500.000
CH 480.000
CH 460.000
CREST 439.276
TP 437.857
CH 420.000
CH 400.000
CH 740.000
TP 733.502
TP 468.409
TP 457.580
CH 440.000
TP 438.655

RM 625
RM 225

LAYOUT PLAN
0 5 10 20
Scale 1:500

SHEET 1 KEY PLAN

Rv	DATE	REVISIONS	REC.	APPR.
B	03.03.2026	50% CONCEPT DESIGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	T. WOOD

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AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

SEWER LAYOUT PLAN SHEET 1 OF 10

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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	S. GEORGE
DRN CHK	T. WOOD
DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 03.03.2026	

Drawing Number
SEW-0811
Sheet No. - Revision No.
B

FILE:C:\12\$\Data\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 2\DWG\30035802-BSC-SEW-0811.dwg DATE:30/Mar/2026 BY:SG17420

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REFER DWG SEW-0812 FOR CONTINUATION



ALL DRAWINGS TO BE PRINTED IN COLOUR!

REFER DWG SEW-0814 FOR CONTINUATION

Rv	DATE	REVISIONS	REC.	APPR.
B	03.03.2026	50% CONCEPT DESIGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	T. WOOD

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AYR RESIDENTIAL EXPANSION

TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

SEWER LAYOUT PLAN SHEET 2 OF 10

smec an ASX company

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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	S. GEORGE
DRN CHK	T. WOOD
DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 03.03.2026	

Drawing Number

SEW-0812

Sheet No. - Revision No.

B

FILE:C:\12dSI\Data\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_26011\CAD\Stage 2\DWG\30035802-BSC-SEW-0812.dwg DATE:30/Mar/2026 BY:SG17420

NOT FOR CONSTRUCTION

REFER DWG SEW-0815 FOR CONTINUATION

REFER DWG SEW-0817 FOR CONTINUATION

ALL DRAWINGS TO BE PRINTED IN COLOUR!


CH 1640.000
CH 1631.658
CH 1611.341
CH 1601.349
CH 1597.550
CH 1595.580
CH 1588.978
CH 1583.482
CH 1580.000
CH 1560.000
CH 1540.000
CH 1520.000
CH 1507.242
CH 1500.000
CH 1480.000
CH 1460.000
CREST 1455.182
CH 1440.000
CH 1420.000
CH 1417.574
CH 1400.000
CH 1380.000
CH 1360.000
CH 1340.000
CH 1322.161
CH 1320.000
SAG 1317.490
CH 1300.000
CH 1280.000
CREST 1274.619
CH 1260.000
CH 1240.000
SAG 1625.006
CH 1620.000
CREST 1619.043
RM 180
ExW
O/H E
EXW
EXW
EXW

NOT FOR CONSTRUCTION



REFER DWG SEW-0817 FOR CONTINUATION

REFER DWG SEW-019 FOR CONTINUATION

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LAYOUT PLAN
0 5 10 20
Scale 1:500

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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	S. GEORGE
DRN CHK	T. WOOD
DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 03.03.2026	

Rv	DATE	REVISIONS	REC.	APPR.
B	03.03.2026	50% CONCEPT DESIGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	T. WOOD

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

SEWER LAYOUT PLAN
SHEET 7 OF 10

Drawing Number
SEW-0817

Sheet No. - Revision No.
B

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REFER DWG SEW-0818 FOR CONTINUATION

REFER DWG SEW-020 FOR CONTINUATION

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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	S. GEORGE
DRN CHK	T. WOOD
DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 03.03.2026	

Rv	DATE	REVISIONS	REC.	APPR.
B	03.03.2026	50% CONCEPT DESIGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	T. WOOD

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

SEWER LAYOUT PLAN
SHEET 8 OF 10

Drawing Number
SEW-0818

Sheet No. - Revision No.
B

FILE:C:\12dS\Data\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 2\DWG\30035802-BSC-SEW-0818.dwg DATE:30/Mar/2026 BY:SG17420

NOT FOR CONSTRUCTION

REFER DWG SEW-0819 FOR CONTINUATION

— REFER DWG SEW-021 FOR CONTINUATION —

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PROPOSED SEWER PUMP STATION.
REFER DRAWING SEQ-SPS-1102
FOR DETAILS

LOT 1 RP718161
LOT 21 RP714432
LOT 22 RP714432
LOT 8 SP114710
LOT 7 SP114710
LOT 21 RP850054
LOT 200 SP236357

CH 0.000
CH 20.000
CH 40.000
CH 60.000
CH 80.000
CH 100.000
CH 115.275
CH 120.000
CH 140.000
CH 160.000
CH 180.000
CH 192.397
CH 200.000
CH 172.166
CH 520.628
CREST 26.000
CH 520.000
CH 510.000
CH 500.000
CH 490.000
CH 480.000
CH 470.000
CH 460.000
CH 450.000
CH 440.000
CH 430.000
CH 420.000
CH 410.000
CH 400.000
CH 390.000
CH 380.000
CH 370.000
CH 360.000
CH 350.000
CH 340.000
CH 330.000
CH 320.000
CH 310.000
CH 300.000
CH 290.000
CH 280.000
CH 39.086
TP 481.633
TP 479.290
SAG 176.846
CH 188.148

LAYOUT PLAN
0 5 10 20
Scale 1:500

SHEET 10 KEY PLAN

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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	S. GEORGE
DRN CHK	T. WOOD
DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 03.03.2026	

Rv	DATE	REVISIONS	REC.	APPR.
B	03.03.2026	50% CONCEPT DESIGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	T. WOOD

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

SEWER LAYOUT PLAN
SHEET 9 OF 10

Drawing Number
SEW-0819
Sheet No. - Revision No.
B

FILE:C:\12dSData\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 2\DWG\30035802-BSC-SEW-0819.dwg DATE:30/Mar/2026 BY:SG17420

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REFER DWG SEW-0819 FOR CONTINUATION

REFER DWG SEW-021 FOR CONTINUATION



Rv	DATE	REVISIONS	REC.	APPR.
B	03.03.2026	50% CONCEPT DESIGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	T. WOOD

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION

TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

SEWER LAYOUT PLAN
SHEET 10 OF 10

smec an ACS company

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LEVEL 1, UNIT 1, 313-335 FLINDERS STREET
TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	S. GEORGE
DRN CHK	T. WOOD
DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 03.03.2026	

Drawing Number

SEW-0820

Sheet No. - Revision No.

B

FILE:C:\12ds\Data\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 2\DWG\30035802-BSC-SEW-0820.dwg DATE:30/Mar/2026 BY:SG17420

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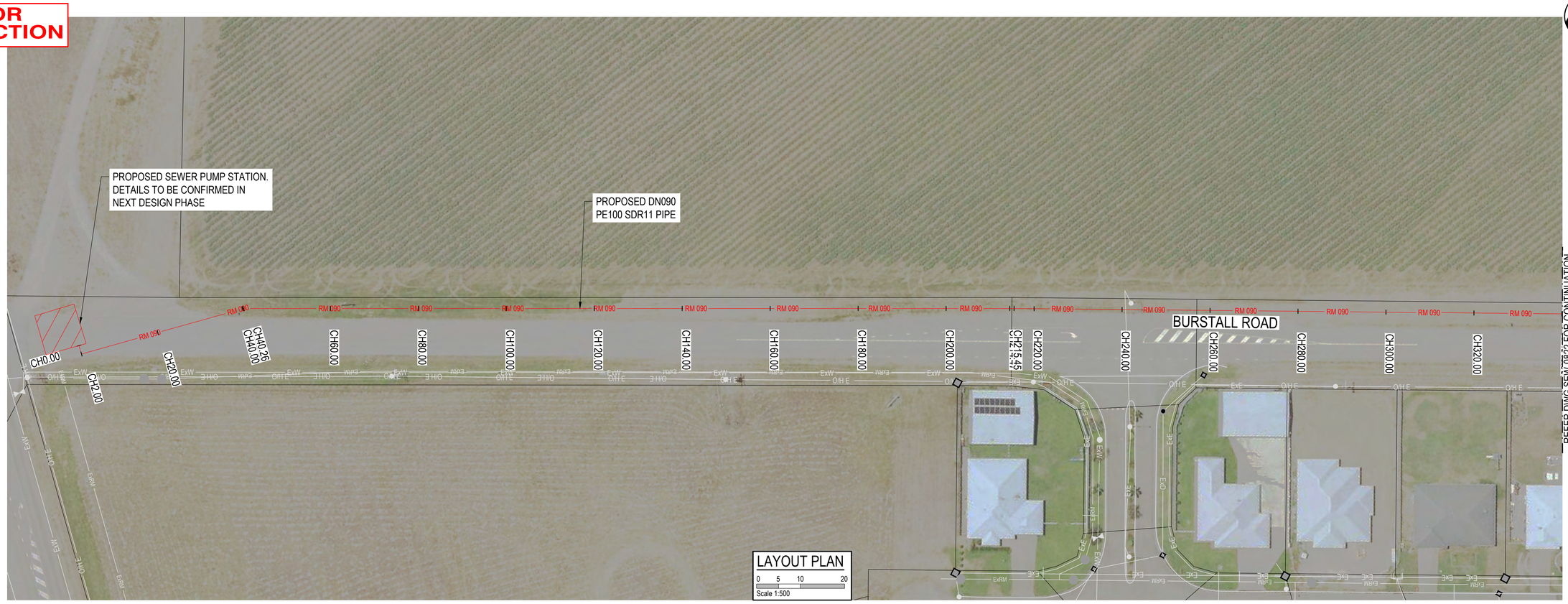

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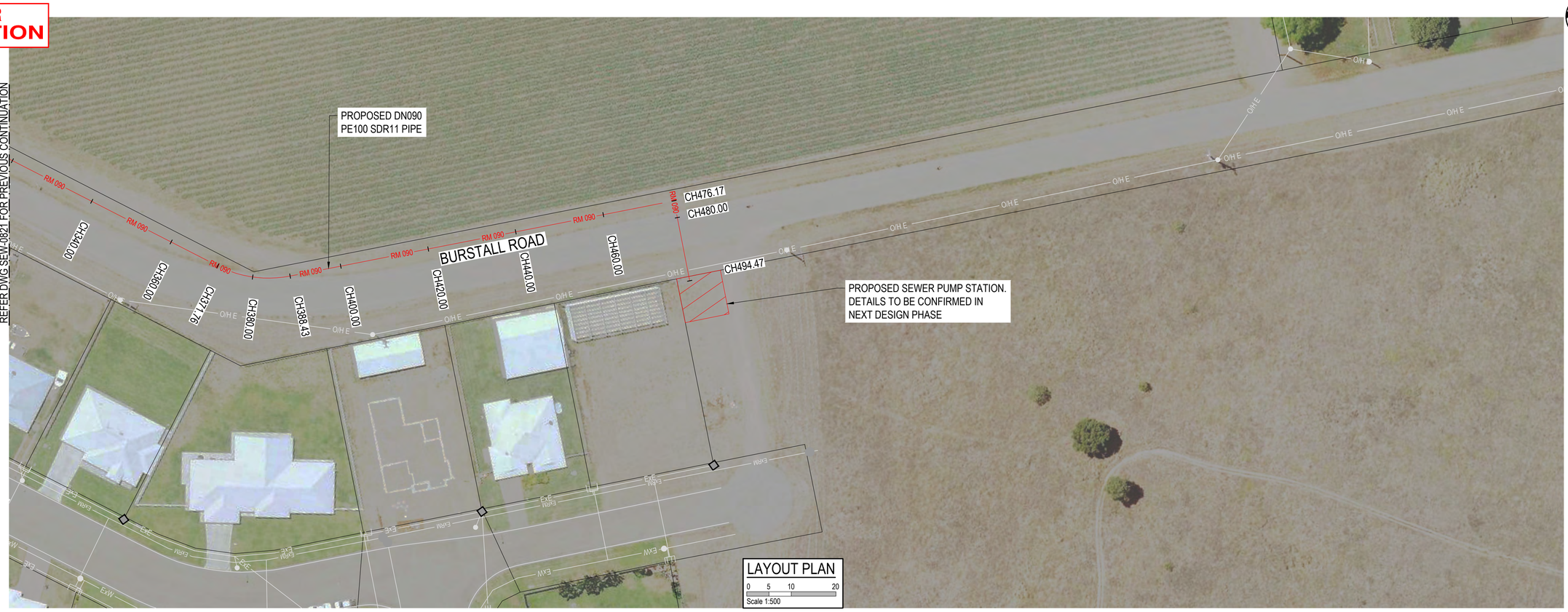
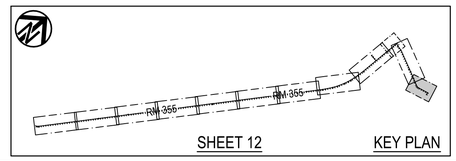
NOT FOR CONSTRUCTION



VERTICAL GEOMETRY		0.36 %				0.11 %				
HORIZONTAL GEOMETRY DATUM RL-3				R= -25m HC						
DEPTH FROM FS. TO INVERT	1.406	1.412	1.410	1.463	1.484	1.510		1.422	1.430	1.540
DEPTH FROM ES. TO INVERT	1.406	1.412	1.410	1.463	1.484	1.510		1.422	1.430	1.540
INVERT LEVEL	5.640	5.675	5.719	5.729	5.747	5.759		5.813	5.841	5.861
FINISHED SURFACE	7.045	7.088	7.128	7.192	7.231	7.269		7.235	7.271	7.401
EXISTING SURFACE	7.045	7.088	7.128	7.192	7.231	7.269		7.235	7.271	7.401
CHAINAGE	340.000	350.000	362.254	371.755	388.433	400.000		450.000	476.171	494.466

DN090 SEWER RISING MAIN LONGITUDINAL SECTION

LONGITUDINAL SECTION
SCALE HOR. 1:500
VER. 1:200



SHEET 12 KEY PLAN

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LEVEL 1, UNIT 1, 313-335 FLINDERS STREET
TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	Shreays R.
DRN CHK	M. FIGG
DESIGNED	K. MAK
DES CHK	B. BARTLETT
APPROVED J. MORLEY	RPEQ 35237
DATE 08.12.2025	

Rv	DATE	REVISIONS	REC.	APPR.
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	Shreays R.
CHECKED	M. FIGG

Burdekin Shire Council

BURDEKIN INFRASTRUCTURE UPGRADE
STAGE 2

SEWER LAYOUT PLAN & LONGSECTION SHEET 12 OF 13

Drawing Number
SEW-0822
Sheet No. - Revision No.
A

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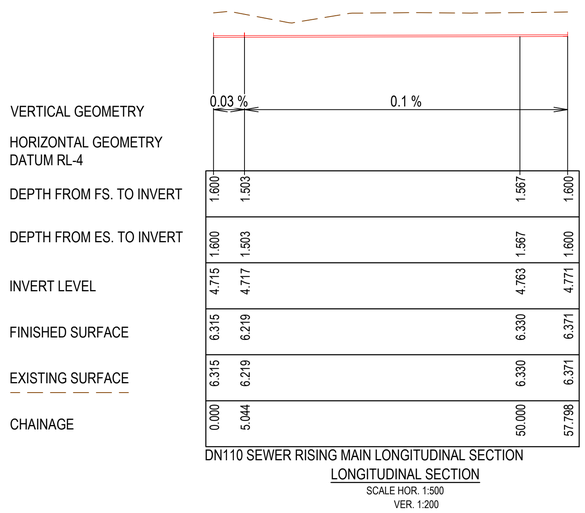
NOT FOR CONSTRUCTION

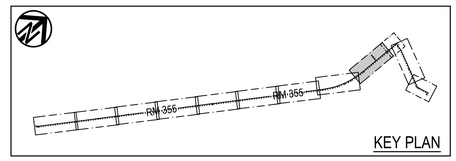




DN110 SEWER RISING MAIN LONGITUDINAL SECTION

LONGITUDINAL SECTION

SCALE HOR. 1:500
VER. 1:200



KEY PLAN

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LEVEL 1, UNIT 1, 313-335 FLINDERS STREET
TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	Shreays R.
DRN CHK	M. FIGG
DESIGNED	K. MAK
DES CHK	B. BARTLETT
APPROVED J. MORLEY	RPEQ 35237
DATE 08.12.2025	

Rv	DATE	REVISIONS	REC.	APPR.
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	Shreays R.
CHECKED	M. FIGG

Burdekin Shire Council

BURDEKIN INFRASTRUCTURE UPGRADE
STAGE 2

SEWER LAYOUT PLAN & LONGSECTION SHEET 13 OF 13

Drawing Number
SEW-0823

Sheet No. - Revision No.
A

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NOT FOR CONSTRUCTION

BASILIO COURT

DOMANTI COURT

IDA COURT

BEACH ROAD

LOT 18 RP886087

LOT 19 RP886087

LOT 23 RP865842

LOT 24 SP185656

LIVE CONNECTION 01

LIVE CONNECTION 02

DN250 DICL

DN250 DICL

DN315 PE

DN315 PE

DN315 PE

BERMAD 700-SERIES FLOW CONTROL VALVE, DN250

BERMAD 757-80-U FLOW AND LEVEL CONTROL VALVE DN250

BERMAD 700-SERIES STRAINER DN300

TWL(RL) 10.5

DN300 DICL

2.75ML GROUND STEEL RESERVOIR, ON REINFORCED RING BEAM FOOTING ON IMPROVED SUBGRADE. 32M DIAMETER, 4.0M WALL HEIGHT.

PUMP HOUSE, 9.5M X 8.5 M COLORBOND CLADDING, ON 200 REINFORCED SLAB, PUMP SKID HOLDING DOWN BOTLS CASTED IN, GALVANISED FRAME, EPOXY BASE PLATE PROTECTION, ROOF VENTILATOR OR EXTRACTION FAN,2 5M ROLLER SHUTTER DOOR FROM AND BACK, PA DOOR FOR DAILY ACCESS, 1 TONNE RATED MONORAIL BEAM RECOMMENDED POSITIONED OVER PUMP CENTRELINE.

PUMP STATION GRUNDFOS HYDRO MULTI-E 3 CRNE95-2-2 U2 A-A-I-I-D

PROPOSED BOUNDARY FOR WATER FACILITY

SOLAR PV (EACH) - GRID CONNECTED - DAYTIME OPERATION. 32.5KWP ≈64PANELS, 30KW THREE PHASE INVERTER

NOTE:
1. REFER TO DWG CVL-0901 FOR NOTES & LEGEND.

LAYOUT PLAN
0 5 10 20
Scale 1:500

SHEET 8 KEY PLAN

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LEVEL 1, UNIT 1, 313-335 FLINDERS STREET
TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	S. GEORGE
DRN CHK	T. WOOD
DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 05.03.2026	

Rv	DATE	REVISIONS	REC.	APPR.
B	05.03.2026	50% CONCEPT DESIGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	T. WOOD

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

WATER LAYOUT PLAN SHEET 1 OF 2

Drawing Number
WAT-0902

Sheet No. - Revision No.
B

FILE:C:\12ds\Data\SMECSYN\30035802 - Burdekin Infrastructure Upgrade_2601\CAD\Stage 2\DWG\30035802-BSC-WAT-0902.dwg DATE:30/Mar/2026 BY:SG17420

NOT FOR CONSTRUCTION



NOTE:
1. REFER TO DWG CVL-0901 FOR NOTES & LEGEND.

LAYOUT PLAN
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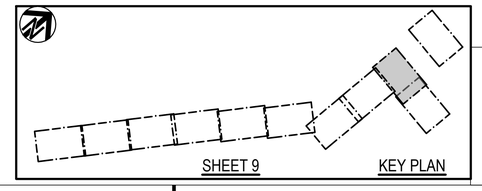
Scale 1:500



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Rv	DATE	REVISIONS	REC.	APPR.
B	05.03.2026	50% CONCEPT DESIGN	0002	
A	08.12.2025	50% CONCEPT DESIGN	0001	

DRAWN	S. GEORGE
CHECKED	T. WOOD

Burdekin Shire Council

AYR RESIDENTIAL EXPANSION
TRUNK INFRASTRUCTURE PLANNING & DESIGN - STAGE 2

WATER LAYOUT PLAN SHEET 2 OF 2

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TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	S. GEORGE
DRN CHK	T. WOOD
DESIGNED	B. BARTLETT
DES CHK	B. BARTLETT
APPROVED T. WOOD	RPEQ 29318
DATE 05.03.2026	

Drawing Number
WAT-0903
Sheet No. - Revision No.
B

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NOT FOR CONSTRUCTION



LAYOUT PLAN
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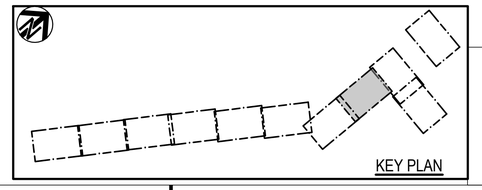

smec an SNC company

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LEVEL 1, UNIT 1, 313-335 FLINDERS STREET
TOWNSVILLE CITY QLD 4810
SMEC PROJECT No 30035802

DRAWN	H. PATEL
DRN CHK	M. FIGG
DESIGNED	S. PARRY
DES CHK	M. FIGG
APPROVED J. MORLEY	RPEQ XXXXX
DATE XX.XX.XX	

Rv	DATE	REVISIONS	REC.	APPR.
A	XX.XX.XX	50% CONCEPT DESIGN	XXX	

DRAWN	H. PATEL
CHECKED	M. FIGG

Burdekin Shire Council

BURDEKIN INFRASTRUCTURE UPGRADE
STAGE 2

WATER LAYOUT PLAN
SHEET 8 OF 11

Drawing Number
WAT-0909

Sheet No. - Revision No.
A

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Burdekin Trunk Infrastructure Upgrades

Civil Works Summary

PACKAGE	DESCRIPTION		AMOUNT
STAGE 1			
S1-PLM	SITE ESTABLISHMENT AND PREPARATION	$	1,116,800.00
S1-DID	DIGITAL DELIVERABLES	$	30,000.00
S1-DEM	DEMOLITION	$	366,980.00
S1-EWK	EARTHWORKS	$	1,268,957.49
S1-RDW	ROADWORKS	$	2,242,720.45
S1-STW	STORMWATER DRAINAGE	$	568,300.00
S1-SWR	SEWERAGE SYSTEMS	$	8,163,900.00
S1-RCC	STREET AND PUBLIC LIGHTING	$	82,000.00
S1-STP	SEWERAGE TREATMENT PLANT	$	7,000,000.00
	SUBTOTAL (EXCL GST)	**$**	**20,839,657.94**
STAGE 2			
S2-PLM	SITE ESTABLISHMENT AND PREPARATION	$	2,808,200.00
S2-DID	DIGITAL DELIVERABLES	$	25,000.00
S2-DEM	DEMOLITION	$	1,672,220.00
S2-EWK	EARTHWORKS	$	289,958.89
S2-RDW	ROADWORKS	$	497,085.00
S2-STW	STORMWATER DRAINAGE	$	60,490.00
S2-SWR	SEWERAGE SYSTEMS	$	5,109,150.00
S2-RCC	STREET AND PUBLIC LIGHTING	$	10,845.89
	SUBTOTAL (EXCL GST)	**$**	**10,472,949.78**
	TOTAL AMOUNT (EXCL GST)	**$**	**31,312,607.72**
	GST (10%)	**$**	**3,131,260.77**
	TOTAL AMOUNT (INCL GST)	**$**	**34,443,868.49**

						UNIT	QTY	RATE	AMOUNT	SPECIFICATION REFERENCE
					SITE ESTABLISHMENT AND PREPARATION - PRELIMINARIES					
S1	PLM	0136.1	001	001	Site establishment/demobilsation	LS	1	$ 750,000.00	$ 750,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
S1	PLM	0136.3	002	001	Items from Principal	Each	1	$ -	$ -	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
S1	PLM	1101.1	003	001	Traffic management	LS	1	$ 150,000.00	$ 150,000.00	1101 TRAFFIC MANAGEMENT
S1	PLM	1102.1	004	001	Temporary erosion and sedimentation control measures	LS	1	$ 75,000.00	$ 75,000.00	1102 CONTROL OF EROSION AND SEDIMENTATION (CONSTRUCTION)
S1	PLM	1111.1	005	001	Clearing and grubbing	ha	1.68	$ 10,000.00	$ 16,800.00	1111 CLEARING AND GRUBBING
S1	PLM	0161.3	006	001	Maintenance, tidying up and defects rectification	LS	1	$ 25,000.00	$ 25,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
S1	PLM	0161.1	007	001	Quality system documents and records	LS	1	$ 10,000.00	$ 10,000.00	0161 QUALITY MANAGEMENT (CONSTRUCTION)
S1	PLM	0161.2	008	001	Quality verification and control	LS	1	$ 10,000.00	$ 10,000.00	0161 QUALITY MANAGEMENT (CONSTRUCTION)
S1	PLM	0173.1	009	001	Environmental management system documents and records	LS	1	$ 20,000.00	$ 20,000.00	0173 ENVIRONMENTAL MANAGEMENT
S1	PLM	0173.2	010	001	Environmental management verification and control	LS	1	$ 25,000.00	$ 25,000.00	0173 ENVIRONMENTAL MANAGEMENT
S1	PLM	0136.4	011	001	Service locations and identification	LS	1	$ 25,000.00	$ 25,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
S1	PLM	0136.5	012	001	Dilapidation survey	LS	1	$ 10,000.00	$ 10,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
S1	PLM	0136.6(1)	011	001	Relocation and alteration to existing utility services [Existing Water Mains - Chippendale St]**(Provisional Item)**	LS	2	$ 90,000.00	$ 180,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
S1	PLM	0136.6(2)	011	002	Relocation and alteration to existing utility services [Existing Overhead Electrical Pole]**(Provisional Item)**	LS	2	$ 20,000.00	$ 40,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
									$ 1,116,800.00	
					DIGITAL DELIVERABLES					
S1	DID	0136.4	001	001	Digital deliverables / ADAC / As-Built	LS	1	$ 30,000.00	$ 30,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
									$ 30,000.00	
					DEMOLITION					
S1	DEM	1151.2(1)	001	001	Remove existing pavement [Removal to stockpile]	m²	2009	$ 40.00	$ 80,360.00	1151 ROAD OPENINGS AND RESTORATION
S1	DEM	1151.2(2)	001	002	Remove existing pavement [Disposal off-site]	m²	2009	Rate Only	$ -	1151 ROAD OPENINGS AND RESTORATION
S1	DEM	1151.2(1)	002	001	Remove existing footpath [Removal to stockpile]	m²	358	$ 60.00	$ 21,480.00	1151 ROAD OPENINGS AND RESTORATION
S1	DEM	1151.2(2)	002	002	Remove existing footpath [Disposal off-site]	m²	358	Rate Only	$ -	1151 ROAD OPENINGS AND RESTORATION
S1	DEM	1151.2(1)	003	001	Remove existing concrete driveways [Removal to stockpile]	m²	60	$ 70.00	$ 4,200.00	1151 ROAD OPENINGS AND RESTORATION
S1	DEM	1151.2(2)	003	002	Remove existing concrete driveways [Disposal off-site]	m²	60	Rate Only	$ -	1151 ROAD OPENINGS AND RESTORATION
S1	DEM	1151.17(1)	004	001	Remove existing asphalt surfacing [Removal to stockpile]	m²	8593	$ 30.00	$ 257,790.00	1151 ROAD OPENINGS AND RESTORATION
S1	DEM	1151.17(2)	004	002	Remove existing asphalt surfacing [Disposal off-site]	m²	8593	Rate Only	$ -	1151 ROAD OPENINGS AND RESTORATION
S1	DEM	1122.3	005	001	Remove existing kerb and channel (gutter)	Lin.m	90	$ 35.00	$ 3,150.00	1122 KERBS AND CHANNELS (GUTTERS)
S1	DEM	0136.7	006	001	Decommission and remove existing services [Existing Sewer Rising Main]	Lin.m	64	Rate Only	$ -	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
									$ 366,980.00	
					EARTHWORKS					

						UNIT	QTY	RATE	AMOUNT	SPECIFICATION REFERENCE
S1	EWK	1112.1 (1)	001	001	Removal and stockpiling of topsoil [nominal 200 mm) **(Provisional Quantity)**	m³	3353.99826	$ 15.00	$ 50,309.97	1112 EARTHWORKS (ROAD RESERVE)
S1	EWK	1112.2(1)	002	001	General earthworks [Cut to achieve FSL (excavation in all materials)] (**Provisional Quantity**)]	m³	2655	$ 7.50	$ 19,912.50	1112 EARTHWORKS (ROAD RESERVE)
S1	EWK	1112.2(2)	002	002	General earthworks [Cut Road Pavement Box (Pavement Design Depth)]**(Provisional Quantity**)]	m³	7003	$ 7.50	$ 52,522.50	1112 EARTHWORKS (ROAD RESERVE)
S1	EWK	1112.2(3)	002	003	General earthworks [Spoil to Fill FSL in accordance with AS3798 including Level 1 certification & report **(Provisional Quantity)**]	m³	2655	$ 20.00	$ 53,100.00	1112 EARTHWORKS (ROAD RESERVE)
S1	EWK	1112.2(4)	002	004	General earthworks [Fill to achieve FSL in accordance with AS3798 including Level 1 certification & report **(Provisional Quantity**)]	m³	124	$ 20.00	$ 2,480.00	1112 EARTHWORKS (ROAD RESERVE)
S1	EWK	1112.2(5)	002	005	General earthworks [Excavation of subgrade replacement box (250 mm depth) (**Provisional Quantity**)]	m³	2,520	$ 7.50	$ 18,897.34	1112 EARTHWORKS (ROAD RESERVE)
S1	EWK	1112.2(6)	002	006	General earthworks [Excavation of rock mattress box (500 mm depth) **(Provisional Quantity)**]	m³	2364	$ 7.50	$ 17,730.00	1112 EARTHWORKS (ROAD RESERVE)
S1	EWK	1112.3	003	001	Unsuitable material to spoil **(Provisional Quantity)**	m³	100	$ 10.00	$ 1,000.00	1112 EARTHWORKS (ROAD RESERVE)
S1	EWK	1112.6	004	001	Haulage of borrow [Import Level 1 fill from off-site **(Provisional Quantity)]**	m³	100	$ 100.00	$ 10,000.00	1112 EARTHWORKS (ROAD RESERVE)
S1	EWK	1112.5	005	001	Haulage of spoil [Remove topsoil offsite **(Provisional Quantity)**]	m³	1,846	$ 28.00	$ 51,680.61	1112 EARTHWORKS (ROAD RESERVE)
S1	EWK	1112.7	006	001	Respreading of topsoil to verges [200 mm nom. depth] **(Provisional Quantity)**	m³	1508	$ 20.00	$ 30,160.00	1112 EARTHWORKS (ROAD RESERVE)
S1	EWK	1113.2	007	001	Supply and spread of additional granular material [Subgrade Replacement - Imported CBR15 Material, 250 mm depth]**(Provisional Quantity)**	m³	2,520	$ 100.00	$ 251,964.57	1113 SUBGRADE AND FORMATION STABILISATION
S1	EWK	1113.7	008	001	Supply and spread of additional working platform material [Rock mattress, 500 mm depth, 150/300 mm rock, Craig St]**(Provisional Quantity)**	m³	2364	$ 300.00	$ 709,200.00	1113 SUBGRADE AND FORMATION STABILISATION
									$ 1,268,957.49	

						UNIT	QTY	RATE	AMOUNT	SPECIFICATION REFERENCE
					ROADWORKS					
S1	RDW	1151.1(1)	001	001	Sawcut existing pavement [Bituminous carriageway pavement]	Lin.m	426	$ 60.00	$ 25,560.00	1151 ROAD OPENINGS AND RESTORATIONS
S1	RDW	1173.1	002	001	Excavation [Subsoil Drains](Provisional Quantity)	m³	205.45	$ 41.00	$ 8,423.45	1173 PAVEMENT DRAINS
S1	RDW	1173.2	003	001	Subsoil drain pipe	Lin. m	587	$ 41.00	$ 24,067.00	1173 PAVEMENT DRAINS
S1	RDW	1113.5	004	001	Compacting, trimming and jointing [Subgrade]	m²	10079	$ 5.00	$ 50,395.00	1113 SUBGRADE AND FORMATION STABILISATION
S1	RDW	1113.6	005	001	Density testing [Subgrade]	Each	1	$ 10,000.00	$ 10,000.00	1113 SUBGRADE AND FORMATION STABILISATION
S1	RDW	1141.1	006	001	Supply, place and compact base course [Unbound crushed rock (CRB20-1), 300 mm depth]	m³	2892	$ 180.00	$ 520,560.00	1141 FLEXIBLE PAVEMENT BASE AND SUBBASE
S1	RDW	1141.2	007	001	Supply, place and compact subbase course [Crushed rock / natural gravel subbase (CRS20), 360mm depth]	m³	3629	$ 150.00	$ 544,350.00	1141 FLEXIBLE PAVEMENT BASE AND SUBBASE
S1	RDW	1122.1(1)	008	001	Kerb and channel (gutter) [Barrier Kerb and Channel Type B1 in accordance with IPWEA Standard Drawing RSD-200]	Lin. m	429	$ 275.00	$ 117,975.00	1122 KERBS AND CHANNELS (GUTTERS)
S1	RDW	1122.1(2)	008	002	Kerb and channel (gutter) [Barrier Kerb Type M2 in accordance with IPWEA Standard Drawing RSD-200]	Lin. m	158	$ 275.00	$ 43,450.00	1122 KERBS AND CHANNELS (GUTTERS)
S1	RDW	1143.2(1)	009	001	Supply and spray binder - class 170 bitumen or approved equivalent [1.4L/m2, 10 mm aggregrate, 140m2/m3]	m²	9640	$ 5.00	$ 48,200.00	1143 SPRAYED BITUMINOUS SURFACING
S1	RDW	1144.3	010	001	Supply and install asphalt determined from measurement of area and thickness [50 mm] [Dense graded asphalt (DGA14)]	m²	9640	$ 60.00	$ 578,400.00	1144 ASPHALT (ROADWAYS)
S1	RDW	1151.15(2)	011	001	Footpath [Plain concrete]	m²	1521	$ 140.00	$ 212,940.00	1151 ROAD OPENINGS AND RESTORATIONS
S1	RDW	1151.18	012	001	Concrete pram ramps [Footpath]	m²	64	$ 150.00	$ 9,600.00	1151 ROAD OPENINGS AND RESTORATIONS
S1	RDW	1192.13	013	001	Supply and installation of signage [Give way Signage, Type R1-2A]	Each	3	$ 600.00	$ 1,800.00	1192 SIGNPOSTING
S1	RDW	1192.13	013	002	Supply and installation of signage [Double Street Sign and Post]	Each	2	$ 500.00	$ 1,000.00	1192 SIGNPOSTING
S1	RDW	1193.1	014	001	Guide posts (Supply and erect)	Each	10	$ 100.00	$ 1,000.00	1193 GUIDE POSTS
S1	RDW	1191.1	015	001	Pavement marking paint - longitudinal lines	LS	1	$ 15,000.00	$ 15,000.00	1191 PAVEMENT MARKINGS
S1	RDW	1191.2	016	001	Pavement marking paint - transverse lines, symbols, legends, arrows, chevrons, traffic islands and kerbs	LS	1	$ 10,000.00	$ 10,000.00	1191 PAVEMENT MARKINGS
S1	RDW	0161.1	017	001	Quality system documents and records [Roadworks]	LS	1	$ 10,000.00	$ 10,000.00	0161 QUALITY MANAGEMENT (CONSTRUCTION)
S1	RDW	0161.2	018	001	Quality verification and control [Roadworks]	LS	1	$ 10,000.00	$ 10,000.00	0161 QUALITY MANAGEMENT (CONSTRUCTION)
									$ 2,242,720.45	

						UNIT	QTY	RATE	AMOUNT	SPECIFICATION REFERENCE
					STORMWATER DRAINAGE					
S1	STW	1121.3	001	001	Concrete lining of open drains	m³	75	$ 140.00	$ 10,500.00	1121 OPEN DRAINS
S1	STW	1351.3.	002	001	Inadequate foundation material under drainage structures and open drains (**Provisional Quantity**)	m³	150	$ 150.00	$ 22,500.00	1351 STORMWATER DRAINAGE (CONSTRUCTION)
S1	STW	1353.2(1)	003	001	Precast base slab for small culverts [400 mm wide x 300 mm tall RCBC, Joy St Intersection]	m³	6	$ 200.00	$ 1,200.00	1353 PRECAST BOX CULVERTS
S1	STW	1353.2(2)	003	002	Precast base slab for small culverts [400 mm wide x 225 mm tall RCBC, Proposed Road Intersection]	m³	5	$ 200.00	$ 1,000.00	1353 PRECAST BOX CULVERTS
S1	STW	1353.2(3)	003	003	Precast base slab for small culverts [4/1800 mm wide x 600 mm tall RCBC, Craig St Intersection]	m³	20	$ 200.00	$ 4,000.00	1353 PRECAST BOX CULVERTS
S1	STW	1353.2(4)	003	004	Precast base slab for small culverts [6/1200 mm wide x 900 mm tall RCBC][Extension to existing]	m³	7	$ 200.00	$ 1,400.00	1353 PRECAST BOX CULVERTS
S1	STW	1353.2(5)	003	005	Precast base slab for small culverts [4/1200 mm wide x 600 mm tall RCBC][Extension to existing]	m³	6	$ 200.00	$ 1,200.00	1353 PRECAST BOX CULVERTS
S1	STW	1353.3(1)	004	001	Precast concrete box culverts (supply and install) [400 mm wide x 300 mm high, Joy St Intersection]	Lin. m	18	$ 800.00	$ 14,400.00	1353 PRECAST BOX CULVERTS
S1	STW	1353.3(2)	004	002	Precast concrete box culverts (supply and install)[400 mm wide x 225 mm high, Proposed Road Intersection]	Lin. m	16	$ 750.00	$ 12,000.00	1353 PRECAST BOX CULVERTS
S1	STW	1353.3(3)	004	003	Precast concrete box culverts (supply and install) [4/1800 mm wide x 600 mm high, Craig St Intersection]	Lin. m	79	$ 3,000.00	$ 237,000.00	1353 PRECAST BOX CULVERTS
S1	STW	1353.3(4)	004	004	Precast concrete box culverts (supply and install) [6/1200 mm wide x 900 mm tall RCBC][Extension to existing]	Lin. m	22	$ 2,800.00	$ 61,600.00	1353 PRECAST BOX CULVERTS
S1	STW	1353.3(5)	004	005	Precast concrete box culverts (supply and install) [4/1200 mm wide x 600 mm tall RCBC][Extension to existing]	Lin. m	20	$ 2,600.00	$ 52,000.00	1353 PRECAST BOX CULVERTS
S1	STW	1352.1(1)	005	001	Supply and install pipe drainage culverts, pipes, structures [3/900 RCP Class 3][Extension to existing]	Lin. m	30	$ 1,600.00	$ 48,000.00	1352 PIPE DRAINAGE
S1	STW	1352.1(2)	005	002	Supply and install pipe drainage culverts, pipes, structures [4/900 RCP Class 3][Extension to existing]	Lin. m	40	$ 1,600.00	$ 64,000.00	1352 PIPE DRAINAGE
S1	STW	1354.1(1)	006	001	Supply and place drainage structures [Headwalls, wingwalls aprons and cutoff walls, 400mm wide x 300mm high , Joy St Intersection]	Each	1	$ 2,500.00	$ 2,500.00	1354 DRAINAGE STRUCTURES
S1	STW	1354.1(2)	006	002	Supply and place drainage structures [Headwalls and wingwalls, aprons and cutoff walls, 400mm x 225mm high, Proposed Road Intersection]	Each	1	$ 2,500.00	$ 2,500.00	1354 DRAINAGE STRUCTURES
S1	STW	1354.1(3)	006	003	Supply and place drainage structures [Headwalls and wingwalls, aprons and cutoff walls, 4/1800 mm wide x 600 mm high, Craig St Intersection]	Each	1	$ 2,500.00	$ 2,500.00	1354 DRAINAGE STRUCTURES

						UNIT	QTY	RATE	AMOUNT	SPECIFICATION REFERENCE
S1	STW	1354.1(4)	006	004	Supply and place drainage structures [Headwalls and wingwalls, aprons and cutoff walls, 6/1200 mm wide x 900 mm tall RCBC] [Extension to existing]	Each	1	$ 2,500.00	$ 2,500.00	1354 DRAINAGE STRUCTURES
S1	STW	1354.1(5)	006	005	Supply and place drainage structures [Headwalls and wingwalls, aprons and cutoff walls, 4/1200 mm wide x 600 mm tall RCBC][Extension to existing]	Each	1	$ 2,500.00	$ 2,500.00	1354 DRAINAGE STRUCTURES
S1	STW	1354.1(6)	006	006	Supply and place drainage structures [Headwalls and wingwalls, aprons and cutoff walls, 3/900 RCP Class 3][Extension to existing]	Each	1	$ 2,500.00	$ 2,500.00	1354 DRAINAGE STRUCTURES
S1	STW	1354.1(7)	006	007	Supply and place drainage structures [Headwalls and wingwalls, aprons and cutoff walls, 4/900 RCP Class 3][Extension to existing]	Each	1	$ 2,500.00	$ 2,500.00	1354 DRAINAGE STRUCTURES
S1	STW	1393.1	007	001	CCTV inspection and reporting of new stormwater [Testing including CCTV and cleaning of all drainage lines and manholes at on-maintenance in accordance with Council's planning scheme including reporting]	LS	1	$ 15,000.00	$ 15,000.00	1393 CCTV INSPECTION OF DRAINAGE CONDUITS
S1	STW	0161.2	008	001	Quality verification and control [Stormwater Drainage]	LS	1	$ 5,000.00	$ 5,000.00	0161 QUALITY MANAGEMENT (CONSTRUCTION)
									$ 568,300.00	

						UNIT	QTY	RATE	AMOUNT	SPECIFICATION REFERENCE
					SEWERAGE SYSTEMS					
S1	SWR	1361.1(4)	001	001	Excavation and backfill for sewers [DN200 PE100 SDR11 Rising Main]	m³	215	$ 150.00	$ 32,250.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.1(6)	001	002	Excavation and backfill for sewers [DN315 PE100 SDR11 Rising Main]	m³	38	$ 150.00	$ 5,700.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.1(7)	001	003	Excavation and backfill for sewers [DN525 PE100 SDR11 Rising Main]	m³	1842	$ 150.00	$ 276,300.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.1(8)	001	004	Excavation and backfill for sewers [DN630 PE100 SDR11 Rising Main]	m³	2825	$ 150.00	$ 423,750.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.1(9)	001	005	Excavation and backfill for sewers [DN160 PVC PN12 Gravity Main]	m³	315	$ 200.00	$ 63,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.1(11)	001	006	Excavation and backfill for sewers [DN225 PVC PN12 Gravity Main]	m³	168	$ 200.00	$ 33,600.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.1(12)	001	007	Excavation and backfill for sewers [DN250 PVC PN12 Gravity Main]	m³	185	$ 200.00	$ 37,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.2(7)	002	003	Sewer pipe [DN200 DICL Rising Main] [Under Joy St Culvert]	Lin.m	10	$ 1,500.00	$ 15,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.2(4)	002	001	Sewer pipe [DN200 PE100 SDR11 Rising Main]	Lin.m	301	$ 500.00	$ 150,500.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.2(6)	002	002	Sewer pipe [DN315 PE100 SDR11 Rising Main]	Lin.m	38	$ 600.00	$ 22,800.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.2(7)	002	003	Sewer pipe [DN525 DICL Rising Main] [Under Creek Crossing and Rail]	Lin.m	30	$ 1,500.00	$ 45,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.2(7)	002	003	Sewer pipe [DN525 PE100 SDR11 Rising Main]	Lin.m	1195	$ 1,500.00	$ 1,792,500.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.2(8)	002	004	Sewer pipe [DN630 PE100 SDR11 Rising Main]	Lin.m	1585	$ 2,000.00	$ 3,170,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.2(7)	002	003	Sewer pipe [DN160 DICL Gravity Main] [Crossing Road 01 Culvert]	Lin.m	20	$ 1,500.00	$ 30,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.2(9)	002	005	Sewer pipe [DN160 PVC PN12 Gravity Main]	Lin.m	449	$ 300.00	$ 134,700.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.2(7)	002	003	Sewer pipe [DN225 DICL Gravity Main] [Crossing Culverts and Rail]	Lin.m	30	$ 1,500.00	$ 45,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.2(11)	002	006	Sewer pipe [DN225 PVC PN12 Gravity Main]	Lin.m	179	$ 400.00	$ 71,600.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.2(12)	002	007	Sewer pipe [DN250 PVC PN12 Gravity Main]	Lin.m	216	$ 500.00	$ 108,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.3(2)	003	001	Maintenance holes and maintenance shafts, maintenance chamber and inspection shaft structures [DN1050 MH]	Each	16	$ 45,000.00	$ 720,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.3(2)	003	002	Maintenance holes and maintenance shafts, maintenance chamber and inspection shaft structures [DN900 Discharge Manhole in accordance with SEQ-SPS-1406-1]	Each	2	$ 45,000.00	$ 90,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.4(2)	004	001	Covers and surrounds [DN1050 MH]	Each	16	$ 7,000.00	$ -	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.4(2)	004	002	Covers and surrounds [DN900 Discharge Manhole in accordance with SEQ-SPS-1406-1]	Each	2	$ 7,000.00	$ -	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.5	005	001	Connection to existing sewer, MH or structures	Each	2	$ 15,000.00	$ 30,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.8	006	001	Commissioning	LS	1	$ -	$ -	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1361.10	007	001	Inadequate foundation material under sewerage pipes	m³	1011	$ 200.00	$ 202,200.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S1	SWR	1362.1(3)	008	004	Pumping station [SP04]	LS	1	$ 500,000.00	$ 500,000.00	1362 SEWERAGE SYSTEMS - PUMP STATIONS (CONSTRUCTION)
S1	SWR	1362.3	009	001	Comission Pump Stations	LS	1	$ 30,000.00	$ 30,000.00	1362 SEWERAGE SYSTEMS - PUMP STATIONS (CONSTRUCTION)
S1	SWR	1362.4	010	001	Manuals	LS	1	$ 5,000.00	$ 5,000.00	1362 SEWERAGE SYSTEMS - PUMP STATIONS (CONSTRUCTION)
S1	SWR	1393.1(1)	011	001	CCTV inspection and reporting of new sewer [CCTV testing and cleaning of all sewer lines at on maintenance including reporting.]	LS	1	$ 50,000.00	$ 50,000.00	1393 CCTV INSPECTION OF DRAINAGE CONDUITS
S1	SWR	1393.1(2)	011	002	CCTV inspection and reporting of new sewer [CCTV testing and cleaning of all sewer lines at off maintenance including reporting.]	LS	1	$ 50,000.00	$ 50,000.00	1393 CCTV INSPECTION OF DRAINAGE CONDUITS
S1	SWR	0161.2	012	001	Quality verification and control [Sewer]	LS	1	$ 30,000.00	$ 30,000.00	0161 QUALITY MANAGEMENT (CONSTRUCTION)
									$ 8,163,900.00	

						UNIT	QTY	RATE	AMOUNT	SPECIFICATION REFERENCE
					STREET AND PUBLIC LIGHTING					
S1	SPL	1197.2	001	001	Excavation (Provisional Quantity)	m³	10	$ 100.00	$ 1,000.00	1197 STREET AND PUBLIC LIGHTING
S1	SPL	1197.3	002	001	Unsuitable material below foundation	m³	5	$ 15.00	$ 75.00	1197 STREET AND PUBLIC LIGHTING
S1	SPL	1197.4	003	001	Reinforced concrete footing	m³	7.2	$ 50.00	$ 360.00	1197 STREET AND PUBLIC LIGHTING
S1	SPL	1197.5(1)	004	001	Installation of conduits [50 mm uPVC]	Lin.m	56	$ 35.00	$ 1,960.00	1197 STREET AND PUBLIC LIGHTING
S1	SPL	1197.5(2)	004	001	Installation of conduits [100 mm uPVC]	Lin.m	575	$ 35.00	$ 20,125.00	1197 STREET AND PUBLIC LIGHTING
S1	SPL	1197.5(3)	004	001	Installation of conduits [125 mm uPVC]	Lin.m	228	$ 35.00	$ 7,980.00	1197 STREET AND PUBLIC LIGHTING
S1	SPL	1197.6	005	001	Installation of cable pits	Each	17	$ 500.00	$ 8,500.00	1197 STREET AND PUBLIC LIGHTING
S1	SPL	1197.7	006	001	Installation of poles and columns	Each	14	$ 3,000.00	$ 42,000.00	1197 STREET AND PUBLIC LIGHTING
									$ 82,000.00	
					SEWERAGE TREATMENT PLANT					
S1	STP								$ 7,000,000.00	
									$ 7,000,000.00	

						UNIT	QTY	RATE	AMOUNT	SPECIFICATION REFERENCE
					SITE ESTABLISHMENT AND PREPARATION - PRELIMINARIES					
S2	PLM	0136.1	001	001	Site establishment/demobilsation	LS	1	$ 100,000.00	$ 100,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
S2	PLM	0136.3	002	001	Items from Principal	Each	1	$ -	$ -	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
S2	PLM	1101.1	003	001	Traffic management	LS	1	$ 50,000.00	$ 50,000.00	1101 TRAFFIC MANAGEMENT
S2	PLM	1102.1	004	001	Temporary erosion and sedimentation control measures	LS	1	$ 30,000.00	$ 30,000.00	1102 CONTROL OF EROSION AND SEDIMENTATION (CONSTRUCTION)
S2	PLM	1111.1	005	001	Clearing and grubbing	ha	0.32	$ 10,000.00	$ 3,200.00	1111 CLEARING AND GRUBBING
S2	PLM	0161.3	006	001	Maintenance, tidying up and defects rectification	LS	1	$ 25,000.00	$ 25,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
S2	PLM	0161.1	007	001	Quality system documents and records	LS	1	$ 10,000.00	$ 10,000.00	0161 QUALITY MANAGEMENT (CONSTRUCTION)
S2	PLM	0161.2	008	001	Quality verification and control	LS	1	$ 10,000.00	$ 10,000.00	0161 QUALITY MANAGEMENT (CONSTRUCTION)
S2	PLM	0173.1	009	001	Environmental management system documents and records	LS	1	$ 25,000.00	$ 25,000.00	0173 ENVIRONMENTAL MANAGEMENT
S2	PLM	0173.2	010	001	Environmental management verification and control	LS	1	$ 20,000.00	$ 20,000.00	0173 ENVIRONMENTAL MANAGEMENT
S2	PLM	0136.4	011	001	Service locations and identification	LS	1	$ 25,000.00	$ 25,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
S2	PLM	0136.5	012	001	Dilapidation survey	LS	1	$ 10,000.00	$ 10,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
S2	PLM	0136.6	011	001	Relocation and alteration to existing utility services [Existing Water Main, Burstall Rd] **(Provisional Item)**	LS	1	$ 2,500,000.00	$ 2,500,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
									$ 2,808,200.00	
					DIGITAL DELIVERABLES					
S2	DID	0136.4	001	001	Digital deliverables / ADAC / As-Built	LS	1	$ 25,000.00	$ 25,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
									$ 25,000.00	
					DEMOLITION					
S2	DEM	1151.2(1)	001	001	Remove existing pavement [Removal to stockpile, Burstall-Beach Road Intersection]	m²	1729	$ 40.00	$ 69,160.00	1151 ROAD OPENINGS AND RESTORATION
S2	DEM	1151.2(2)	001	002	Remove existing pavement [Disposal off-site, Burstall-Beach Road Intersection]	m²	1729	Rate Only	$ -	1151 ROAD OPENINGS AND RESTORATION
S2	DEM	1151.2(1)	002	001	Remove existing pavement [Removal to stockpile,Beach Road-Future Road Intersection]	m²	319	$ 40.00	$ 12,760.00	1151 ROAD OPENINGS AND RESTORATION
S2	DEM	1151.2(2)	002	002	Remove existing pavement [Disposal off-site, Beach Road-Future Road Intersection]	m²	319	Rate Only	$ -	1151 ROAD OPENINGS AND RESTORATION
S2	DEM	0.136.8(1)	003	001	Demolition and removal of existing services [600 RCP pipe, Ida Cct]	Lin.m	401	$ 2,500.00	$ 1,002,500.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
S2	DEM	0.136.8(2)	003	002	Demolition and removal of existing services [600x600 RCBC, Ida Cct]	Lin.m	226	$ 2,500.00	$ 565,000.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
S2	DEM	0.136.9	004	001	Demolition and removal of existing structures [Stormwater Pits, Ida Cct]	Each	6	$ 3,800.00	$ 22,800.00	0136 GENERAL REQUIREMENTS (CONSTRUCTION)
									$ 1,672,220.00	

						UNIT	QTY	RATE	AMOUNT	SPECIFICATION REFERENCE
EARTHWORKS										
S2	EWK	1112.1 (1)	001	001	Removal and stockpiling of topsoil [nominal 200 mm) **(Provisional Quantity)**	m³	625	$ 15.00	$ 9,375.00	1112 EARTHWORKS (ROAD RESERVE)
S2	EWK	1112.2(1)	002	001	General earthworks [Cut to achieve FSL (excavation in all materials)] **(Provisional Quantity)**]	m³	1,863	$ 7.50	$ 13,972.50	1112 EARTHWORKS (ROAD RESERVE)
S2	EWK	1112.2(2)	002	002	General earthworks [Cut Road Pavement Box (Pavement Design Depth)]**(Provisional Quantity)**]	m³	1,608	$ 7.50	$ 12,058.50	1112 EARTHWORKS (ROAD RESERVE)
S2	EWK	1112.2(3)	002	003	General earthworks [Spoil to Fill FSL in accordance with AS3798 including Level 1 certification & report **(Provisional Quantity)**]	m³	167	$ 20.00	$ 3,340.06	1112 EARTHWORKS (ROAD RESERVE)
S2	EWK	1112.2(4)	002	004	General earthworks [Excavation of subgrade replacement box (250 mm depth) **(Provisional Quantity)**]	m³	592	$ 7.50	$ 4,438.13	1112 EARTHWORKS (ROAD RESERVE)
S2	EWK	1112.3	003	001	Unsuitable material to spoil **(Provisional Quantity)**	m³	50	$ 10.00	$ 500.00	1112 EARTHWORKS (ROAD RESERVE)
S2	EWK	1112.6	004	001	Haulage of borrow [Import Level 1 fill from off-site **(Provisional Quantity)]**	m³	50	$ 100.00	$ 5,000.00	1112 EARTHWORKS (ROAD RESERVE)
S2	EWK	1112.5	005	001	Haulage of spoil **(Provisional Quantity)**	m³	1,696	$ 100.00	$ 169,599.70	1112 EARTHWORKS (ROAD RESERVE)
S2	EWK	1112.7	006	001	Respreading of topsoil to verges [200 mm nom. depth] **(Provisional Quantity)**	m³	625	$ 20.00	$ 12,500.00	1112 EARTHWORKS (ROAD RESERVE)
S2	EWK	1113.2	007	001	Supply and spread of additional granular material [Subgrade Replacement - Imported CBR15 Material, 250 mm depth]**(Provisional Quantity)**	m³	592	$ 100.00	$ 59,175.00	1113 SUBGRADE AND FORMATION STABILISATION
									$ 289,958.89	

						UNIT	QTY	RATE	AMOUNT	SPECIFICATION REFERENCE
					ROADWORKS					
S2	RDW	1151.1(1)	001	001	Sawcut existing pavement [Bituminous carriageway pavement]	Lin.m	53	$ 60.00	$ 3,150.00	1151 ROAD OPENINGS AND RESTORATIONS
S2	RDW	1113.5	002	001	Compacting, trimming and jointing [Subgrade]	m²	2364	$ 5.00	$ 11,820.00	1113 SUBGRADE AND FORMATION STABILISATION
S2	RDW	1113.6	003	001	Density testing [Subgrade]	Each	2	$ 10,000.00	$ 20,000.00	1113 SUBGRADE AND FORMATION STABILISATION
S2	RDW	1141.1	004	001	Supply, place and compact base course [Unbound crushed rock (CRB20-1), 300 mm depth]	m³	710	$ 180.00	$ 127,710.00	1141 FLEXIBLE PAVEMENT BASE AND SUBBASE
S2	RDW	1141.2	005	001	Supply, place and compact subbase course [Crushed rock / natural gravel subbase (CRS20), 380mm depth]	m³	898	$ 150.00	$ 134,745.00	1141 FLEXIBLE PAVEMENT BASE AND SUBBASE
S2	RDW	1143.2(1)	006	001	Supply and spray binder - class 170 bitumen or approved equivalent [1.4L/m2, 10 mm aggregrate, 140m2/m3]	m²	2364	$ 5.00	$ 11,820.00	1143 SPRAYED BITUMINOUS SURFACING
S2	RDW	1144.3	007	001	Supply and install asphalt determined from measurement of area and thickness [50 mm] [Dense graded asphalt (DGA14)]	m²	2364	$ 60.00	$ 141,840.00	1144 ASPHALT (ROADWAYS)
S2	RDW	1192.13(1)	008	001	Supply and installation of signage [Give Way Signage, Type R1-2]	Each	2	$ 600.00	$ 1,200.00	1192 SIGNPOSTING
S2	RDW	1192.13(2)	008	002	Supply and installation of signage [Cross Road Intersection Signage, Type W2-1]	Each	2	$ 600.00	$ 1,200.00	1192 SIGNPOSTING
S2	RDW	1192.13(3)	008	003	Supply and installation of signage [Road/Street Name, Type G5-1, double]	Each	4	$ 600.00	$ 2,400.00	1192 SIGNPOSTING
S2	RDW	1192.13(4)	008	004	Supply and installation of signage [Side Road Intersection Signage, Type W2-4 (R)]	Each	1	$ 600.00	$ 600.00	1192 SIGNPOSTING
S2	RDW	1192.13(5)	008	005	Supply and installation of signage [Side Road Intersection Signage, Type W2-4 (L)]	Each	1	$ 600.00	$ 600.00	1192 SIGNPOSTING
S2	RDW	1191.1	009	001	Pavement marking paint - longitudinal lines	LS	1	$ 10,000.00	$ 10,000.00	1191 PAVEMENT MARKINGS
S2	RDW	1191.2	010	001	Pavement marking paint - transverse lines, symbols, legends, arrows, chevrons, traffic islands and kerbs	LS	1	$ 10,000.00	$ 10,000.00	1191 PAVEMENT MARKINGS
S2	RDW	0161.1	011	001	Quality system documents and records [Roadworks]	LS	1	$ 10,000.00	$ 10,000.00	0161 QUALITY MANAGEMENT (CONSTRUCTION)
S2	RDW	0161.2	012	001	Quality verification and control [Roadworks]	LS	1	$ 10,000.00	$ 10,000.00	0161 QUALITY MANAGEMENT (CONSTRUCTION)
									$ 497,085.00	

						UNIT	QTY	RATE	AMOUNT	SPECIFICATION REFERENCE
					STORMWATER DRAINAGE					
S2	STW	1121.3	001	001	Concrete lining of open drains	m³	61	$ 140.00	$ 8,540.00	1121 OPEN DRAINS
S2	STW	1351.3.	003	001	Inadequate foundation material under drainage structures and open drains (**Provisional Quantity**)	m³	313	$ 150.00	$ 46,950.00	1351 STORMWATER DRAINAGE (CONSTRUCTION)
S2	STW	0161.2	006	001	Quality verification and control [Stormwater Drainage]	LS	1	$ 5,000.00	$ 5,000.00	0161 QUALITY MANAGEMENT (CONSTRUCTION)
									$ 60,490.00	
					SEWERAGE SYSTEMS					
S2	SWR	1361.1(1)	001	001	Excavation and backfill for sewers [DN75 PE100 SDR11 Rising Main]	m³	194	$ 150.00	$ 29,100.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.1(2)	001	002	Excavation and backfill for sewers [DN125 PE100 SDR11 Rising Main]	m³	151	$ 150.00	$ 22,650.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.1(3)	001	003	Excavation and backfill for sewers [DN180 PE100 SDR11 Rising Main]	m³	1189	$ 150.00	$ 178,350.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.1(5)	001	004	Excavation and backfill for sewers [DN225 PE100 SDR11 Rising Main]	m³	540	$ 150.00	$ 81,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.1(10)	001	005	Excavation and backfill for sewers [DN200 PVC PN12 Gravity Main]	m³	335	$ 150.00	$ 50,250.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.2(1)	002	001	Sewer pipe [DN75 PE100 SDR11 Rising Main]	Lin.m	549	$ 250.00	$ 137,250.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.2(2)	002	002	Sewer pipe [DN125 PE100 SDR11 Rising Main]	Lin.m	307	$ 300.00	$ 92,100.000	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.2(3)	002	003	Sewer pipe [DN180 PE100 SDR11 Rising Main]	Lin.m	2323	$ 450.00	$ 1,045,350.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.2(5)	002	004	Sewer pipe [DN225 PE100 SDR11 Rising Main]	Lin.m	769	$ 500.00	$ 384,500.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.2(10)	002	005	Sewer pipe [DN200 PVC PN12 Gravity Main]	Lin.m	447	$ 400.00	$ 178,800.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.3(2)	003	002	Maintenance holes and maintenance shafts, maintenance chamber and inspection shaft structures [DN1050 MH]	Each	8	$ 25,000.00	$ 200,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.3(2)	003	003	Maintenance holes and maintenance shafts, maintenance chamber and inspection shaft structures [DN900 Discharge Manhole in accordance with SEQ-SPS-1406-1]	Each	2	$ 45,000.00	$ 90,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.4(2)	004	002	Covers and surrounds [DN1050 MH]	Each	8	$ 4,500.00	$ 36,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.4(2)	004	003	Covers and surrounds [DN900 Discharge Manhole in accordance with SEQ-SPS-1406-1]	Each	2	$ 7,000.00	$ 14,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.5	005	001	Connection to existing sewer, MH or structures	Each	2	$ 15,000.00	$ 30,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.8	006	001	Commissioning	LS	2	$ 25,000.00	$ 50,000.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1361.10	007	001	Inadequate foundation material under sewerage pipes	m³	1099	$ 200.00	$ 219,800.00	1361 SEWERAGE SYSTEMS - RETICULATION (CONSTRUCTION)
S2	SWR	1362.1(1)	008	001	Pumping station [SP01]	LS	1	$ 500,000.00	$ 500,000.00	1362 SEWERAGE SYSTEMS - PUMP STATIONS (CONSTRUCTION)
S2	SWR	1362.1(2)	008	002	Pumping station [SP02]	LS	1	$ 500,000.00	$ 500,000.00	1362 SEWERAGE SYSTEMS - PUMP STATIONS (CONSTRUCTION)
S2	SWR	1362.1(3)	008	003	Pumping station [SP03]	LS	1	$ 500,000.00	$ 500,000.00	1362 SEWERAGE SYSTEMS - PUMP STATIONS (CONSTRUCTION)
S2	SWR	1362.1(4)	008	005	Pumping station [Upgrade Existing ExSPSA31]	LS	1	$ 500,000.00	$ 500,000.00	1362 SEWERAGE SYSTEMS - PUMP STATIONS (CONSTRUCTION)
S2	SWR	1362.3	009	001	Comission Pump Stations	LS	4	$ 30,000.00	$ 120,000.00	1362 SEWERAGE SYSTEMS - PUMP STATIONS (CONSTRUCTION)
S2	SWR	1362.4	010	001	Manuals	LS	4	$ 5,000.00	$ 20,000.00	1362 SEWERAGE SYSTEMS - PUMP STATIONS (CONSTRUCTION)
S2	SWR	1393.1(1)	011	001	CCTV inspection and reporting of new sewer [CCTV testing and cleaning of all sewer lines at on maintenance including reporting.]	LS	1	$ 50,000.00	$ 50,000.00	1393 CCTV INSPECTION OF DRAINAGE CONDUITS
S2	SWR	1393.1(2)	011	002	CCTV inspection and reporting of new sewer [CCTV testing and cleaning of all sewer lines at off maintenance including reporting.]	LS	1	$ 50,000.00	$ 50,000.00	1393 CCTV INSPECTION OF DRAINAGE CONDUITS
S2	SWR	0161.2	012	001	Quality verification and control [Sewer]	LS	1	$ 30,000.00	$ 30,000.00	0161 QUALITY MANAGEMENT (CONSTRUCTION)

						UNIT	QTY	RATE	AMOUNT	SPECIFICATION REFERENCE
									$ 5,109,150.00	
					STREET AND PUBLIC LIGHTING					
S2	SPL	1197.2	001	001	Excavation (Provisional Quantity)	m³	5	$ 10.00	$ 50.00	1197 STREET AND PUBLIC LIGHTING
S2	SPL	1197.3	002	001	Unsuitable material below foundation	m³	5	$ 75.00	$ 375.00	1197 STREET AND PUBLIC LIGHTING
S2	SPL	1197.4	003	001	Reinforced concrete footing	m³	1.02	$ 50.00	$ 50.89	1197 STREET AND PUBLIC LIGHTING
S2	SPL	1197.5(1)	004	001	Installation of conduits [50 mm uPVC]	Lin.m	82	$ 35.00	$ 2,870.00	1197 STREET AND PUBLIC LIGHTING
S2	SPL	1197.6	005	001	Installation of cable pits	Each	3	$ 500.00	$ 1,500.00	1197 STREET AND PUBLIC LIGHTING
S2	SPL	1197.7	006	001	Installation of poles and columns	Each	2	$ 3,000.00	$ 6,000.00	1197 STREET AND PUBLIC LIGHTING
									$ 10,845.89	

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PD:ND:21799L001a
12 March 2026

Burdekin Shire Council
145 Young Street
Ayr Qld 4807

Attention: Coralie Mannea [redacted]

Dear Coralie

BURDEKIN SHIRE COUNCIL
CRAIG STREET / BRUCE HIGHWAY INTERSECTION UPGRADE AND CRAIG STREET RECONSTRUCTION

We have prepared a Detailed Design Stage Cost Estimate for the abovementioned project in accordance with your instructions and as outlined herein.

1.0 DOCUMENTS AND INFORMATION

We have relied on the following information received from Burdekin Shire Council on 24 February 2026 as the basis of the cost estimate.

- Burchills Engineering Solutions Preliminary Drawings
- Burchills Engineering Solutions Detailed Design Report, BE250152-RP-DR-03
- Burchills Engineering Solutions Bill of Quantities

2.0 DETAILED DESIGN STAGE ESTIMATE

Our cost estimate is based on the documents and information depicted in Item 1.0, current market conditions, and assumed methodology. Our opinion of cost is as follows:

Upgrades and Reconstruction: **$3,752,205 (excl. GST)**

The cost estimate is for the the upgrade of approximately 610m of Craig Street from the Bruce Highway intersection, the upgrade of the Bruce Highway / Craig Street intersection and the construction of approximately 84m of a new road (Road D) along with associated earthworks, drainage and utility services as documented. It includes an allowance for Risk Contingency.

The cost estimate excludes Non-Construction Costs, including but not limited to Escalation beyond March 2025, Professional Fees, Authority Fees and Charges, Client Costs and GST (refer to Items 3.0 and 4.0).

Please refer to the enclosed Cost Estimate Summary.

3.0 COSTING METHODOLOGY

The cost estimates are prepared based on the design documentation provided by BSC.

The construction cost estimate is prepared and represented the following categories:

- Direct Job Costs
- Indirect Job Costs
- Off-site Overheads and Profit
- Risk Contingency

Direct Job Costs have been developed using benchmarked unit rates from similar projects across Queensland and supplemented by high-level first principles rate buildups where applicable.

Indirect Job Cost (Contractor Preliminaries) is included on a percentage basis benchmarked from similar projects to cover the cost of Contractor's project management, works management (supervisors, administration staff, surveyors, etc), equipment idle time, consumables (stationery, miscellaneous materials), small plant and equipment (pumps, generators, staff vehicles, etc), insurances and bonds, permits and fees and safety.

Contractor's Off-site Overhead and Margin of 12% is included to cover the finance such items as their corporate business unit costs and profit margin.

Contingency for project risk is allowed at 20% of total construction cost.

4.0 ASSUMPTIONS

The following assumptions have been considered in the preparation of the Cost Estimate:

- All construction works will be carried out by a qualified and experienced local contractor.
- The appointed contractor will have unrestricted access to the site and full control throughout the construction period.
- All necessary planning and approvals will be secured prior to the commencement of construction.
- All works have been allowed to be undertaken during the normal working hours and no night works will be required.
- Areas for material stockpile, storage and site facilities will be provided adjacent to site and the Contractor will be responsible for the rehabilitation upon completion of the project.
- Surplus excavated materials and demolished structures are to be disposed to Kirknie landfill with no tipping fee.
- Hydro mulch and grass seeding include topsoil using site stripped material.
- Traffic management is for the intersection of Bruce Highway and Craig Street only.
- Total construction duration is 12 weeks.

5.0 SPECIFIC EXCLUSIONS

The following exclusions have been specifically excluded from the cost estimate:

- Works other than specifically identified in the design documentation
- Relocation of any services infrastructure other than documented
- Removal and treatment of contaminated materials
- Rock excavation
- Statutory fees and charges
- Professional fees
- Statutory and environmental approvals
- Allowance for environmental levy
- Escalation beyond March 2026
- Major market and supply chain disruption
- Good and Services Tax (GST)

We trust this meets with your requirements. Should you have any questions or require clarification on any item, please do not hesitate to call.

Yours sincerely,

Nick Duncan
Technical Director
Rider Levett Bucknall
nicholas.duncan@au.rlb.com

Encl: 21799-1 Cost Estimate Summary

CRAIG STREET/BRUCE HIGHWAY INTERSECTION UPGRADES AND CRAIG STREET RECONSTRUCTION

DETAILED DESIGN COST ESTIMATE

LOCATION SUMMARY

Rates Current At March 2026

Ref	Location		Total Cost $
A1	**Preliminaries**		**49,184**
A2	**Bulk Earthworks**		**355,115**
A3	**Civil Works**		**1,664,126**
A4	**Road Furnitures**		**64,391**
A5	**Other Costs**		**155,556**
ESTIMATED NET COST			**2,288,372**
MARGINS & ADJUSTMENTS			
Indirect Job Costs		22.0%	503,445
Offsite Overhead and Margin		12.0%	335,020
Total Construction Contractor's Costs			**3,126,837**
Professional Fees			Excl.
Client's Costs			Excl.
Contingencies for Risk		20.0%	625,368
Escalation			Excl.
Authority Fees and Charges			Excl.
Goods and Services Tax			Excl.
ESTIMATED TOTAL COST			**3,752,205**

CRAIG STREET/BRUCE HIGHWAY INTERSECTION UPGRADES AND CRAIG STREET RECONSTRUCTION

DETAILED DESIGN COST ESTIMATE

LOCATION ELEMENTS ITEM

A1 Preliminaries

Rates Current At March 2026

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
1	Site establishment, including setup and miscellaneous	Item			Included
2	Survey setout	Item			23,199
3	Provision for as cons and all QA documentation	Item			9,281
7	Allowance to locate and protect existing services	Item			16,704
	PR - Preliminaries				**49,184**
PRELIMINARIES					**49,184**

CRAIG STREET/BRUCE HIGHWAY INTERSECTION UPGRADES AND CRAIG STREET RECONSTRUCTION

DETAILED DESIGN COST ESTIMATE

LOCATION ELEMENTS ITEM

A2 Bulk Earthworks

Rates Current At March 2026

Ref	Description	Unit	Qty	Rate $	Total Cost $
XP	**Site Preparation**				
56	Clearing and grubbing (Provisional Sum)	m²	19,580	2.90	56,782
57	Demolition and disposal of existing asphalt	m²	1,337	16.76	22,397
58	Earthworks in all class of materials - Cut to Fill	m³	1,056	31.89	33,674
59	Earthworks in all class of materials - Cut to dispose off site	m³	4,179	38.86	162,395
60	Allowance for batter	m²	7,584	5.17	39,148
	XP - Site Preparation				**314,396**
XR	**Roads, Footpaths and Paved Areas**				
39	Erosion and sediment control (Provisional Sum)	Item			23,201
41	Allowance for Level 1 certification (Provisional Sum)	Item			8,701
	XR - Roads, Footpaths and Paved Areas				**31,902**
XL	**Landscaping and Improvements**				
37	Hydromulch to disturbed verge areas (Provisional Qty)	m²	2,000	4.41	8,817
	XL - Landscaping and Improvements				**8,817**
BULK EARTHWORKS					**355,115**

LOCATION ELEMENTS ITEM

A3 Civil Works

Rates Current At March 2026

Ref	Description	Unit	Qty	Rate $	Total Cost $
XR	**Roads, Footpaths and Paved Areas**				
40	Tie-in to existing pavement	m	129	149.47	19,281
42	Trim and compaction of pavement subgrade	m²	6,800	1.69	11,438
43	Bitumen surfacing - 50mm AC14H	m²	6,800	76.46	519,891
44	Base course material (CBR 60) - 125 mm depth, supply, place and compact	m³	850	163.56	139,025
45	Sub-base course material (CBR 45) - 125 mm depth, supply, place and compact	m³	850	158.00	134,292
	XR - Roads, Footpaths and Paved Areas				**823,927**
XL	**Landscaping and Improvements**				
38	Grass seed (assumed topsoil from site stockpile)	m²	4,021	4.41	17,725
	XL - Landscaping and Improvements				**17,725**
XK	**External Stormwater Drainage**				
15	Concrete headwalls for 10no x 2.4m x 0.45m RCBC (cast in situ, reinforced, formwork) including apron	No	2	24,360.00	48,720
16	Concrete headwalls for 1.2m x 0.60m RCBC (cast in situ, reinforced, formwork) including apron	No	2	3,886.50	7,773
17	Excavate and dispose existing 900x450 RCBC	m	27	180.49	4,873
18	Excavate and dispose existing 1200x750 RCBC	m	14	234.29	3,280
19	Excavate and dispose existing 600 RCP	m	4	145.25	581
20	Excavate and dispose existing 450 RCP	m	5	139.40	697
21	Supply of kerb type B1	m	115	150.09	17,260
22	Supply and Installation of new 1200mm wide x 300mm high RCBC (Supply, Bed, Lay & Joint) (2no x 1.2m x 0.3m x 9.6m with link slab including base slab)	m	20	3,469.00	69,380
23	Supply and Installation of new 900mm wide x 300mm high RCBC (Supply, Bed, Lay & Joint) (1no x 0.90m x 0.30m)	m	10	1,889.60	18,896
24	Supply and Installation of new 2400mm wide x 450mm high RCBC (Supply, Bed, Lay & Joint) (10no x 2.4m x 0.45m x 7.2m)	m	73	5,529.69	403,667
25	Supply and Installation of new 1200mm wide x 600mm high RCBC (Supply, Bed, Lay & Joint)	m	54	2,603.60	140,594
26	Supply and Installation of new 375mm RCP (Supply, Bed, Lay & Joint)	m	21	522.05	10,963
27	Supply and Installation of link slab for 1200mm wide opening	m	18		Included
28	Concrete base slabs for RCBCs	m³	77		Included
29	Precast headwalls for 375mm RCP	No	2	1,740.50	3,481
30	Concrete headwalls for 0.90m x 0.30m RCBC (cast in situ, reinforced, formwork) including apron	No	2	2,668.50	5,337
31	Concrete Apron for RCBC (cast in situ, reinforced)	m³	14		Included

LOCATION ELEMENTS ITEM

A3 Civil Works (continued)

Rates Current At March 2026

Ref	Description	Unit	Qty	Rate $	Total Cost $
32	Supply and place Rock Protection (d50 = 200mm), including geotextile	m³	12	328.34	3,940
33	Supply and place Rock Protection (d50 = 100mm), including geotextile	m³	13	374.70	4,871
34	Supply and install new on grade gully pit (2.4m lintel)	No	1	6,381.00	6,381
35	Concrete lined drainage swale (100mm thick, SL72 Mesh)	m²	40	149.85	5,994
36	Stormwater pipe	m	50	754.00	37,700
	XK - External Stormwater Drainage				**794,388**
XD	**External Sewer Drainage**				
12	Allowance for connecting to existing line / manhole	Item			3,481
13	Supply 150 DIA, PVC-U sewer	m	17	345.12	5,867
14	Supply 1050mm manhole	No	1	6,091.00	6,091
	XD - External Sewer Drainage				**15,439**
XW	**External Water Supply**				
11	Relocation of hydrant to verge	No	1	5,627.00	5,627
	XW - External Water Supply				**5,627**
XE	**External Electric Light and Power**				
9	Adjust existing electric pit to match proposed pavement surface	No	1	1,451.00	1,451
10	Re-align existing underground electric (Provisional Qty)	m	40	139.23	5,569
	XE - External Electric Light and Power				**7,020**
CIVIL WORKS					**1,664,126**

LOCATION ELEMENTS ITEM

A4 Road Furnitures

Rates Current At March 2026

Ref	Description	Unit	Qty	Rate $	Total Cost $
XR	**Roads, Footpaths and Paved Areas**				
46	Information sign (R1-2A), supply and install, including sign, plate, holding pipe and fixing complete in place	No	2	754.50	1,509
47	Sign (R1-2A) relocated	No	1	511.00	511
48	Speed sign relocated	No	1	511.00	511
49	Guide posts relocated	No	6	145.17	871
50	Light pole relocated (Provisional Sum allowance)	No	4	7,365.25	29,461
51	Light pole New	No	1	17,399.00	17,399
52	Information sign (R2-6(L), supply and install, including sign, plate, holding pipe and fixing complete in place	No	1	755.00	755
53	Installation of all line marking	Item			12,352
54	Give way sign relocated	No	1	511.00	511
55	Road sign relocated	No	1	511.00	511
	XR - Roads, Footpaths and Paved Areas				**64,391**
ROAD FURNITURES					**64,391**

CRAIG STREET/BRUCE HIGHWAY INTERSECTION UPGRADES AND CRAIG STREET RECONSTRUCTION

DETAILED DESIGN COST ESTIMATE

LOCATION ELEMENTS ITEM

A5 Other Costs

Rates Current At March 2026

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
4	Contingency	Item			Included
5	Allowance for insurances	Item			Included
6	Project management costs	Item			Included
8	Allowance for traffic management	Item			155,556
	PR - Preliminaries				**155,556**
OTHER COSTS					**155,556**

PROJECT MANAGEMENT

7.4.2. Procurement and Early Works 2026/27 Capital Program

File Reference: 395

Report Author: James Stewart, Director Infrastructure Planning and Environmental Services

Authoriser: James Stewart, Director Infrastructure Planning and Environmental Services

Meeting Date: 14 April 2026

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
OPW1 Implement Annual Works Program as adopted within the financial year considering revisions required to accommodate externally funded projects and/or natural disasters.

Executive Summary
This report to Council is intended to optimise the delivery of the 2026/27 Capital Program. The Infrastructure Directorate proposes the early commencement of procurement activities and preliminary site investigations prior to the formal start of the new financial year. Historically, waiting for the formal adoption of the budget to initiate tenders creates a three-to-four-month project lag, pushing physical commencement into late Q2 or Q3. This report seeks Council authorisation to commence market engagement, spatial surveys, and geotechnical investigations immediately.

Officer's Recommendation
That Council:
1. approve commencing early works for "Design Only" projects, specifically the procurement of spatial surveys and geotechnical investigations, to facilitate immediate commencement of civil design phases on 1 July 2026;
2. approve commencing procurement activities for all projects identified in the 2026/27 Capital Program intended for outsourcing to a principle contractor to deliver; and
3. delegates authority under s257 (1) (b) of the *Local Government Act 2009* to the Chief Executive Officer to negotiate, finalise and execute any and all matters.

Background
The Burdekin Shire Council's Capital Program for 2026/27 includes significant investments in road reconstruction, drainage improvements, and fleet renewal. Under current standard operating procedures, procurement activities do not begin until the Council resolves to adopt the Budget in late June or July.

Because a standard tender-to-contract process typically requires a minimum of three (3) months to navigate legislative compliance, evaluation, and awarding, the actual "on-ground" works often do not begin until late in the calendar year. This delay compresses the delivery window, increases risk during the wet season, and can jeopardise time-sensitive grant funding.

For the listed "Design Only" projects civil design cannot accurately begin without spatial surveys and geotechnical data.

By procuring contractors to commence surveys and geotechnical investigations now, the infrastructure team will have the raw data ready much earlier in the 2026/27 financial year, allowing for an earlier start on the civil design phase.

PROJECT NAME	TOTAL BUDGET
Future Year Project Scoping (DESIGN)	$ 50,000
DESIGN - Queen Street Footpath Reconstruction from Mackenze Street to CH200	$ 50,000
DESIGN - Maidavale & Giddy Road Intersection	$ 70,000
DESIGN - Allen Road Reconstruction - CH580-980	$ 35,000
DESIGN - Chippendale Street and Airdmillan Road Roundabout Works	$ 25,000
DESIGN - Klondyke Road Reconstruction - CH170-640	$ 35,000
DESIGN - Rita Island Road Reconstruction	$ 30,000
DESIGN - Ruddy Road Reconstruction - CH1980-2750	$ 40,000
DESIGN - Ruddy Road Reconstruction - CH220-620	$ 35,000
DESIGN - Ruddy Road Reconstruction - CH1010-1380	$ 30,000
DESIGN - Kilrie Road Reconstruction CH6050-6750	$ 40,000
DESIGN - Hart Road Reconstruction - CH500-1350	$ 50,000
DESIGN - Menso Road Reconstruction - CH00-1250	$ 50,000
DESIGN - Ferguson Road Widening	$ 30,000
DESIGN - Waterview Road Reconstruction and Widening	$ 60,000
DESIGN - Eleventh Ave Home Hill Walking Path	$ 25,000
DESIGN - Spiller Street Park Upgrades	$ 30,000
DESIGN - Spiller Street Brandon Walking Path	$ 25,000
DESIGN - Wilmington A Street - Extension of Drainage Pipes	$ 25,000
DESIGN - Drainage preliminery design Honeycombes through to Anzac Park	$ 60,000

Water and Wastewater, Works Department has selected the following projects to commence early procurement on contracting these projects out.

PROJECT NAME	TOTAL BUDGET	FUNDING	FUNDING SOURCE
Ayr Industrial Estate Road and Kerb Reconstruction - CONSTRUCTION	$5,000,000	$1,979,680	Depreciation / SLRIP
Ayr Town Drain Drainage Improvements - CONSTRUCTION	$3,600,000	$1,211,700	Depreciation / LGGSP
Reseal Program	$2,800,000		Depreciation
Ayr Aerodrome - Resealing	$465,572	$232,786	Depreciation / Regional Airports
Sewer Relining and Manhole Rehabilitation	$1,000,000		Depreciation

The Fleet Department has selected all of the 2026/27 proposed fleet renewals. Given global supply chain volatility and long lead times for heavy machinery like motor graders and wheel loaders, initiating procurement now is essential to ensure delivery within the 2026/27 window.

PROJECT NAME	TOTAL BUDGET
Fleet Renewal - Motor Grader	$ 650,000
Fleet Renewal - Wheel Loader	$ 450,000
Fleet Renewal - Gravel Trucks	$ 700,000
Fleet Renewal - Road Maintenance Trucks	$ 260,000
Fleet Renewal - Light Vehicles	$ 470,000
Fleet Renewal - Plant and Equipment	$ 320,000

Consultation
The matter was workshopped with the Mayor, Councillors and Executive Leadership Team on 7 April 2026.

Budget & Resource Implications
From a financial governance perspective, this proposal creates a technical challenge in that the 2026/27 Capital Program budget totalling millions for major works like the Ayr Industrial Estate ($5,000,000.00) and Ayr Town Drain ($3,600,000.00) is not formally actioned or recognised until the official Budget adoption. To mitigate concerns regarding unauthorised commitment of future funds, this report is intended to seek Council's approval to commence the procurement phase of projects intended to be delivered by external contractors.

Legal Authority & Implications
Issuing a purchase order or executing a contract constitutes a legally binding commitment that creates a financial liability for the Council; therefore, under the *Local Government Act 2009* (QLD), these actions must be supported by an existing budget appropriation to ensure the expenditure is lawful and within the CEO's delegated financial authority.

Policy Implications
This report to Council is considered in accordance with the Statutory Revenue Policy and Procurement Policy

Risk Implications (Strategic, Operational, Project Risks)
Failing to approve early procurement maintains the "procurement lag" which historically delays project starts by three (3) months or more, leading to a condensed delivery window and increased pressure on internal resources.

Attachments
None

WATER AND WASTEWATER

7.6.1. QBSC/26/019 - Sewer Junction Repair - Burke Street Ayr

File Reference: **768, QBSC/26/019**

Report Author: **Julian Tickle, Water and Wastewater**

Authoriser: **James Stewart, Director Infrastructure Planning and Environmental Services**

Meeting Date: **14 April 2026**

Link to Corporate/Operational Plan:

Burdekin Shire Council Operational Plan 2025-2026
WW3 Maintain strict compliance with environmental licence conditions utilising councils' site-based management plan, including all required water quality monitoring matrices. Ensure ongoing implementation of environmental risk management and improvement initiatives.
WW5 Ensure operational responsiveness and departmental performance of the Water and Wastewater team aligns with Council's Customer Service Charter and agreed service timeframes.

Executive Summary

Recent wet weather events have resulted in repeated sewer blockages within the sewer main servicing Burke Street, Ayr. CCTV inspection identified two (2) defective junctions contributing to surcharge and blockages. One junction is a Council asset requiring excavation and repair, while the second involves an illegal stormwater connection from a private property. A Request for Quotation process has been completed in accordance with Council procedures, with funding available within the existing Sewer Relining and Manhole Maintenance capital budget. Council approval is sought to proceed with the repair works.

Officer's Recommendation

That Council:

1. awards the contract for QBSC/26/019 - Sewer Junction Repairs in Burke Street Ayr to Roebuck Civil Constructions Pty Ltd for the amount of $172,642.94 (excluding GST) funded from Burdekin Shire Council's 2026/2027 Capital Budget; and
2. delegates authority under s257(1)b of the *Local Government Act 2009* to the Chief Executive Officer to negotiate, finalise and execute any and all matters.

Background

During recent wet weather, the sewer main servicing Burke Street experienced significant blockages. CCTV inspections identified a failed Council-owned junction at approximately chainage 22 metres and an illegal stormwater-to-sewer connection at approximately chainage 30 metres. A third junction was found to be structurally sound and does not require excavation at this time.

A formal request for quotation was issued via VendorPanel on 2 March 2026 and closed on 19 March 2026. Six (6) contractors were invited to submit pricing for the works. Council received (1) submission by the closing date from Roebuck Civil Pty Ltd. A process of clarifications and scope confirmation was undertaken with the submitting contractor to ensure completeness, methodology suitability and cost accuracy in accordance with Council's procurement standards.

Consultation
The opportunity to supply Council with this service was invited through quotation via VendorPanel on 2 March 2026 in accordance with the *Local Government Regulation 2012*.
The matter was workshopped with the Mayor, Councillors and Executive Leadership Team on 7 April 2026.

Budget & Resource Implications
Sufficient funding is available within the existing Sewer Relining and Manhole Maintenance capital budget. The total value of works is $172,642.94, with some risk of variations occurring given that nature of the work is underground.

Legal Authority & Implications
Council is responsible for maintenance of its sewer infrastructure and has authority to require removal of illegal stormwater connections.

Policy Implications
Not Applicable.

Risk Implications (Strategic, Operational, Project Risks)
Failure to undertake the works is likely to result in continued sewer surcharging, environmental harm and public health risks. These risks will be mitigated through timely repair and enforcement action.

Attachments
None