



12 July 2025

Our Ref: 57049-001-01
QA: es

Assessment Manager
Burdekin Shire Council
145 Young Street
AYR QLD 4807

Vial email: planning@burdekin.qld.gov.au

Attention: Development Assessment

Dear Sir/Madam,

DEVELOPMENT APPLICATION

**Development Permit for Reconfiguring a Lot – Boundary Realignment (Four Lots into Four Lots) and Easements
20, 38, 60 and 90 Colevale Road, Brandon**

We act on behalf of the Applicant, Frank Scuderi, in relation to the abovementioned application.

Please find enclosed a Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Four Lots into Four Lots) and Easements in Brandon. Address details are shown in the table below:

Address	Lot on Plan
20 Colevale Road, Brandon	Lot 2 on SP238865
38 Colevale Road, Brandon	Lot 12 on SP350755
60 Colevale Road, Brandon	Lot 10 on SP289356
90 Colevale Road, Brandon	Lot 1 on SP346848

In accordance with Burdekin Shire Council's schedule of fees and charges 2025/2026, the development application fee is **\$3,771.00**. This fee includes the additional \$1,811.00 fee associated where a reconfiguration application triggers impact assessment.

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

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

Yours faithfully,

Emma Staines

Town Planner

Brazier Motti Pty Ltd

Encl. Development Application

DEVELOPMENT APPLICATION SEEKING A
DEVELOPMENT PERMIT FOR:

Reconfiguring a Lot – Boundary Realignment (Four Lots into Four Lots) and Easements

on behalf of
FRANK SCUDERI

at
20, 38, 60 & 90 COLEVALE ROAD, BRANDON

on
LOT 2 ON SP238865
LOT 12 ON SP350755
LOT 10 ON SP289356 &
LOT 1 ON SP346848





Brazier Motti have prepared this report for the sole purposes of Frank Scuderi for the specific purpose of a Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Four Lots into Four Lots) at 20, 38, 60 and 90 Colevale Road, Brandon.

In preparing this report we have assumed that all information and documents provided to us by others, such as the client, other consultants acting on the client's behalf or government agencies, to be complete, accurate and current.

Signed on behalf of Brazier Motti Pty Ltd

EMMA STAINES

Town Planner

Brazier Motti Pty Ltd



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Final: July 2025

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Job No: 57049-002-01



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Appendix B:	Certificates of Title and Smart Maps
Appendix C:	Proposed Reconfiguration Plan prepared by Brazier Motti



1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Frank Scuderi, in support of a Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Four Lots into Four Lots) at 20, 38, 60 and 90 Colevale Road, Brandon on land formally described as Lot 2 on SP238865, Lot 12 on SP350755, Lot 10 on SP289356 and Lot 1 on SP346848, respectively.

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

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

In accordance with the Planning Scheme, the application is subject to impact assessment and therefore public notification will be required.

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

- Section 2:- A site description including the site characteristics and its immediate surrounds.
- Section 3:- A detailed description of the development proposal.
- Section 4:- A review of the relevant legislation provisions.
- Section 5:- A review of the planning framework.
- Section 6:- An assessment of the proposal against the Burdekin Shire Council Planning Scheme 2022.
- Section 7:- Conclusion and recommendation.



2.0 THE SITE

The subject site is located directly north of the Brandon town centre and comprises four lots, described in Table 1 below:

Table 1: Subject site description

Address	Lot on Plan
20 Colevale Road, Brandon	Lot 2 on SP238865
38 Colevale Road, Brandon	Lot 12 on SP350755
60 Colevale Road, Brandon	Lot 10 on SP289356
90 Colevale Road, Brandon	Lot 1 on SP346848

The certificates of title confirming ownership of the land by Frank Scuderi are included **Appendix B**.

Figure 1 below shows an aerial image of the subject sites and the immediate surrounds. *Figure 2* shows a zoomed aerial view of the existing Lot 2 on SP238865.

Figure 1: Aerial image of the site and immediate surrounds



Source: Queensland Globe, 2025

Figure 2: Aerial image of Lot 2 on SP238865



Source: Queensland Globe, 2025

Lot 2 on SP238865 is a trapezoidal shaped lot and 6,479m² in area. It is improved by a single detached dwelling house which addresses Colevale Road, a pool to the rear of the dwelling, three (3) sheds situated on the northern side of the block and maintained landscape areas. It has approximately 89m frontage to Colevale Road where vehicular access is provided at two (2) locations. The southern access driveway is unsealed gravel, as is the northern access driveway to the property boundary then changes to concrete beyond, within the property. This crossover in the road verge splits north to create another driveway to service the sheds.

This lot is included in Council's rural water service area (restricted to 4.5 Lpm) however the house is also serviced by an on-site bore, an additional water tank for drinking water supply, an on-site sewerage treatment and disposal system to the rear of the dwelling and electricity infrastructure. An 11kv high voltage overhead powerline traverses the southern portion of the site from the road corridor to the adjoining Lot 12 on SP350755 to the east. It is situated on the northern side of the gravel driveway.

Lot 2 on SP238865 is surrounded on three sides by Lot 12 on SP350755 which is the largest lot subject to this development application. It is an irregular shaped lot, 111ha in area and has dual road frontage to Colevale Road and Munro Street. Access to the site is off Colevale Road via an unsealed gravel driveway. The lot is improved by multiple small, shed structures fronting Colevale Road while the balance is used for cropping. The same 11kv high



voltage overhead powerline traversing Lot 2 on SP238865 continues in Lot 12 on SP350755 for the full width however changes to a low voltage line (415V) which ends at the eastern boundary.

This lot is burdened by various easements for drainage purposes, including:

- Easement D on SP238865;
- Easement C on SP238865; and
- Easement E on SP232091.

Figure 3 shows Lot 10 on SP289356 which is a rear lot, accessed by a 23.1m wide handle off Colevale Road. It has no improvements and is used for cropping only. This lot is also burdened by Easement D on SP238865.

Figure 3: Aerial image of Lot 10 on SP289356



Source: Queensland Globe, 2025

Lot 1 on SP346848 is situated to the north of Lot 10 and used for cropping. It is 38.69ha in area and improved by one small, shed structure situated to the rear of the dwelling house on adjoining Lot 1 on RP730792. It has ample frontage to Colevale Road however lawful access to the site is provided via Easement A on RP730792 situated over the driveway in adjoining Lot 1 on RP730792.

Figure 4: Aerial image of Lot 1 on SP346848



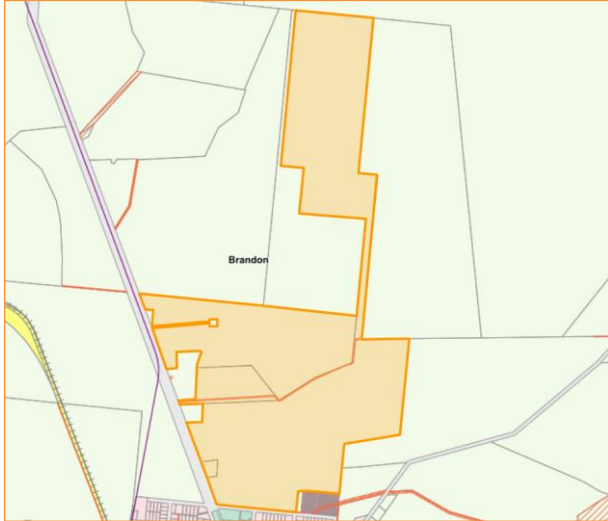
Source: Queensland Globe, 2025

The Smart Map is included in **Appendix B** which confirms the site area, tenure and surrounding cadastre.



The subject sites are included within the Rural Sone for the purpose of the Planning Scheme (*Figure 5*). The pattern of development in the vicinity of the site comprises mainly agricultural land used for cropping, and dwelling houses on larger lots with very limited access to infrastructure.

Figure 5: Extract of Zone Map



Source: Burdekin Shire Council Planning Scheme, 2022

Land to the south of the site is included in the Rural Residential Zone and the Low Density Residential Zone situated in the northern end of Brandon.



3.0 THE PROPOSAL

This report details an application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Four Lots into Four Lots) and Easements on the subject site described above.

Specifically, the proposal seeks to rationalise the tenure arrangement to improve the management of the farming practices on site. This includes:

- Small increase in area of the existing house lot (proposed Lot 4) to contain the line of established tress directly south, within the lot;
- Transfer of the northernmost holdings of existing Lot 12 into proposed Lot 2 to create a 93ha parcel;
- Realignment of existing Lot 10 to front Colevale Road (proposed Lot 3); and
- Decrease in area of existing Lot 12 to create a semi regular shaped lot that remains above 30ha (proposed Lot 1).

The proposed reconfiguration is identified on the proposal plan included in **Appendix C** and is summarised in Table 2.

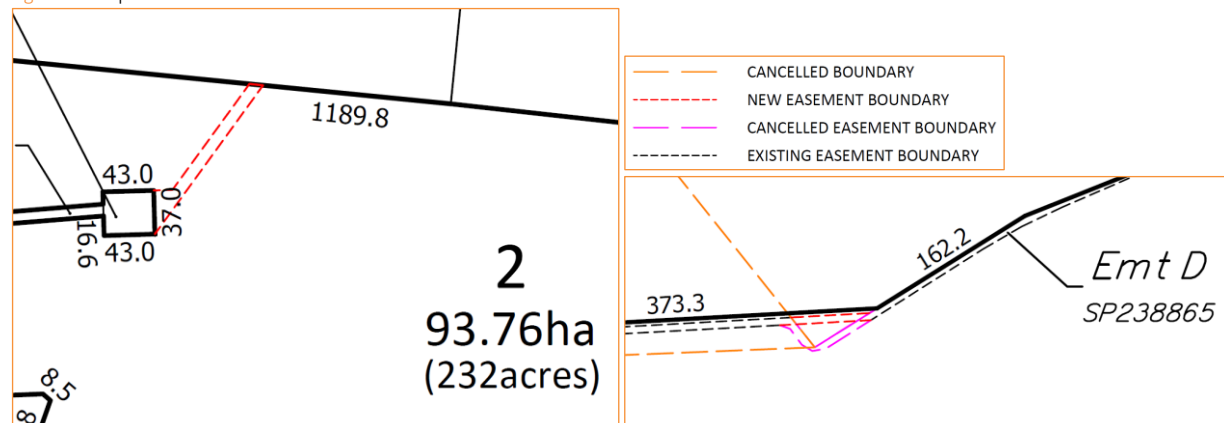
Table 2: Proposed Reconfiguration

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

The current layout comprises two rural lots below the recommended size for rural land in the Planning Scheme, and two lots above the minimum size. The proposed layout does not change this arrangement and retains two lots above 30ha, one lot below 30ha which contains a dwelling house that existed at the commencement of this planning scheme and the other lot changing in orientation to adjust the overall shape of the large rural lots and improve management of the land.

A new easement in Lot 2 is being created over water infrastructure shown in red blow and the existing Easement D on SP238865 in Lot 10 on SP289356 and Lot 12 on SP350755 will be realigned to follow the new boundary arrangement, shown in *Figure 6*.

Figure 6: Proposed Easements



Source: 57049/004C prepared by Brazier Motti



The boundary realignment does not change how the site is to be used or result in a net loss of productive agricultural land.

In addition, the reconfiguration does not create any additional lots and is simply rearranging lot boundaries in a way that demonstrates an improvement in the use of the land. The resultant lots are of a size to support the existing land uses and ensures the character and density intended for in the rural zone remains.

Both lots have adequate access arrangements for the respective land uses which does not impact on the existing rural amenity.

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



4.0 RELEVANT LEGISLATION

4.1 COMMONWEALTH LEGISLATION

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

4.2 THE PLANNING ACT 2016

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

4.3 STATE ASSESSMENT AND REFERRALS

The Development Assessment Rules 2.0 incorporates a referral process, established through the *Planning Regulation 2017*, enabling relevant State agencies to have input in the assessment process.

Consideration of the proposed development against Schedule 10 of the *Planning Regulation 2017* determined that the proposal does not trigger any referrals.

4.4 STATE PLANNING POLICY

In accordance with section 1.2.1 – State planning policy of the Planning Scheme, the Planning Minister is satisfied that the State Planning Policy (SPP) July 2017 is appropriately integrated into the Burdekin Shire Council Planning Scheme in full. Hence, for the purposes of this development, we consider that assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the Planning Scheme.

4.5 NORTH QUEENSLAND REGIONAL PLAN

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

The proposal aligns with the regional outcome and the regional policies for PAAs of the NQRP, as it supports the ongoing operation and production of an existing agricultural land use without compromising its current or future ability to operate. It does not alter or conflict with the objectives of the NQRP nor does it introduce any incompatible non-agricultural land uses. The resultant lot layout also supports the ongoing production of the adjoining agricultural land.

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

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

4.6 ASSESSMENT MANAGER AND PLANNING SCHEME

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



4.7 PUBLIC NOTIFICATION

Under the provisions of the *Planning Act 2016*, the proposed development at this location **does** require Public Notification. Public notification will be undertaken for a period of 15 business days.



5.0 THE PLANNING FRAMEWORK

The Planning Scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable outcomes.

However, it should be noted that the Planning Scheme is performance based. That means that the acceptable outcomes are to be read as offering one way of achieving compliance with a code but do not prohibit alternate outcomes where the performance outcomes can be shown to be met.

Land identified within the Planning Scheme is categorised by a number of zones and precincts to guide development across the region. The Planning Scheme further identifies a range of overlays that may impact the land, these are governed by overlay codes.

5.1 LAND DESIGNATION

In accordance with the Planning Scheme, the site is included within the Rural zone and is designated on the following overlay maps:

- OM01 – Acid sulfate soils overlay map (0-5m and 5-20m contours);
- OM02 – Agricultural land overlay map (Land classification (classes A and B) and priority agricultural area);
- OM03 – Bushfire hazard overlay map (medium potential bushfire intensity and potential impact buffer);
- OM05 – Environmental significance overlay map;
- OM07a – Flood hazard overlay map (River flood hazard – Burdekin River (low-extreme hazard))
- OM07b – Flood hazard overlay map (Local rain events).

5.2 LEVEL OF ASSESSMENT, ASSESSMENT BENCHMARKS AND APPLICABLE CODES

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

The assessment table identifies that an application requires assessment against the Planning Scheme, hence the Strategic Framework and the following codes:

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



6.0 BURDEKIN SHIRE COUNCIL PLANNING SCHEME 2020

A complete assessment of the proposed development against the Planning Scheme is provided below.

6.1 STRATEGIC FRAMEWORK

The strategic framework, described in Part 2 of the Planning Scheme provides sensible measures that are of assistance in determining the suitability of development to meet the needs of the community.

It establishes four themes that represent the policy intent of the Scheme. The themes are:

- (a) *Liveable communities and infrastructure*
- (b) *Economic growth*
- (c) *Safe and resilient communities*
- (d) *Natural resources, the environment and heritage*

The themes, on balance, seek to create opportunities for a diversity of lifestyle options in settings that are efficiently and affordably serviced, and that are respectful of environmental values.

The Framework establishes objectives to support the Shire's economy and community given its strong agricultural base, quality land and abundant water resources. It also recognises that large parts of the Burdekin are subject to some form of natural hazard and seeks to ensure new development is managed to reduce risk to life and property.

The house lot is included in Council's rural water service area (restricted to 4.5 Lpm) however the house is also serviced by an on-site bore, an additional water tank for drinking water supply, an on-site sewerage treatment and disposal system. No changes to this servicing arrangements are required to facilitate the boundary realignment, and no additional infrastructure is required to service any of the farm lots, ensuring cost-effective provision of infrastructure (S 2.3.5 (1)).

The proposal is also of a scale commensurate with the capacity of the road network, as no changes to the existing land uses or changes to the existing access locations are proposed as part of this application. This ensures the ongoing safety and efficiency of the network including users of Colevale Road (S 2.3.5 (4)).

The purpose of the reconfiguration is to rationalise tenure arrangements only. It does not encourage non-rural or intensive rural activities (S 2.4.1 (4)).

The development is for the reconfiguration of a lot only and is not expected to worsen the severity of, or exposure to, any hazard on-site or to other properties (S 2.5.1 (4)). The subject is identified in flood and bushfire hazard areas; however, the resultant layout does not create any new lots which would be subject to undue risk by exposure to flood and bushfire hazard.

Furthermore, no changes to the impermeable nature of the site are proposed as part of this reconfiguration which ensures flood flow conveyance paths and flood storage volumes of the floodplain are maintained. (S 2.5.2 (1 and 5)).

The proposal further satisfies the lower order components of the Planning Scheme, i.e. zone codes, development codes, overlay codes and planning scheme policies. The assessment below demonstrates how the proposal satisfies the most applicable lower order components of the Planning Scheme.

The following planning grounds have been identified to support the application, despite the minor conflict with the Scheme:-

- The proposed development does not create any additional lots in the rural zone;



- The resultant layout provides an improved tenure arrangement for land in the rural zone;
- The proposed development will not impact existing infrastructure networks;
- The resultant layout will not impact on the road network and retains access to constructed roads;
- The capacity of productive rural land will not be impacted upon;
- There will be no net decrease of cropping land as no improvements are proposed; and
- The proposal does not increase the exposure of risk to people and property to natural hazards.

6.2 ZONE CODE PROVISIONS

6.2.1 Rural Zone Code

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

The purpose of the Rural zone is to—

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

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

- rural land will be used sustainably to ensure the viability of the primary production base;*
- other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts, residential and accommodation uses in the rural zone include:*
 - dwelling houses generally limited to a single dwelling house on a lot;*
 - caretaker's accommodation, small scale rural workers' accommodation and non-resident workforce accommodation where they directly support primary production activities in the locality; and*
 - small scale tourist accommodation in the form of bed and breakfasts, farm stay, cabins and camping;*
- in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts, development is limited to a dwelling house on an existing lot;*
- land in the rural zone is not used or subdivided for urban residential or rural residential purposes;*
- other than as provided for under (f), reconfiguration does not result in the creation of:*
 - any new lots in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts; or*
 - lots less than 30ha in priority agricultural areas or agricultural land classification class A and B areas shown on overlay map OM2; or*
 - lots less than 100ha elsewhere;*
- reconfiguration to create a smaller lot than the minimum set out in (e)(ii) and (iii) may occur where:*
 - consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or*
 - 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;*
- agricultural land classification class A and B and priority agricultural areas shown on overlay map OM2 are protected from encroachment of uses that may impact on the opportunity to enable increased agricultural production;*
- other than for public infrastructure, non-agricultural development within priority agricultural areas does not result in a net loss in agricultural production;*



- (i) intensive animal industries and aquaculture occur in the rural zone (other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts) where they are sufficiently separated from existing sensitive land uses to ensure significant impacts are avoided;*
- (j) industries which may establish in the rural zone (other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts) include only:*
 - (i) rural industries;*
 - (ii) industries processing agricultural products which require a rural location:*
 - A. for proximity to the produce being processed; or*
 - B. to ensure a clean environment separate from general industrial activities; or*
 - C. to secure a lot size larger than lots available within industrial zoned land;*
 - (iii) industries associated with the use or processing of commodities grown in the region, such as sugar cane and grain, or their biproducts;*
 - (iv) extractive industries and other industries that require separation from urban or rural residential areas; and*
 - (v) renewable energy facilities;*
- (k) other than within the KRA shown on overlay map OM6, any expansion of an existing extractive industry is limited to development that will not increase impacts to the priority agricultural area or nearby sensitive land uses, the visual amenity of the locality or matters of environmental significance;*
- (l) development for small scale tourism and recreational activities, such as nature- based tourism, outdoor sport and recreation, environment facilities or similar cultural attractions occur where they have a limited building footprint and do not involve significant modification of the natural landform;*
- (m) home based businesses occur at a scale consistent with the amenity and character of the surrounding area;*
- (n) development does not prejudice or detract from existing and intended rural activities in the surrounding area, or on the functionality of the stock route network shown on overlay map OM2;*
- (o) development does not significantly impact on:*
 - (i) water and soil quality;*
 - (ii) the amenity of nearby sensitive land uses;*
 - (iii) the landscape and natural values of the locality; and*
 - (iv) the capacity of the road network on which it relies;*
- (p) development minimises impacts on the natural environment and maintains habitat areas and corridors;*
- (q) development is sited, designed and managed to avoid or reduce any risk of landslide to an acceptable or tolerable level;*
- (r) sensitive land uses and other forms of inappropriate development do not occur in proximity to former mining activities and related hazards (e.g. abandoned mines, tunnels and shafts), which may cause risk to people and property.*

Response

The proposed development is consistent with the purpose and overall outcomes of the Rural zone code, specifically noting that there will be no changes to the land use established on each lot. The current extent of the crop on the existing parcels of land will remain unchanged, and no new lots are being created. The following performance outcomes are considered relevant and have been addressed:

PO1 – Complies

The proposed layout will not change the current setbacks of existing structures to the road frontage or other site boundaries. No new non-residential buildings, structures or open use areas are proposed as part of this development application. The boundary realignment will not impact on the amenity of adjoining land.

PO3 – Complies

The subject site is not included within Council's water and sewer service areas. The existing dwellings on Lot 2 on SP238865 is provided with a level of infrastructure that allows for the efficient functioning of the established land



uses. That infrastructure includes a septic system and soakage trench, a bore and electrical connection. No changes to these arrangements are required as a result of the boundary realignment.

All four lots will retain the existing access arrangements to Colevale Road. No new accesses are proposed as part of this application.

PO13 – Complies

The subject lots are not identified on a stock route network, nor do they adjoin one.

PO16 – Complies

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

PO18 – Complies

The boundary realignment maintains the ongoing operation of the existing farming activities.

PO19 – Complies

The new boundary will not change existing buffers to adjoining residential uses.

PO20 – Complies

No cane tram lines are within the vicinity of the site.

PO21 – Complies

The subject lots are not identified on a stock route network, nor do they adjoin one.

PO22 – Not applicable

The subject lots are not within the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts.

PO23 – Complies

The proposed development is for the realignment of existing boundaries only, it does not create any additional lots.

PO24 – Complies

The proposed tenure arrangement aligns with the planning scheme, given the 2 larger farmed lots (proposed Lots 1 and 2) will remain above the minimum area requirement for rural land, of 30ha and the smaller lot (proposed Lot 4) contains a dwelling house that existed at the commencement of this planning scheme. The increase in size of proposed Lot 4 is to contain the line of trees, within the lot. It does not change how the site is to be used.

Proposed Lot 3 is changing in orientation to front Colevale Road providing a resultant layout is an improvement to the existing layout. It does decrease in size from 7.581ha to 4.49ha however the boundaries line up with the adjoining lots to provide a more regular shape for proposed Lots 1 and 2.

In addition, the reconfiguration does not create any additional lot and is simply rearranging lot boundaries in a way that improves the tenure arrangement.

It is the nature and purpose of this type of application to address tenure and ownership. The reconfiguration does not alter the Zone of the land, nor utility outcomes expected by it, and these controls remain in place and are required to be addressed in any subsequent use of the land.

PO25 – PO38 – Not applicable

The proposal is for reconfiguration and does not involve any land use assessable by PO25 – PO38 of the zone code.



PO39 – Complies

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

PO40 – Complies

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

PO41 – Complies

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

PO42 – Complies

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

PO44 – Complies

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

PO45 – Complies

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

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

6.3 DEVELOPMENT CODES

6.3.1 Development Works Code

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

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

Response

No excavation or filling is proposed to facilitate the boundary realignment. The proposed development is for the reconfiguration of land only and will not result in any change to the impermeable nature of the site which would otherwise impact on stormwater management. Existing Easement D on SP238865 in Lot 10 on SP289356 and Lot 12 on SP350755 will be realigned to follow the new boundary arrangement however this will not impact the flow of water. The character and amenity, environmental values and flooding and drainage of the site and surrounding locality will not be impacted upon as a result of the proposed development.

The existing dwelling on Lot 2 on SP238865 provided with a level of infrastructure that allows for the efficient functioning of the established land uses. That infrastructure includes a septic system and soakage trench, a bore and electrical connection. No changes to these arrangements are required as a result of the boundary realignment. The balance of the land is not connected to Council's reticulated infrastructure network.

No additional carparking nor any physical changes to the access arrangements will be required as a result of the proposed reconfiguration. All four lots will maintain the existing gravel crossovers and driveways off Colevale Road.



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

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

6.3.2 Reconfiguring a Lot Code

The proposal is nominated for assessment against the reconfiguring a lot code.

The purpose of this code is to *facilitate the development of attractive, accessible, safe and functional neighbourhoods, centres and industrial areas, and to protect Burdekin's natural resources and environmental and landscape values.*

Response

The proposal is consistent with the purpose and overall outcomes of the Reconfiguring a lot code given it does not create any new lots in the Rural zone and it consolidates agricultural land which results in two larger farming lots, which are above the a minimum of 30ha and the smaller lot created contains a dwelling house that existed at the commencement of this planning scheme. The smaller rural, proposed Lot 3 remains below the recommended size for rural land however is changing in orientation to front Colevale Road providing a resultant layout that is an improvement to the existing layout. It does decrease in size from 7.581ha to 4.49ha however the boundaries line up with the adjoining lots to provide a more regular shape for proposed Lots 1 and 2.

A detailed assessment against the code is provided below.

PO1 – PO8 – Not applicable

The development is not creating a new neighbourhood.

PO9 – Not applicable

The land is not sited on a slope greater than 15%.

PO10 – Complies

The realignment maintains two existing lots that are:

- of a size and dimension which complement the rural character of the zone and is reflective of the settlement pattern within the vicinity of the site;
- are capable of accommodating the existing farming practices.

PO11 – Not applicable

The site is not located in the emerging community zone.

PO12 – Not applicable

The proposed development does not create any new lots in the rural zone.

PO13 – Not applicable

The current layout comprises two rural lots below the recommended size for rural land in the Planning Scheme, and two lots above the minimum size. The proposed layout does not change this arrangement and retains two lots above 30ha, one lot below 30ha which contains a dwelling house that existed at the commencement of this planning scheme and the other lot changing in orientation to adjust the overall shape of the large rural lots and improve management of the land.

PO14 – Not applicable

The subject site is not located in the environmental management and conservation zone.



PO15 – Complies

All lots retain existing legal access arrangements to Colevale Road which is a constructed road. No new accesses are proposed as part of this application.

PO16 – Complies

The dwelling on Lot 2 on SP238865 is provided with a level of infrastructure that allows for the efficient functioning of the established land uses. That infrastructure includes a septic system and soakage trench, a bore and electrical connection.

PO17 – Complies

All existing overhead electricity supply will be retained following the boundary realignment.

PO18 – PO23 – Not applicable

No new roads are proposed as part of the development.

PO24 – Not applicable

No change to the impermeable nature of the site is proposed as part of this realignment. The proposed development will not alter the regimes external to the site.

PO25 – Not applicable

The development does not comprise any built form or significant earthworks that would otherwise require stormwater quality assessment.

PO26 – Not applicable

No vegetation clearing or significant earthworks are required to facilitate the reconfiguration that would otherwise require a soil erosion and sediment control plan.

PO27 – Not applicable

No change to the existing stormwater drainage arrangement is required to facilitate the realignment.

Given the above, the proposed development is consistent with the purpose and overall outcomes of the reconfiguring a lot code.

6.4 OVERLAY CODES

6.4.1 Bushfire Hazard Overlay Code

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

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

- (a) development in areas at risk from bushfire is designed to reduce exposure and service disruption and ensure the safety of people;*
- (b) unless necessary to meet a significant community need:*
 - (i) new critical or vulnerable uses are not established in a bushfire prone area; and*
 - (ii) any redevelopment of an existing use does not substantially increase the number of people accommodated or requiring evacuation from the site;*
- (c) in the rural residential zone, reconfiguration does not result in additional lots within the medium, high or very high potential bushfire intensity areas or the potential impact buffer area;*
- (d) development does not result in a material increase in the extent or severity of bushfire hazard;*
- (e) bushfire risk mitigation treatments avoid or minimise impacts on the natural environment;*
- (f) the cost to the public of measures to mitigate the risks of bushfire is minimised;*



- (g) development involving the bulk storage or manufacture of hazardous materials does not increase the risk to public safety or the environment in a bushfire hazard event;
- (h) development contributes to effective and efficient disaster management response and recovery capabilities.

Response

The subject site contains bushfire hazard area as identified on the bushfire hazard overlay map, refer *Figure 7*. The hazard is mapped along the handle leading to the northernmost part of the site, where vegetation on either side of the track is of a higher density. As demonstrated on the aerial imagery, the balance of the site is free of hazard.

Figure 7: Bushfire hazard overlay



Source: Burdekin Shire Council Planning Scheme, 2022

There is an existing dwelling on proposed Lot 4 and no buildings are proposed on Lots 1 – 3, therefore no building envelopes are being proposed as part of this development application.

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

PO1 – Complies

No new lots are being created as part of this reconfiguration.

PO2 – Not applicable

The development does not involve critical or vulnerable uses.

PO3 – Not applicable

The development does not involve a critical use.

PO4 – Complies

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

PO5 – PO7 – Not applicable

The development is for reconfiguring a lot only.

PO8 – Not applicable

The development does not involve lots below 2,000m².



PO9 – Complies

There is an existing dwelling on proposed Lot 4 and no buildings are proposed on Lots 1 – 3, therefore no building envelopes are being proposed as part of this development application.

PO10 – Not applicable

The subject site is not within an urban zone.

PO11 – Complies

Access to vegetation can be achieved where necessary.

PO12 – Complies

The development is for the realignment of boundaries only, it does not create a residential subdivision with finger-like or hour glass patterns.

PO13 – Not applicable

No critical or potentially hazardous infrastructure is proposed.

PO14 – Complies

The existing dwelling on proposed Lot 4 is not impacted by bushfire hazard however is provided adequate vehicular access to Colevale Road.

PO16 – Complies

No additional landscaping is proposed as part of this application.

PO17 – Complies

No additional bushfire mitigation measures are proposed as part of this application.

Given the above, the proposed development is considered consistent with the purpose, overall outcomes and performance outcomes of the bushfire hazard overlay code.

6.4.2 Environmental Significance Overlay Code

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

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

- (a) development avoids or minimises direct and indirect impacts on areas of environmental significance and their associated ecological functions and biophysical processes;*
- (b) development protects and complements the ecological function and integrity of the strategic environmental area (designated precinct);*
- (c) development maintains the functionality, connectivity, diversity and viability of areas of environmental significance;*
- (d) ecological corridors facilitate viable wildlife movement between habitat areas, habitat diversity and health;*
- (e) development does not impact on the physical and hydrological integrity, water quality or ecological functions and values of waterways and wetlands;*
- (f) development incorporates appropriate buffering and mitigation strategies to avoid or minimise potential damage to natural areas and other environmental assets.*
- (g) development does not impact on the environmental values or ecological functions of land in the zone;*

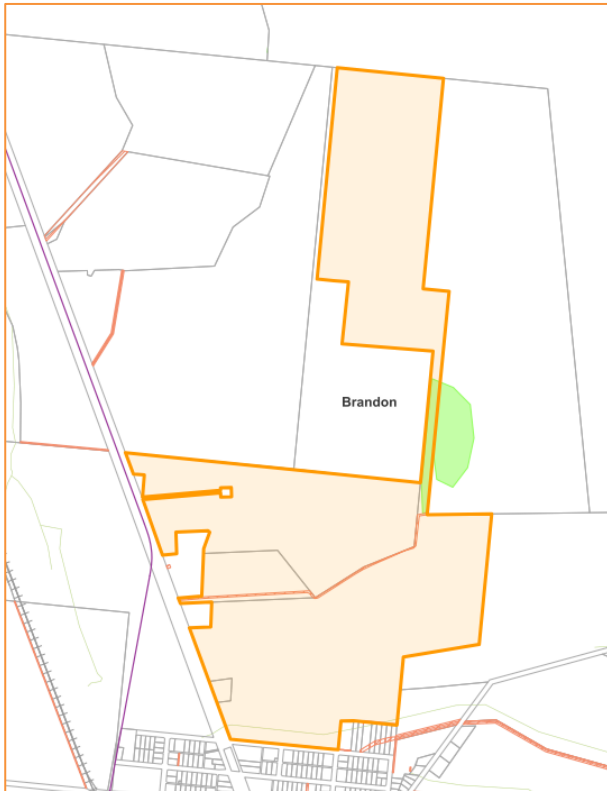
Response

The subject site is identified on the environmental significance overlay map and contains regulated vegetation mapped along the handle leading to the northernmost part of the site, where vegetation on either side of the track



is of a higher density. It also depicts a watercourse that traverses the southern portion of Lot 12 on SP350755. Refer *Figure 8*.

Figure 8: Environmental significance overlay



Source: Burdekin Shire Council Planning Scheme, 2022

Given the location of the vegetation mapping, it will remain untouched, and no clearing is required to facilitate the proposed boundary realignment.

The watercourse shown on the overlay map is not consistent with the watercourse mapping available on Queensland Globe. However, no change to the impermeable nature of the site is proposed as part of this reconfiguration. The proposed development maintains natural surface water and groundwater hydraulic regimes of the waterway that is to remain wholly within proposed Lot 1.

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

6.4.1 Flood Hazard Overlay Code

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

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

- (a) *in an urban zone or rural residential zone, reconfiguration of land does not result in additional lots on land subject to high or extreme flood hazard;*
- (b) *elsewhere, reconfiguration is designed to ensure each lot is provided with:*
 - (i) *a building envelope to accommodate a dwelling house with floor levels above the defined flood level; and*
 - (ii) *vehicular access from a public road to the building envelope that is free of high or extreme flood hazard;*

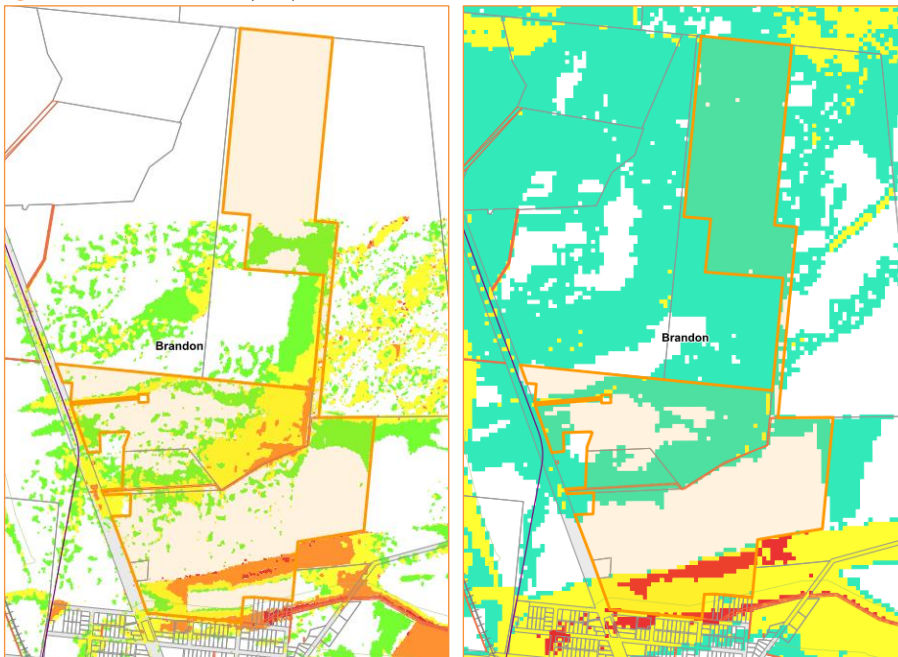


- (c) in the rural, low density residential, township or emerging community zones, new dual occupancies or more intensive residential uses, or worker or tourist accommodation uses are not established on land subject to medium, high or extreme flood hazard, and any redevelopment of an existing use does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

Response

The subject site is designated on Council's flood hazard overlay maps OM07a and OM07b. It contains low – extreme flood hazard as shown in green, yellow, orange and red in Figure 9 below.

Figure 9: Flood hazard overlay maps OM07a and OM07b



Source: Burdekin Shire Council Planning Scheme, 2022

Flood mapping characteristics are as follows:

- The southern portion of proposed Lot 1 contains low – extreme hazard flood which aligns with an existing overland flow path and natural drain / lagoon on site.
- The northern section and part of the southern section of proposed Lot 2 contain low hazard flooding.
- A small portion of proposed Lot 3 contains low hazard flooding.
- The existing dwelling house on Proposed Lot 4 is flood free.

A complete assessment of the proposed reconfiguration against the flood hazard overlay code is provided below.



PO1 – Not applicable

The subject site is not included in an urban or rural residential zone.

PO2 – Not applicable

The proposal does not involve critical or vulnerable uses.

PO3 – Not applicable

The proposal is not for a dual occupancy or a more intensive residential use.

PO4 – Not applicable

The proposal does not involve worker or tourist accommodation uses.

PO5 – Not applicable

The development does not involve an existing use mentioned in PO2, PO3 or PO4.

PO6 – Not applicable

The proposal does not involve critical or vulnerable uses.

PO7 – Not applicable

The development is for the reconfiguration of boundaries only.

PO8 – Not applicable

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

PO9 – Not applicable

The development is not for extractive industry, aquaculture, animal keeping or intensive animal husbandry.

PO10 – Complies

No new buildings are proposed as part of this development application.

PO11 – Not applicable

The development does not require new infrastructure that will become a public asset.

PO12 – Not applicable

The proposal does not involve critical or vulnerable uses.

PO13 – Not applicable

The proposal does not involve critical or vulnerable uses.

PO14 – Not applicable

The proposal does not create any new lots.

PO15 – Not applicable

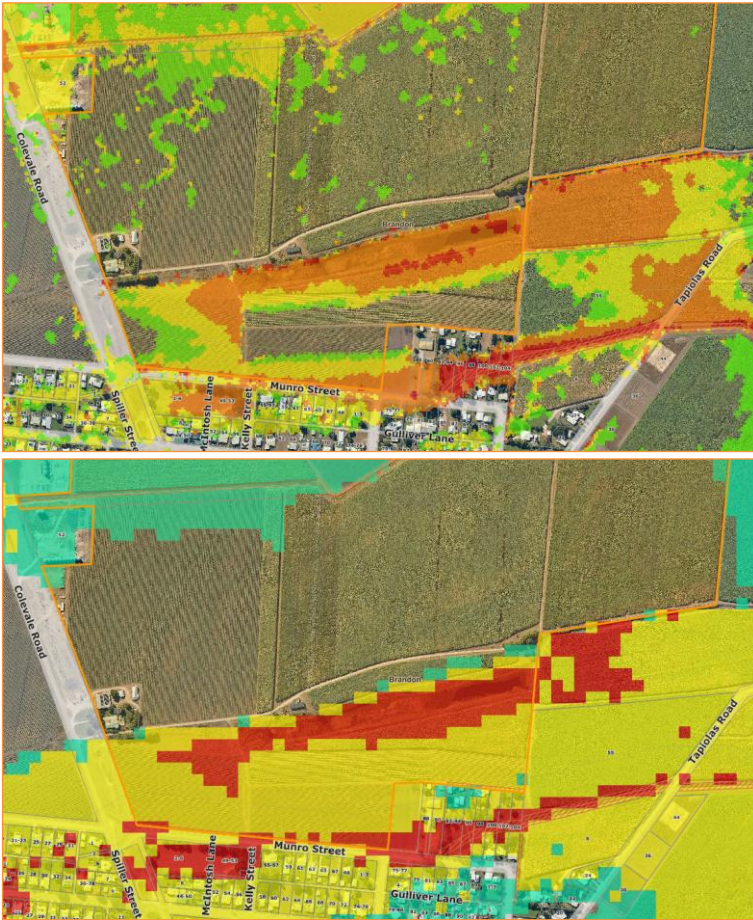
The proposal does not create any new lots.

PO16 – Complies

The area mapped as extreme hazard is concentrated across the southern portion of proposed Lot 1 which aligns with an existing overland flow path and natural drain / lagoon on site shown in *Figure 10*.



Figure 10: Flood hazard overlay maps OM07a and OM07b



Source: Burdekin Shire Council Planning Scheme, 2022

Given no earthworks, filling or excavation are proposed to facilitate the reconfiguration, there is no change in pre-development and post-development characteristics of the site and there will be no flow impacts associated with the development, 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.

PO17 – Not applicable

No mitigation structures or works are proposed as part of the development.

PO18 – Complies

The proposal incorporates adequate access arrangements to a local road to ensure safe evacuation in the event of a flood. The existing dwelling is located outside areas containing extreme hazard, including each vehicle access to Colevale Road ensuring safe evacuation is maintained during flood events (*Figures 11*).



Figure 11: Flood hazard overlay map – Lot 2 on SP238865



Given the above, the proposed development is considered consistent with the purpose and overall outcomes of the flood hazard overlay code.



7.0 CONCLUSION

This proposal details a development application to Burdekin Shire Council seeking a Development Permit for a Reconfiguring a Lot – Boundary Realignment (Four Lots into Four Lots) at 20, 38, 60 and 90 Colevale Road, Brandon on land formally described as Lot 2 on SP238865, Lot 12 on SP350755, Lot 10 on SP289356 and Lot 1 on SP346848, respectively.

The proposed layout consolidates agricultural land which results in two larger farming lots, which are above the minimum of 30ha, and the smaller lot created contains a dwelling house that existed at the commencement of this planning scheme. The second smaller rural lot (proposed Lot 3) remains below the recommended size for rural land however is changing in orientation to front Colevale Road providing a layout that is an improvement to the existing layout. It does decrease in size from 7.581ha to 4.49ha however the boundaries align with the adjoining lots to provide a more regular shape for proposed Lots 1 and 2.

The proposal aligns with the provisions prescribed by the Planning Scheme and the objectives of the NQRP given the changed boundary ensures the rural land will be maintained for agricultural activities to continue to support the economy.

In particular, the realignment which results in one lot below the minimum recommended lot size and one lot above the minimum recommended lot size can be supported in this circumstance given:

- The development does not create any additional lots in the rural zone;
- The smaller lot contains a house that existed prior to commencement of the planning scheme;
- The development is capable of accommodating required services without burden and it offers an improved function of the site;
- The resultant layout will not impact on the road network and retains access to the road network;
- The proposal does not increase the exposure of risk to people and property to natural hazards; and
- The proposal aligns with the stated outcomes of the North Queensland Regional Plan, as it does not alter or conflict with the objectives of the Plan, nor does it introduce any incompatible non-agricultural land uses.

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

APPENDIX A

Development Application Form 1 & Owners Consent

brazier motti



DA Form 1 – Development application details

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

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

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

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

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

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

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Frank Scuderi c/- Brazier Motti Pty Ltd
Contact name (only applicable for companies)	Emma Staines
Postal address (P.O. Box or street address)	595 Flinders Street
Suburb	Townsville City
State	QLD
Postcode	4810
Country	Australia
Contact number	4772 1144
Email address (non-mandatory)	Emma.staines@braziermotti.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	57049-001-01

1.1) Home-based business

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

2) Owner's consent

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

- ☒ Yes – the written consent of the owner(s) is attached to this development application
☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		20	Colevale Road	Brandon
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4808	2	SP238865	Burdekin Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		38	Colevale Road	Brandon
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4808	12	SP289356	Burdekin Shire Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
		60	Colevale Road	Brandon
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4808	10	SP289356	Burdekin Shire Council
d)	Unit No.	Street No.	Street Name and Type	Suburb
		90	Colevale Road	Brandon
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4808	1	SP346848	Burdekin Shire Council

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
☐ In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable)	
☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? (tick only one box)
☐ Material change of use ☒ Reconfiguring a lot ☐ Operational work ☐ Building work
b) What is the approval type? (tick only one box)
☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval
c) What is the level of assessment?
☐ Code assessment ☒ Impact assessment (requires public notification)
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
Boundary realignment of 4 lots into 4 lots
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
☒ Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? (tick only one box)
☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work
b) What is the approval type? (tick only one box)
☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval
c) What is the level of assessment?
☐ Code assessment ☐ Impact assessment (requires public notification)
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .
☐ Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
☐ Yes			
☐ No			
8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?			
☐ Yes – provide details below or include details in a schedule to this development application			
☐ No			
Provide a general description of the temporary accepted development		Specify the stated period dates under the Planning Regulation	

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
2	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☒ Boundary realignment (complete 12)	☒ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
☐ Yes – provide additional details below ☐ No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 2 on SP238865	6,479m ²	4	6,952m ²
Lot 12 on SP289356	111ha	1	59.51ha
Lot 10 on SP289356	7.581ha	3	4.49ha
Lot 1 on SP346848	38.69ha	2	93.76ha
12.2) What is the reason for the boundary realignment?			
To rationalise tenure of existing farming operations and increase the area of a single house lot.			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement
Existing			Drainage	In gross
Proposed			Water infrastructure	

Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage ☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
☐ Yes – specify number of new lots:	
☐ No	

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Burdekin Shire Council

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

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

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

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

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

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

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use

- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the **Gold Coast Waterways Authority**:

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

Matters requiring referral to the **Queensland Fire and Emergency Service**:

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

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

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

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

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

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

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

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

☒ No

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

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

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

Hazardous chemical facilities

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

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

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

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

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

Koala habitat in SEQ Region

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

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

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

Water resources

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

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

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

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

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

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

Marine activities

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

- ☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

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

Quarry materials from a watercourse or lake

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

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

Quarry materials from land under tidal waters

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

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

Referable dams

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

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

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

Tidal work or development within a coastal management district

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

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

Queensland and local heritage places

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

- ☐ Yes – details of the heritage place are provided in the table below
- ☒ No

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

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

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the *Transport Infrastructure Act 1994*

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

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

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

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

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

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			



**Owner's consent to the making of a development application under the
*Planning Act 2016***

I,

Frank Joseph Scuderi

as owner of the premises identified as follows:

Lot 1 on SP346848 (90 Colevale Road, Brandon)

Lot 10 on SP289356 (60 Colevale Road, Brandon)

Lot 12 on SP350755 (38 Colevale Road, Brandon)

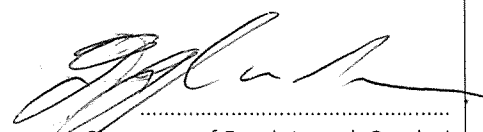
Lot 2 on SP238865 (20 Colevale Road, Brandon)

consent to the making of a development application under the *Planning Act 2016* by:

Brazier Motti Pty Ltd

on the premises described above for:

Reconfiguring a Lot – Boundary Realignment (Four Lots into Four Lots) and Easements


Signature of Frank Joseph Scuderi

08/07/25
Date

APPENDIX B

Current Title Search and Smart Maps

brazier motti



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50891181	Search Date:	14/11/2024 14:57
Date Title Created:	10/09/2012	Request No:	50016755
Previous Title:	50881382		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 238865

Local Government: BURDEKIN

REGISTERED OWNER

Dealing No: 714635765 23/08/2012

FRANK JOSEPH SCUDERI

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10437182 (POR 374)
2. MORTGAGE No 717353312 29/06/2016 at 12:43
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51065748	Search Date:	14/11/2024 14:54
Date Title Created:	15/11/2016	Request No:	50016667
Previous Title:	51030692		

ESTATE AND LAND

Estate in Fee Simple

LOT 10 SURVEY PLAN 289356

Local Government: BURDEKIN

REGISTERED OWNER

Dealing No: 717631985 08/11/2016

FRANK JOSEPH SCUDERI

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10437182 (POR 374)
2. EASEMENT IN GROSS No 714636995 23/08/2012 at 15:14
burdening the land
BURDEKIN SHIRE COUNCIL
over
EASEMENT D ON SP238865
3. MORTGAGE No 717353312 29/06/2016 at 12:43
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51352915	Search Date:	14/11/2024 14:55
Date Title Created:	26/06/2024	Request No:	50016716
Previous Title:	21155179		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 346848

Local Government: BURDEKIN

REGISTERED OWNER

Dealing No: 723485035 23/08/2024

FRANK JOSEPH SCUDERI

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10437182 (POR 374)
2. EASEMENT No 601221391 (N803682) 08/03/1976
BENEFITING THE LAND
OVER EASEMENT A ON RP30792

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51381334	Search Date:	12/07/2025 09:52
Date Title Created:	02/05/2025	Request No:	52560347
Previous Title:	20688059, 51065750		

ESTATE AND LAND

Estate in Fee Simple

LOT 12 SURVEY PLAN 350755

Local Government: BURDEKIN

REGISTERED OWNER

Dealing No: 723975090 07/04/2025

FRANK JOSEPH SCUDERI

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10421061 (POR 375)
Deed of Grant No. 10437182 (POR 374)
Deed of Grant No. 20190003 (POR 484)
2. MORTGAGE No 602673465 (T27524) 20/01/1982
TO THE NATIONAL BANK OF AUSTRALASIA LIMITED
OVER PART OF THE LAND FORMERLY LOT 1 ON RP704912
3. EASEMENT IN GROSS No 714636995 23/08/2012 at 15:14
burdening the land
BURDEKIN SHIRE COUNCIL
over
EASEMENTS C AND D ON SP238865
4. EASEMENT No 716683942 11/08/2015 at 12:15
burdening the land to
LOTS 4 TO 6 ON RP704912
OVER EASEMENT E ON SP232091
5. MORTGAGE No 717353312 29/06/2016 at 12:43
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES

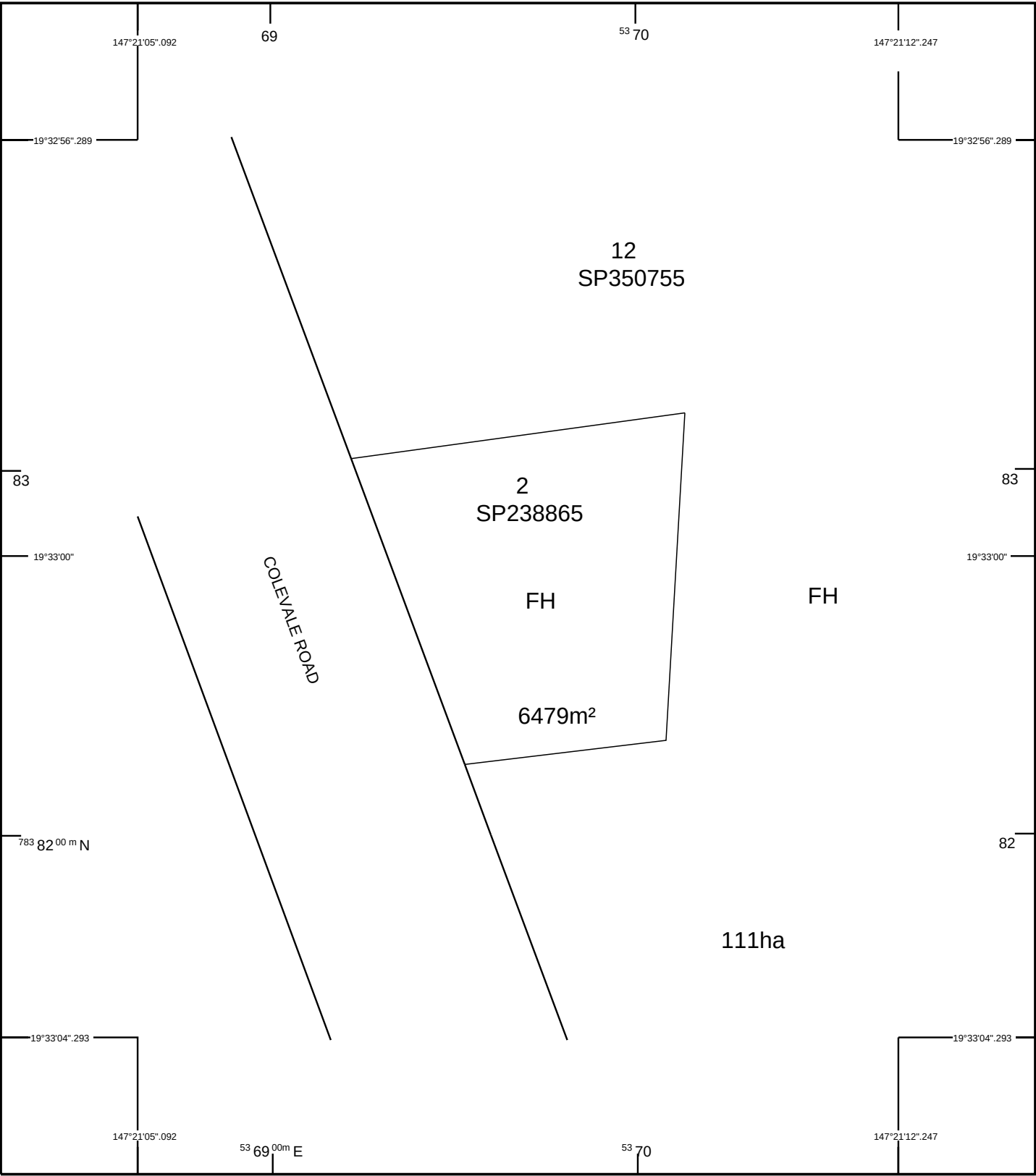
NIL

UNREGISTERED DEALINGS

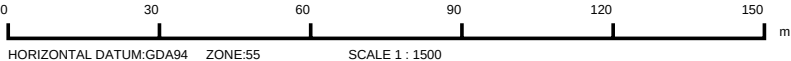
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Caution - Charges do not necessarily appear in order of priority

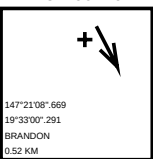
** End of Current Title Search **



STANDARD MAP NUMBER
8358-14123



MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/SP238865
Area/Volume	6479m ²
Tenure	FREEHOLD
Local Government	BURDEKIN SHIRE
Locality	BRANDON
Segment/Parcel	38493/822

CLIENT SERVICE STANDARDS

PRINTED 11/07/2025
DCDB 10/07/2025
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For further information on SmartMap products visit https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps

SmartMap

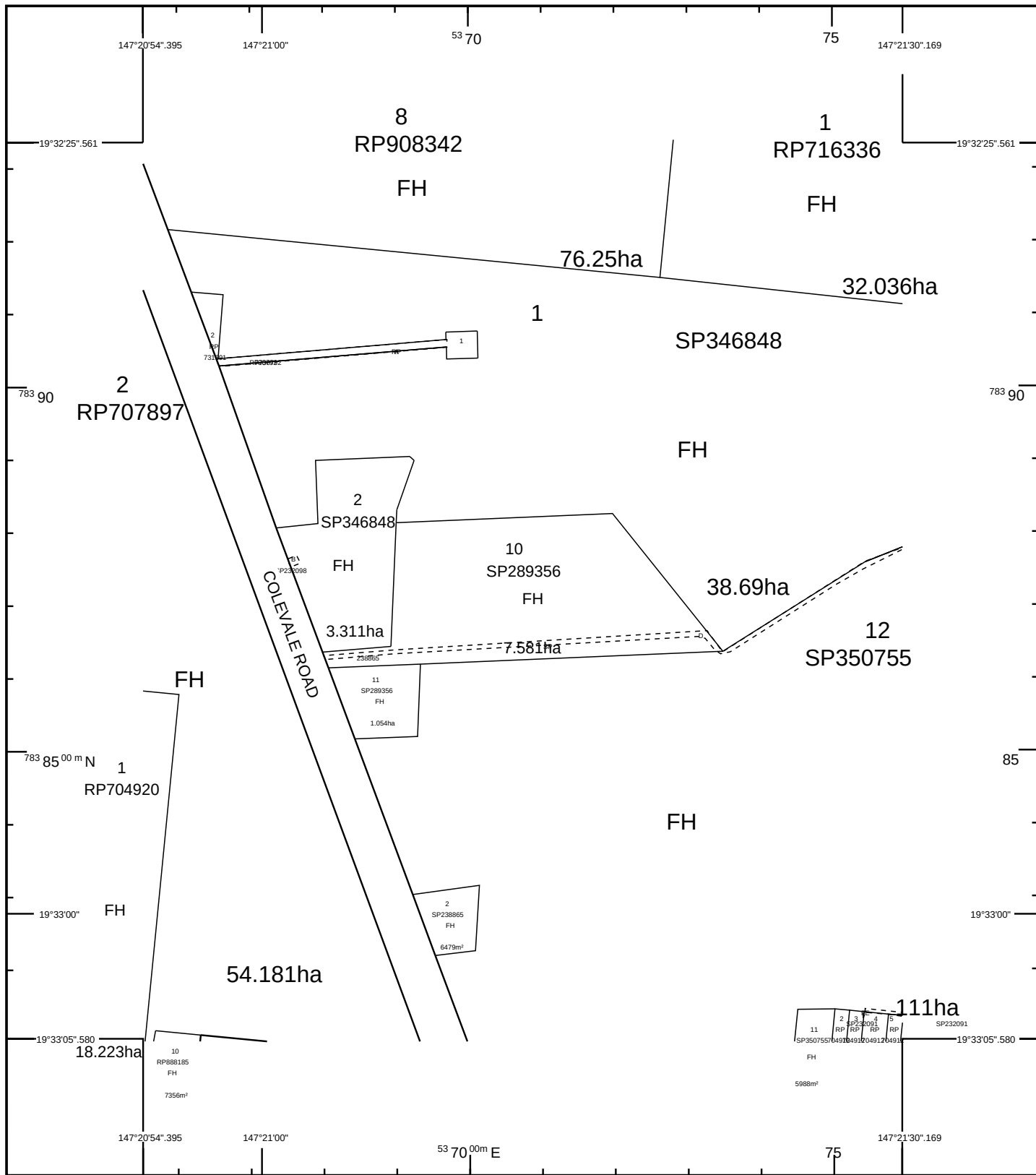
An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



Queensland
Government

(c) The State of Queensland,
(Department of Resources) 2025.

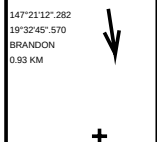




STANDARD MAP NUMBER
8358-14124

0 150 300 450 600 750 m
HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 7500

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	10/SP289356
Area/Volume	7.581ha
Tenure	FREEHOLD
Local Government	BURDEKIN SHIRE
Locality	BRANDON
Segment/Parcel	38493/841

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PRINTED 11/07/2025

DCDB 10/07/2025

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For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

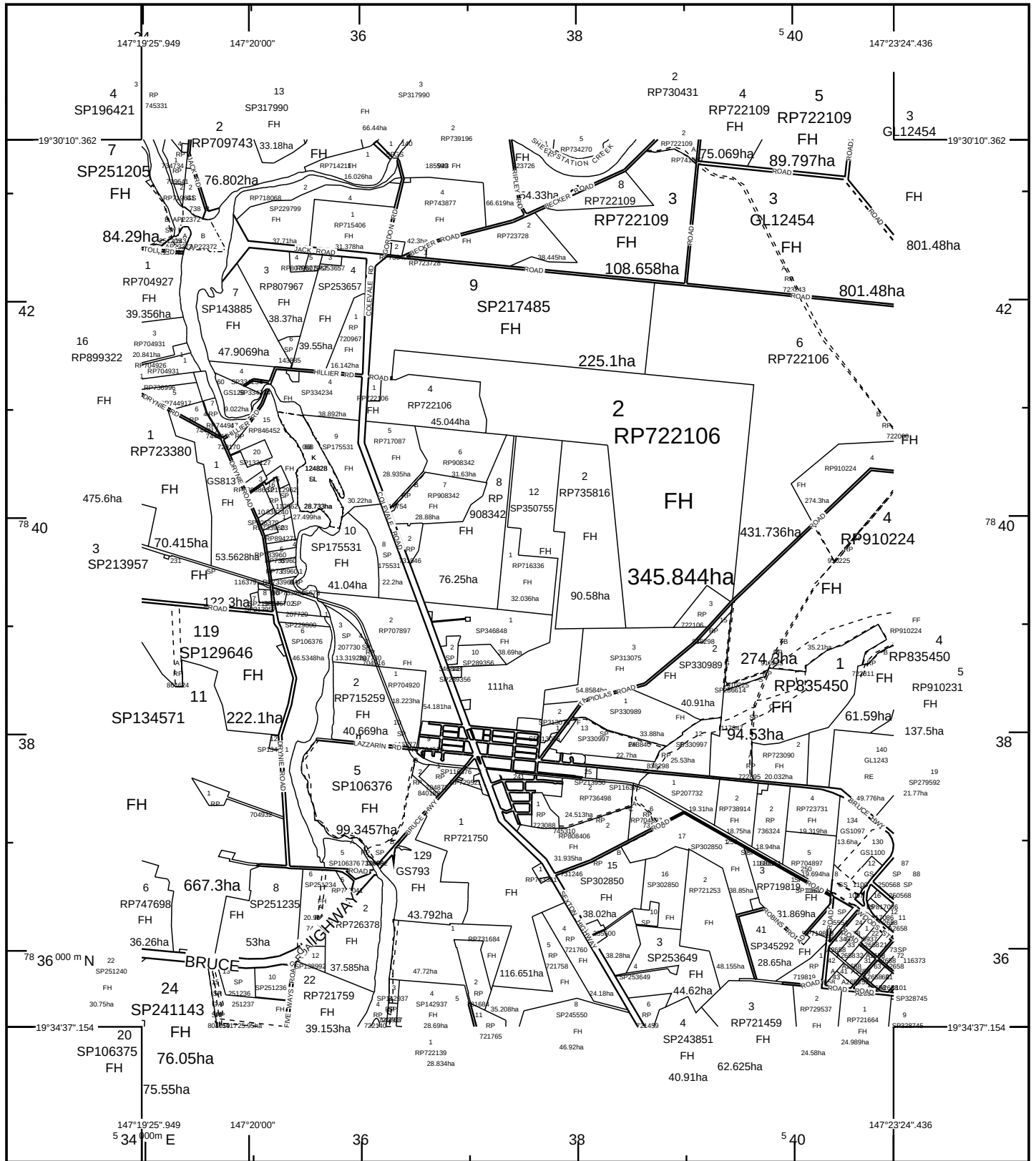
An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



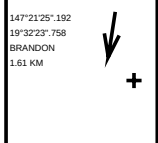
(c) The State of Queensland,
(Department of Resources) 2025.





STANDARD MAP NUMBER
8358-14124

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	12/SP350755
Area/Volume	111ha
Tenure	FREEHOLD
Local Government	BURDEKIN SHIRE
Locality	BRANDON
Segment/Parcel	38493/842

CLIENT SERVICE STANDARDS

PRINTED 11/07/2025

DCDB 10/07/2025 (Lots with an area less than 1.000ha are not shown)

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For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



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(Department of Resources) 2025.

APPENDIX C

Proposed Reconfiguration Plan prepared by Brazier Motti

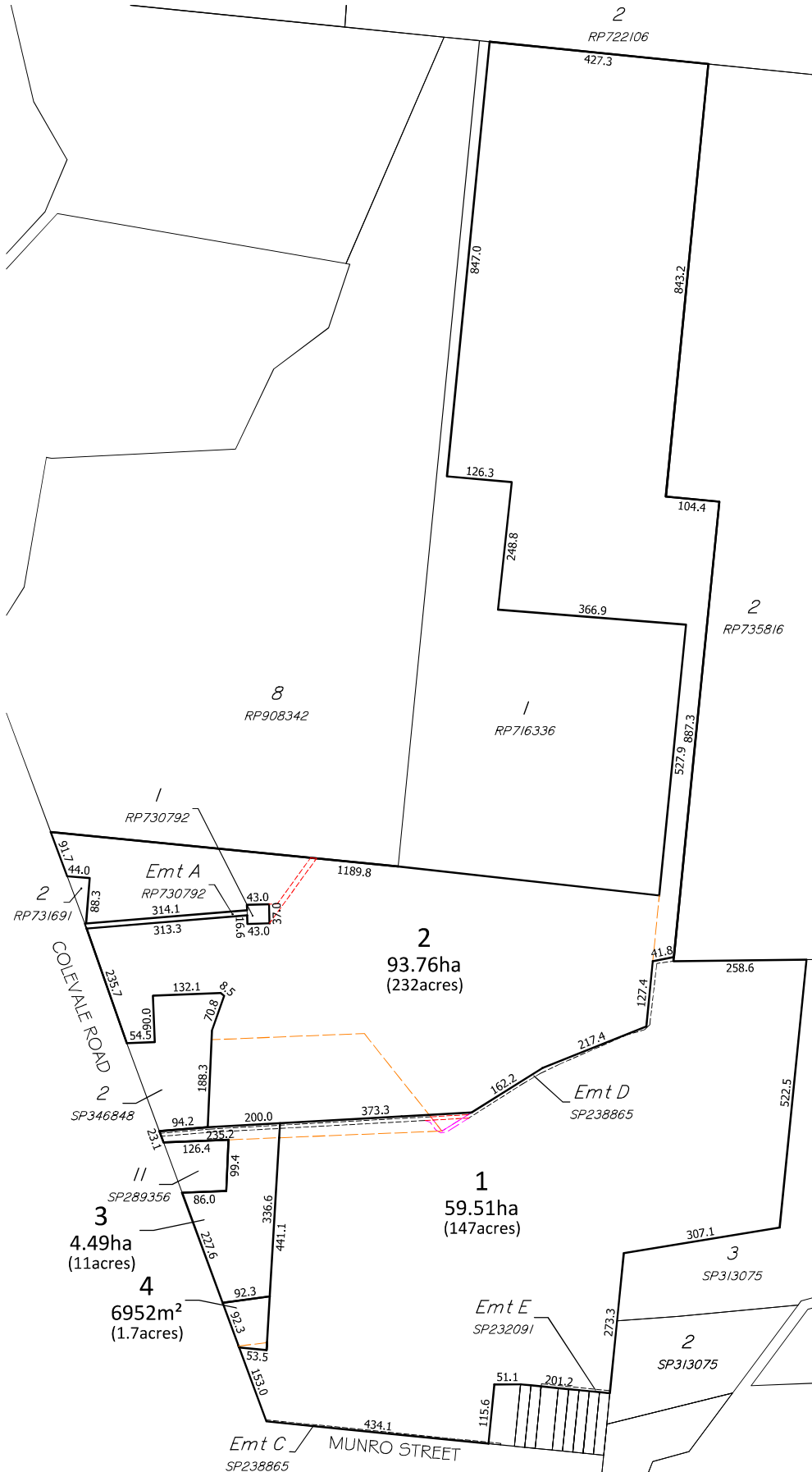
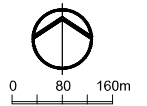
brazier motti



SKETCH PLAN OF LOTS 1 - 4

Lots 1 and 4 and Easements

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



LEGEND

These standard symbols can be found in the drawing.

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

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

braziermotti.com.au

SURVEYING
TOWNPLANNING
PROJECTMANAGEMENT
MAPPING&GIS



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