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**Sent:** Thu, 4 Sep 2025 13:57:04 +1000  
**To:** "RES - Mailbox - Planning" <Planning@burdekin.qld.gov.au>  
**Subject:** LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE PLANNING ACT 2016  
**Attachments:** DA117-25\_IRAL\_1.0\_040925.pdf

*BNC Planning*, acting on behalf of the applicant, hereby lodge the attached development application in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* seeking a development permit for reconfiguring a lot. The subject premises is addressed as **397 Rita Island Road, Jarvisfield**.

This development application is being made to the Burdekin Shire Council as the relevant assessment manager under the *Planning Regulation 2017* and has been made in the *approved form* as required under s51 of the *Planning Act 2016*.

The relevant assessment manager application fee will be paid by or on behalf of the applicant following confirmation of receipt of this email by council. We trust this information is sufficient for acceptance of this development application as *properly made* subject to payment of the application fee. Please contact the office should there be any issues or if you require any further information.

Kind regards,



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BNC Ref. DA117-25  
IMPACT:RAL

**Date >> 4 September 2025**

ASSESSMENT MANAGER  
BURDEKIN SHIRE COUNCIL  
PO BOX 974  
AYR QLD 4807  
Via: Email

Dear Assessment Manager,

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**RE:        LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016*  
              DEVELOPMENT PERMIT FOR AN IMPACT ASSESSABLE RECONFIGURING A LOT  
              397 AND 407 RITA ISLAND ROAD, JARVISFIELD QLD 4807 (RPD: LOT 1 ON RP709413 AND LOT 6 ON SP240074)**

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*BNC Planning* acting on behalf of the applicant submits the attached development application to the Burdekin Shire Council in accordance Chapter 3, Part 2 of the *Planning Act 2016*. The development application is seeking a development permit for a reconfiguring a lot to facilitate a two (2) lot into four (4) lot subdivision over the above reference premises.

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

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

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

Kind regards,



**Benjamin Collings**  
Director



# DEVELOPMENT APPLICATION

## *PLANNING ACT 2016*

### **DEVELOPMENT PERMIT**

RECONFIGURING A LOT

at

**397 AND 407 RITA ISLAND ROAD  
JARVISFIELD QLD 4807**

RPD: LOT 1 ON RP709413 AND LOT 6 ON SP240074



**BNC PLANNING**  
*town planning & property development consultants*

## PLANNING REPORT

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COMBINED DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT  
*PLANNING ACT 2016*

### **IMPACT ASSESSABLE RECONFIGURATION OF A LOT**

397 AND 407 RITA ISLAND ROAD, JARVISFIELD QLD 4807  
being  
LOT 1 ON RP709413 AND LOT 6 ON SP240074  
for  
TWO (2) INTO FOUR (4) LOTS SUBDIVISION

## Report Matrix

APPLICATION SUMMARY	
<b>Applicant:</b>	CJ. & CA. Christofides C/- BNC Planning
<b>Application Type:</b>	Development Application for a Development Permit
<b>Development Type:</b>	Reconfiguration of a Lot
<b>Category of Development (Level of Assessment):</b>	Impact Assessable
<b>Development Description:</b>	Two (2) into four (4) lots subdivision
<b>Assessment Manager:</b>	Burdekin Shire Council
<b>Referral Agencies:</b>	NA
CATEGORISING INSTRUMENTS	
<b>Planning Scheme:</b>	Burdekin Shire Council Planning Scheme 2022
<b>Planning Scheme Defined Uses/Works:</b>	Subdivision
<b>Zoning:</b>	Rural Zone
<b>Precincts/Sub-Precincts:</b>	NA
<b>Overlays:</b>	Flood hazard overlay
SITE DESCRIPTION	
<b>Property Address:</b>	397 and 407 Rita Island Road, Jarvisfield QLD 4807
<b>Real (Legal) Property Description:</b>	Lot 1 on RP709413 and Lot 6 on SP240074
<b>Site Area:</b>	1.62ha
<b>Landowner:</b>	CJ & CA Christofides
<b>Tenure:</b>	Freehold
<b>Relevant Encumbrances:</b>	NA
<b>Local Government Area:</b>	Burdekin Shire Council
<b>Road Frontage:</b>	Rita Island Road and Ivanhoe Road

## DOCUMENT CONTROL

Prepared by	Client	Report
BNC Planning	CJ. & CA. Christofides	Report No. DA117-25-PR

Version	Date	Author
1.0	September 2025	SSM:BNC

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## 1.0 EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for the reconfiguration of a lot to facilitate a two (2) into four (4) lots subdivision. The subject premises is addressed as 397 and 407 Rita Island Road, Jarvisfield QLD 4807 more particularly described as Lot 1 on RP709413 and Lot 6 on SP240074. The premises is within the Rural Zone under the Burdekin Shire Council Planning Scheme 2022 (the planning scheme) and is currently used for a dwelling house and rural activities.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *CJ. & CA. Christofides*.

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

**Table 1.0: Development application summary**

APPLICATION SUMMARY	
<b>Applicant:</b>	CJ. & CA. Christofides C/- BNC Planning
<b>Application Type:</b>	Development Application for a Development Permit
<b>Development Type:</b>	Reconfiguration of a Lot
<b>Category of Development (Level of Assessment):</b>	Assessable Development – Impact Assessable
<b>Development Description:</b>	Two (2) into four (4) lots subdivision
<b>Assessment Manager:</b>	Burdekin Shire Council
<b>Referral Agencies:</b>	NA
CATEGORISING INSTRUMENTS	
<b>Planning Scheme:</b>	Burdekin Shire Council Planning Scheme 2022
<b>Planning Scheme Defined Uses/Works:</b>	Subdivision
<b>Zoning:</b>	Rural Zone
<b>Precincts/Sub-Precincts:</b>	NA
<b>Overlays:</b>	Flood hazard overlay
SITE DESCRIPTION	
<b>Property Address:</b>	397 and 407 Rita Island Road, Jarvisfield QLD 4807
<b>Real (Legal) Property Description:</b>	Lot 1 on RP709413 and Lot 6 on SP240074
<b>Site Area:</b>	1.62ha
<b>Landowner:</b>	CJ. & CA. Christofides
<b>Tenure:</b>	Freehold
<b>Relevant Encumbrances:</b>	NA
<b>Local Government Area:</b>	Burdekin Shire Council

## 2.0 SITE AND LOCALITY

The subject premises is made up of two standard Freehold lots addressed as 397 and 407 Rita Island Road, Jarvisfield QLD 4807 more particularly described as Lot 1 on RP709413 and Lot 6 on SP240074. The premises is within the Rural Zone under the planning scheme and is currently used for a dwelling house. The site forms part of the Jarvisfield rural cane farming locality but itself forms part of a contained pocket of supportive rural residential lots. The land has frontage to Rita Island Road and Ivanhoe Road and is otherwise a standard farming and rural residential premises.

Any pertinent existing approvals which may affect the assessment of the proposal are identified in the table below:

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
NA	NA	NA

The following table describes the key characteristics of the site:

**Table 2.0: Site characteristics**

SITE AND LOCALITY DESCRIPTION	
<b>Property Address:</b>	397 and 407 Rita Island Road, Jarvisfield QLD 4807
<b>Real (Legal) Property Description:</b>	Lot 1 on RP709413 and Lot 6 on SP240074
<b>Site Area:</b>	1.62ha
<b>Landowner:</b>	CJ. & CA. Christofides
<b>Tenure:</b>	Freehold
<b>Relevant Encumbrances:</b>	NA
<b>Local Government Area:</b>	Burdekin Shire Council
<b>Zoning:</b>	Rural zone
<b>Precincts/Sub-Precincts:</b>	NA
<b>Existing Use of Land:</b>	Dwelling house
<b>Road Frontage:</b>	Rita Island Road and Ivanhoe Road
<b>Significant Site Features:</b>	Single storey dwelling and structures supporting rural activities on each existing lot
<b>Topography:</b>	The site is generally flat, with a large open space area to the north of the site, and supportive vegetation accompanying boundaries and buildings on site.
<b>Surrounding Land Uses:</b>	Rural activities

## 3.0 PROPOSAL SUMMARY

The purpose of the proposal is to subdivide the site to form four rural residential lots. One lot will contain the existing dwelling and structures from Lot 6, with the dwelling and structures on Lot 1 to be removed so that three vacant lots will remain. The vacant lots will support future infill development. This subdivision aligns with the existing trend for rural residential sized lots in the local area and will complete the infill subdivision potential of the land.

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



**Table 3.0: Proposal summary**

RECONFIGURATION OF A LOT	DEVELOPMENT PARAMETERS	
	EXISTING	PROPOSED
<b>Number of Lots:</b>	Two (2)	Four (4)
<b>Lot Size:</b>	Lot 1: 9,571m <sup>2</sup> Lot 6: 6,630m <sup>2</sup>	Lot 1: 4,000m <sup>2</sup> Lot 2: 4,000m <sup>2</sup> Lot 3: 4,000m <sup>2</sup> Lot 4: 4,200m <sup>2</sup>
<b>Frontage:</b>	Lot 1: 101m to Ivanhoe Road 152m to Rita Island Road Lot 6: 73m to Rita Island Road	Lot 1: 101m to Ivanhoe Road 73m to Rita Island Road Lot 2: 56m to Rita Island Road Lot 3: 56m to Rita Island Road Lot 4: 41m to Rita Island Road

#### 4.0 ASSESSMENT

The proposed two (2) into four (4) lots subdivision is identified as *impact assessable* in the tables of assessment for the Rural Zone. There are no other components of the planning scheme or *Planning Regulation 2016* which change the level of assessment for the proposal. The development application is therefore subject to an unbound assessment against the planning scheme as a whole.

The development application does not trigger referral agency assessment.

##### 4.1 Assessment Benchmarks Pertaining to State Planning Instruments

###### State Planning Policy

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

###### Regional Plan

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

###### State Development Assessment Provisions

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

##### 4.2 Assessment Benchmarks Pertaining to Local Planning Instruments

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

###### Burdekin Shire Council Planning Scheme 2022

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

- Categories of development and assessment – Reconfiguring a lot; and
- Categories of development and assessment – Overlays.

### Assessment Benchmarks Summary

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

Local Planning Instruments	
<b>Planning scheme:</b>	<p>The Planning Scheme as a whole</p> <p>The most relevant components being:</p> <ul style="list-style-type: none"> <li>Strategic Framework</li> <li>Rural Zone code</li> <li>Development Works code</li> <li>Reconfiguring a Lot code</li> <li>Flood Hazard Overlay code</li> </ul>

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

- consistent with the strategic framework.
- consistent with the purpose of the rural residential zone code and reconfiguring a lot code.
- compliant with all other applicable codes.
- reflective of the land use and development intent for the locality.

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

#### 4.2.1 Strategic Framework

The development furthers the strategic intent of the planning scheme in that it does not further reduce the productive capacity of the surrounding agricultural land, does not result in the fragmentation of rural/agricultural land and will result in uses that are compatible with the surrounding agricultural activities. Concerning this development, Specific Outcomes 2 and 3 of the Economic Growth Element – Diverse rural features outlines that:

- (2) *Agricultural land classification class A and B and priority agricultural areas are protected from encroachment of uses that may impact on the opportunity to enable increased agricultural production.*
- (3) *All land in the rural zone is protected from fragmentation as a result of the creation of small lot sizes below the minimum size nominated in the zone code. Reconfiguration creating lots below these minimum sizes does not occur, other than where:*
  - (a) *consolidating the balance of the farmed lot which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or*
  - (b) *a result of rearranging lot boundaries in a way that demonstrates a substantial improvement in the management of the land or the protection of its environmental values, without increasing the number of lots.*

The productivity of the agricultural land will not be adversely impacted by the development, as the size of the available open space on site is not appropriate to facilitate functional agricultural land. Large areas of productive agricultural land will be maintained in the local area and the reconfiguration is not significant in comparison to the overwhelming amount of agricultural land retained. This fundamentally maintains the available agricultural land of the local area and thus protects the viability of agricultural productivity of the region.

The site has been reconfigured in such a way to maintain similar lot sizes to the current lot arrangement so as to provide sufficient area to maintain the existing use of the lots and support minor rural activities. In this way, the development will also maintain the environmental, character and landscape values of the site, respond to the infrastructure and environmental constraints and avoid impacts on ecological values and natural resources. The lot sizes proposed are similar to other infill development on the streetscape, maintaining local character.

The Strategic Intent, and the Strategic Framework (the Framework) as a whole is a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is sometimes difficult to provide a direct, development specific assessment of a proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc. inherently satisfies the intent of the Framework.

This planning report demonstrates how the proposal satisfies the most applicable lower order components of the planning scheme. This justification demonstrates how the proposal is a good land use outcome for the site and how it has been designed to adequately address any environmental, economic or social impacts. Each Code has been satisfied by addressing each acceptable outcome individually. Where the requirements of an acceptable outcome were impractical or inappropriate to address, the performance outcome was addressed and satisfied. Where the requirements of a performance outcome were impractical or inappropriate to address, the overall outcomes were addressed and satisfied. By satisfying the requirements of the overall outcomes, the purpose of the code was inherently satisfied, as is the Strategic Framework for the planning scheme as a whole.

#### 4.2.2 Rural Zone Code

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

- (a) rural land will be used sustainably to ensure the viability of the primary production base;*
- (b) reconfiguration to create a smaller lot than the minimum set out in (e)(ii) and (iii) may occur where:*
  - (i) consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or*
  - (ii) rearranging lot boundaries in a way that demonstrates a substantial improvement in the management of the land or the protection of its environmental values, without increasing the number of lots; and*
- (c) agricultural land classification class A and B and priority agricultural areas shown on overlay map OM2 are protected from encroachment of uses that may impact on the opportunity to enable increased agricultural production;*

The proposed subdivision is consistent with the predominant subdivision pattern of the immediate locality, with lots of similar size adjacent to the proposed new lots along the Rita Island Road Streetscape. In reference to the purpose of the rural zone code, the proposed development will maintain significant agricultural land throughout the local area, and the current open space area is not viable as agricultural land due to its limited size. The development will have a negligible impact on rural activities and products given the land is already unable to contribute to the purpose of the zone code and can be undertaken in such a way that it does not adversely impact the ability for other land to achieve these outcomes.

The site has been reconfigured in such a way to not adversely impact the environmental, character and landscape values of the site. In this way, development responds to the infrastructure and environmental constraints of the site and avoids impacts on ecological values and natural resources. Ultimately, the reconfiguration will maintain the existing lot layout character of the local area. The proposed size and shape of the new lots provides adequate space for minor rural activities, and provides wider opportunities for low intensive rural uses, diversifying the rural activities in the local area as infill development. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes	Acceptable outcomes	Justification
<b>PO16</b> Other than for public infrastructure, non agricultural development within priority agricultural areas does not result in a net loss to agricultural production.	<i>No acceptable outcome is nominated.</i>	The site is within the priority agricultural area and agricultural land classification class A and B areas, and will create new lots within the Jarvisfield locality.
<b>PO17</b> Development occurs on the least productive part of the site.	<i>No acceptable outcome is nominated.</i>	The proposed subdivision will form four new lots from the two existing lots, creating three vacant lots (with the buildings and structures on existing Lot 1 being removed), and one developed lot with the existing dwelling on Lot 6.
<b>PO18</b> Development does not prejudice the ongoing operation, intensification or expansion of nearby farming activities.	<i>No acceptable outcome is nominated.</i>	The proposed subdivision would result in all lots being under 30ha. This cannot be avoided, as the site is significantly under 30ha. While the site does contain some area of agricultural land, the viability of this area is significantly diminished by its low size, with approximately 4,800m <sup>2</sup> of agricultural land that can be functionally utilised. This is not a viable size for productive agricultural land, and is thus under utilised being preserved for agricultural activities. The local area retains a considerably large area of agriculturally productive land.
<b>PO19</b> Development is buffered so nuisance from normal farming practices such as spray drift, odour, noise and the like are avoided.	<i>No acceptable outcome is nominated.</i>	
<b>PO20</b> Development does not interfere with the use of cane tram lines.	<i>No acceptable outcome is nominated.</i>	
<b>PO21</b> Development does not interfere with the use of stock routes or diminish their landscape, recreational or heritage values.	<i>No acceptable outcome is nominated.</i>	
<b>PO22</b> Reconfiguration does not result in the creation of any new lots in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts.	<i>No acceptable outcome is nominated.</i>	For the reasons above, the subdivision for the site for additional rural lots would demonstrates a substantial improvement in the management of the land, and result in an infill product that supplies additional rural residential lots where rural residential lots are dominant to the character of the local area.
<b>PO24</b> Reconfiguration creating lots less than required under PO23 occurs only where: (a) consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or (b) rearranging lot boundaries in a way that demonstrates a substantial improvement in the management of the land or the protection of its environmental values without increasing the number of lots.	<i>No acceptable outcome is nominated.</i>	By maintaining the dominant character, the reconfiguration will not adversely impact the ongoing operation, intensification or expansion of nearby farming activities or the operations of tram lines. Future development can be appropriately designed to buffer the residential amenity impacts of normal farming practices.  <b>Complies with the Purpose and Outcomes of the Zone Code.</b>

### 4.2.3 Development Codes

#### 4.2.3.1 Reconfiguring a Lot Code

The proposed subdivision is consistent with the zone code and will facilitate the creation of an attractive, accessible and functional rural local area as well as furthering the extent to which the site is able to contribute to achieving a well-integrated, and consolidated sustainable city form. The subdivision will facilitate the future development of the site, and will aid in the achievement of a safe, convenient, functionally efficient and attractive neighbourhood.

The proposed development is able to objectively satisfy the outcomes and purpose of the reconfiguring a lot code. This is evident from the plans of development provided in support of this development application. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes	Acceptable outcomes	Justification
<b>Lot sizes and layout</b>		
<b>PO10</b> Reconfiguration results in lots that are: <ul style="list-style-type: none"> <li>(a) of a size and dimension which complement the intended character of the zone in which the land is located;</li> <li>(b) are capable of accommodating uses intended in the zone in which the land is located; and</li> <li>(c) are sized and located to enable development to be primarily oriented to the street and accommodate all ancillary components of the use.</li> </ul>	<b>A026</b> <i>Minimum frontage and lot size occurs in accordance with table 6.2.2.3(b), unless stated otherwise in a zone code.</i>	<p>The proposed subdivision provides sizes and dimensions that align with the character of the local area, with new lots of similar size along the Rita Island Road streetscape. All lots are designed to orientate future development to Rita Island Road.</p> <p>The proposed new lots are appropriately sized to accommodate minor agricultural activities to compliment a residential use.</p> <p><b>Complies with PO10.</b></p>
<b>PO12</b> New lots are not created in the rural zone, other than where consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme.	<i>No acceptable outcome is nominated.</i>	<p>The subdivision provides new lots that are well sized to complement the local area, particularly along the streetscape of Rita Island Road. The new lots make efficient use of the least agriculturally viable land of the site, so that the land may be utilised for residential uses and supporting minor rural activities.</p> <p>The intention of the benchmark for a minimum lot size of 30ha in the rural zone is to protect agricultural land from encroaching uses. However, the area of the proposed new lots is not agriculturally viable due to its limited size. The proposed subdivision will not result in any loss in agricultural land.</p> <p><b>Complies with purpose and overall outcomes of the Reconfiguring a lot code.</b></p>
<b>Services</b>		
<b>PO15</b> <i>All lots are provided with legal access to a constructed road.</i>	<i>No acceptable outcome is nominated.</i>	<p>All lots will maintain legal access to the constructed roads Rita Island Road.</p> <p><b>Complies with PO15.</b></p>
<b>PO16</b> <i>Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that:</i> <ul style="list-style-type: none"> <li>(a) <i>is efficient;</i></li> <li>(b) <i>is adaptable to allow for future extensions and upgrades;</i></li> </ul>	<i>No acceptable outcome is nominated.</i>	<p>The proposed reconfiguration will result in no changes to the access to services by each lot.</p> <p><b>Complies with PO16.</b></p>

<p>(c) <i>minimises the risk of adverse environmental or amenity related impacts; and</i></p> <p>(d) <i>minimises whole-of-lifecycle costs for that infrastructure.</i></p>		
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#### 4.2.3.2 Development Works Code

As a rural subdivision application, these development codes are not applicable in the majority of circumstances. All lots will have road access to Rita Island Road through their frontage. The site has the ability to gain access to all required service and infrastructure. While reticulated water supply and sewerage service is not accessible to the site, they can be established on-site, maintaining high standards of environmental health, safety and amenity. This is a common outcome along Rita Island Road with the recently developed residential lots. Connection to electricity and telecommunications infrastructure is available via standing pole from Rita Island Road. Given solutions are easily achievable for site access, stormwater management, sewerage and water supply for the site, it is appropriate for the formalisation of the specifics of these servicing solutions to be addressed through standard conditions of approval.

The proposed development is able to objectively satisfy the outcomes and purpose of the development codes or compliance can be achieved through the imposition of standard conditions of approval. This is evident from the plans of development provided in support of this development application and the additional technical supporting information. Given the extent to which the proposal objectively satisfies the code, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance.

#### 4.2.4 Overlay Codes

##### 4.2.4.1 Flood Hazard Overlay Code

The proposed subdivision is able to be undertaken such that it will not result in any unacceptable risk to people or property. As a subdivision, there is no proposed built form with the relevant provisions of the planning scheme able to adequately govern any future use-based development. The proposed development does not involve any physical changes to the site and will have no effect on the extent of flood hazard or its impact on people or property. All lots are provided with road frontage for direct road access. Given the nature of the development and the extent to which the proposal objectively satisfies the code, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance.

#### 4.3 Public Notification

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

#### 5.0 CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for the reconfiguration of a lot to facilitate a two (2) into four (4) lots subdivision. The subject premises is addressed as 397 and 407 Rita Island Road, Jarvisfield QLD 4807 more particularly described as Lot 1 on RP709413 and Lot 6 on SP240074. The premises is within the Rural Zone under the Burdekin Shire Council Planning Scheme 2022 (the planning scheme) and is currently used for a dwelling house and rural activities.

An assessment of the proposal was undertaken against the applicable assessment benchmarks which confirms that it is consistent with the provisions of the applicable planning instruments, specifically the local government planning scheme.

Council is therefore required to **approve** the development application pursuant to the rules of impact assessment established under the Act and issue a development permit subject to the imposition of reasonable and relevant conditions and any referral agency responses.

#### STATEMENT OF REASONS

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

- The development allows the site to better contribute to the achievement of the Strategic Framework.
- The proposed reconfiguration outcome directly aligns with the purpose of the zone code and reconfiguring a lot code.
- The development outcome reflects community expectation for land use and development as established by the planning scheme and past development decisions.
- The development can be adequately serviced.
- The development will maintain the existing level and standard of servicing provided by the relevant infrastructure networks.
- The site is not identified as being susceptible to any unacceptable or unmanageable natural hazard or infrastructure constraints.
- The development does not increase the susceptibility of people or property to natural hazards or other health risks.
- The proposal addressed an established planning need for the development.
- The proposal does not undermine the planning scheme.
- The proposal does not establish precedence that could result in the future undermining of the planning scheme.

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# APPENDIX 1

## *DEVELOPMENT APPLICATION FORMS*



# DA Form 1 – Development application details

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

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	CJ. Christofides & CA. Christofides C/- BNC Planning
Contact name (only applicable for companies)	Benjamin Collings
Postal address (P.O. Box or street address)	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763 or 0438 789 612
Email address (non-mandatory)	enquire@bncplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA117-25
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> 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
		397	Rita Island Road	Jarvisfield
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4807	1	RP709413	Burdekin Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		407	Rita Island Road	Jarvisfield
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4807	6	SP240074	Burdekin Shire

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

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

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

#### 3.3) Additional premises

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

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

☐ In or adjacent to a water body or watercourse or in or above an aquifer  
 Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*  
 Lot on plan description of strategic port land:   
 Name of port authority for the lot:

☐ In a tidal area  
 Name of local government for the tidal area (if applicable):   
 Name of port authority for tidal area (if applicable):

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

#### 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

<b>6.1) Provide details about the first development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
2 into 4 lot subdivision
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms guide: Relevant plans</a>.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.2) Provide details about the second development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>
<input type="checkbox"/> 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 | <input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot    | <input checked="" type="checkbox"/> Yes – complete division 2  |
| Operational work       | <input type="checkbox"/> Yes – complete division 3   |
| Building work          | <input type="checkbox"/> 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 <sup>2</sup> ) (if applicable)

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

- ☐ Yes
- ☐ No

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

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☐ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

**Division 2 – Reconfiguring a lot**

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

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

Two (2)

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Subdivision (complete 10) | <input type="checkbox"/> Dividing land into parts by agreement (complete 11)   |
| <input type="checkbox"/> Boundary realignment (complete 12)   | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13) |

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
				Rural
Number of lots created				Four (4)

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below <input checked="" type="checkbox"/> 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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

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

### Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage	<input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input type="checkbox"/> Yes – specify number of new lots:		
<input type="checkbox"/> 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
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No



## 23) Further legislative requirements

### Environmentally relevant activities

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

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

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

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

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

### Hazardous chemical facilities

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

- ☐ Yes – *Form 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](http://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](http://www.qld.gov.au) for further information on environmental offsets.

### Koala habitat in SEQ Region

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

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

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

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### **Quarry materials from land under tidal waters**

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

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

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://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](http://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](http://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](http://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](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.

Name of the heritage place:	Place ID:
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### **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](http://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	<input checked="" type="checkbox"/> Yes
<b>Note:</b> See the <i>Planning Regulation 2017</i> for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of <a href="#">DA Form 2 – Building work details</a> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> Yes
<b>Note:</b> 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 <a href="#">DA Forms Guide: Planning Report Template</a> .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
<b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

## 25) Applicant declaration

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

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

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

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

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

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

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

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

**Note:** For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

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

I/We, Constantine Arthur Christofides (Director) and Constantine John Christofides (Director)

Enter Name(s) and Position(s) of the Director(s)

The delegates representative(s) of SUGARLANDS INVESTMENTS PTY LTD & SUGARLANDS DEVELOPMENTS PTY LTD being owners of the premises identified as follows:

407 RITA ISLAND ROAD JARVISFIELD QLD 4807

Lot 6 on SP240074

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

CJ & CA Christofides

C/- BNC Planning Pty Ltd

on the premises described above for:

Reconfiguring a lot (Subdivision and/or Boundary Realignment)



Signature(s)

1-9-25

1-9-25

Date

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

Applicant template 11 C  
Version 1.0—3 July 2017

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

I/We,

CONSTANTINE JOHN CHRISTOFIDES  
CONSTANTINE ARTHUR CHRISTOFIDES

Being the owners of the premises identified as follows:

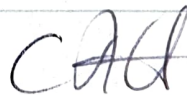
397 RITA ISLAND ROAD JARVISFIELD QLD 4807  
Lot 1 on RP709413

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

CJ & CA Christofides  
C/- BNC Planning Pty Ltd

on the premises described above for:

Reconfiguring a lot (Subdivision and/or Boundary Realignment)



Signature(s)

1-9-25

1-9-25

Date

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

Applicant template 1.1.0  
Version 1.0—3 July 2017

---

# APPENDIX 2

## *SITE DETAILS*



# Aerial

397-407 Rita Island Road, Jarvisfield QLD 4807

19°35'29"S 147°27'1"E

19°35'29"S 147°27'17"E

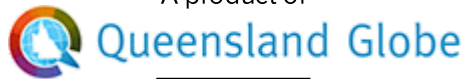


19°35'44"S 147°27'1"E

19°35'44"S 147°27'17"E

A product of

Legend located on next page



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Version: 1, Version Date: 09/09/2025



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Printed at: A4

Print date: 14/8/2025

Not suitable for accurate measurement.  
Projection: Web Mercator EPSG 102100 (3857)

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<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



**Queensland  
Government**

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



## Land parcel

 Parcel

## Land parcel - gt 1 ha

 Parcel

## Land parcel - gt 10 ha

 Parcel

## Easement parcel



## Strata parcel



## Volumetric parcel



## Land parcel - gt 1000 ha

 Parcel

## Land parcel label

## Land parcel label - gt 1 ha

## Land parcel label - gt 10 ha

## Land parcel label - gt 1000 ha

## Places: Land parcel

 1RP709413

 6SP240074

## Green bridges



## Roads and tracks


 Motorway

 Highway


 Secondary

 Connector


 Local

 Restricted Access Road

 Mall


 Busway

 Bikeway

 Restricted Access Bikeway

 Walkway

 Restricted Access Walkway

 Non-vehicular Track

 Track

 Restricted Access Track

 Ferry

 Proposed Thoroughfare

## Bridges



## Tunnels



## Railway stations



## Railways



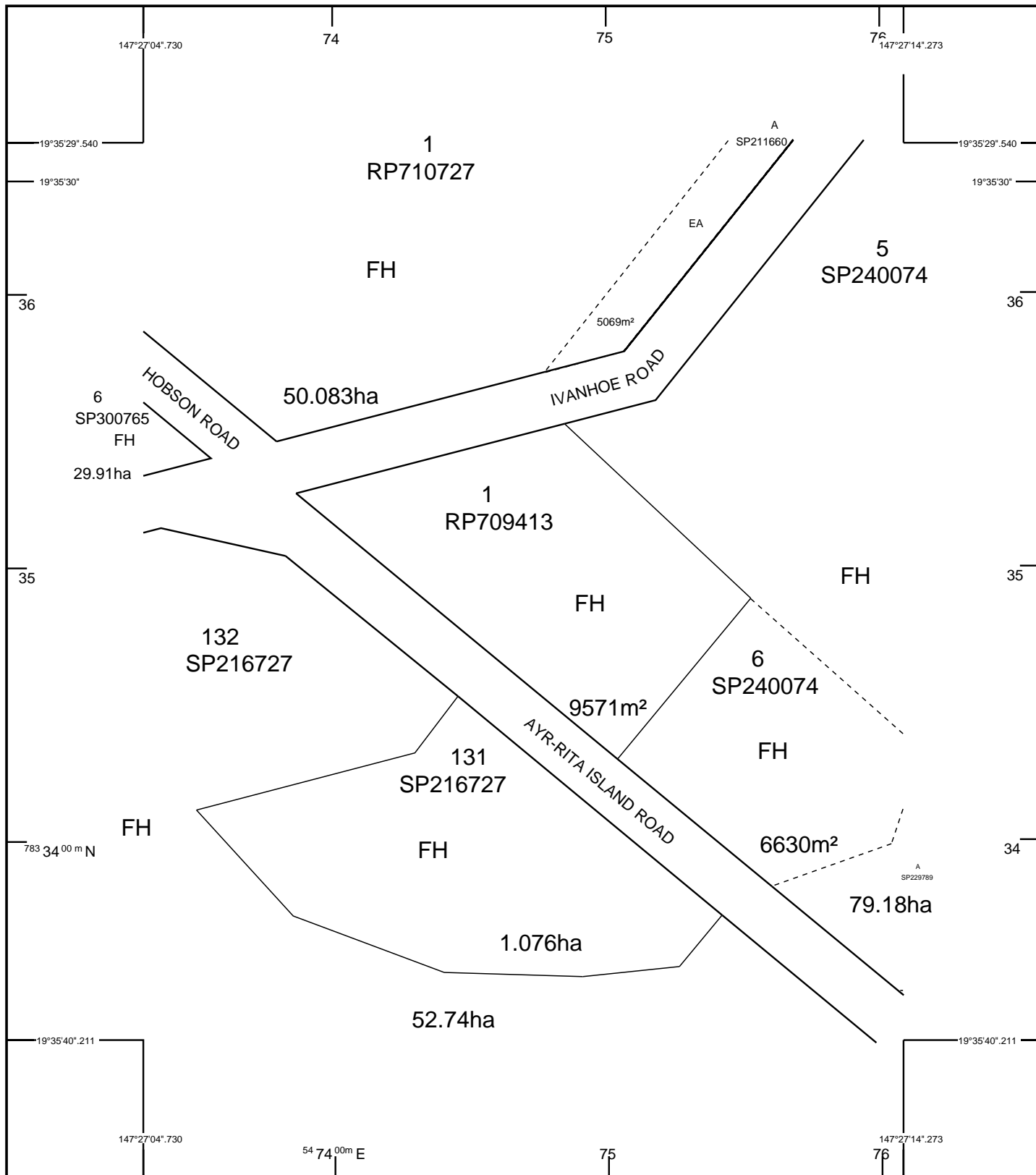
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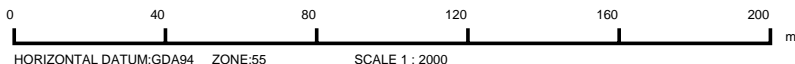
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© State of Queensland (Department of Resources) 2024

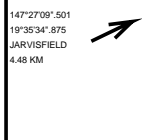
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STANDARD MAP NUMBER  
8358-11243



MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/RP709413
Area/Volume	9571m²
Tenure	FREEHOLD
Local Government	BURDEKIN SHIRE
Locality	JARVISFIELD
Segment/Parcel	37049/30

#### CLIENT SERVICE STANDARDS

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DCDB 13/08/2025

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**SmartMap**

An External Product of  
SmartMap Information Services

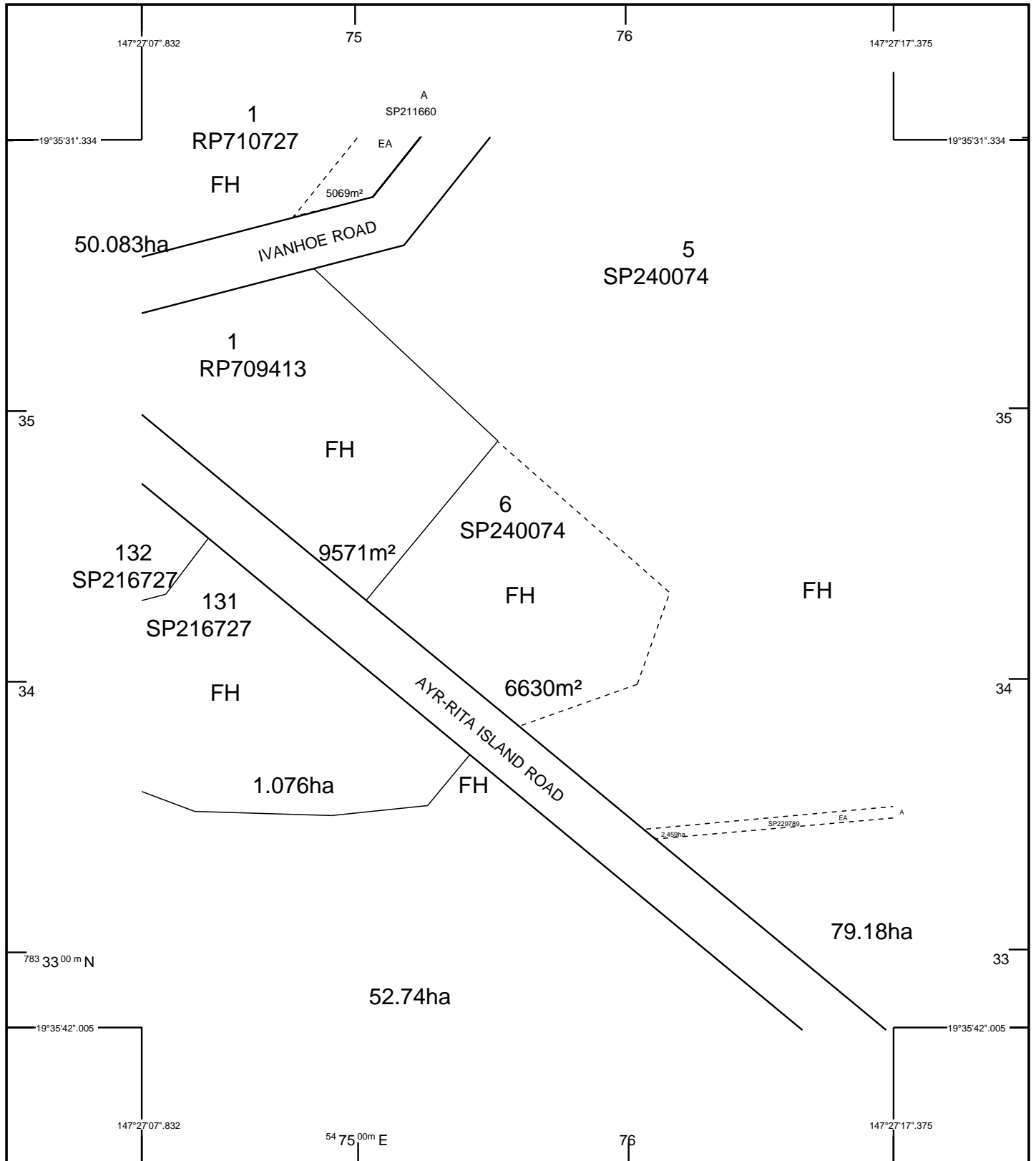
Based upon an extraction from the  
Digital Cadastral Data Base



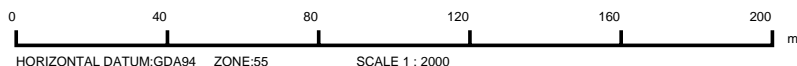
**Queensland  
Government**

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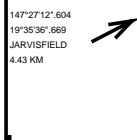




STANDARD MAP NUMBER  
8358-11242



MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	6/SP240074
Area/Volume	6630m²
Tenure	FREEHOLD
Local Government	BURDEKIN SHIRE
Locality	JARVISFIELD
Segment/Parcel	37049/825

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**SmartMap**

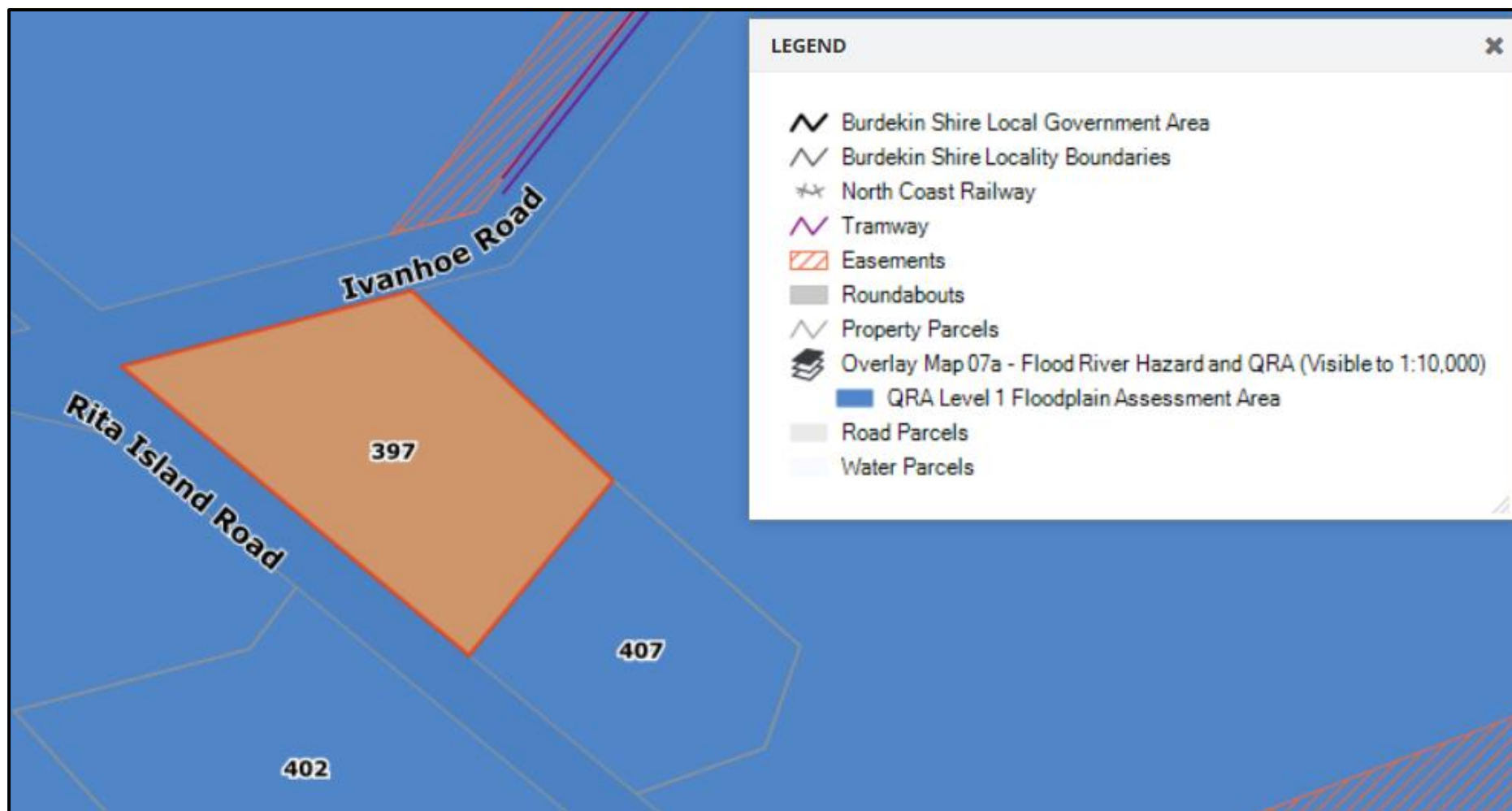
An External Product of  
SmartMap Information Services  
Based upon an extraction from the  
Digital Cadastral Data Base



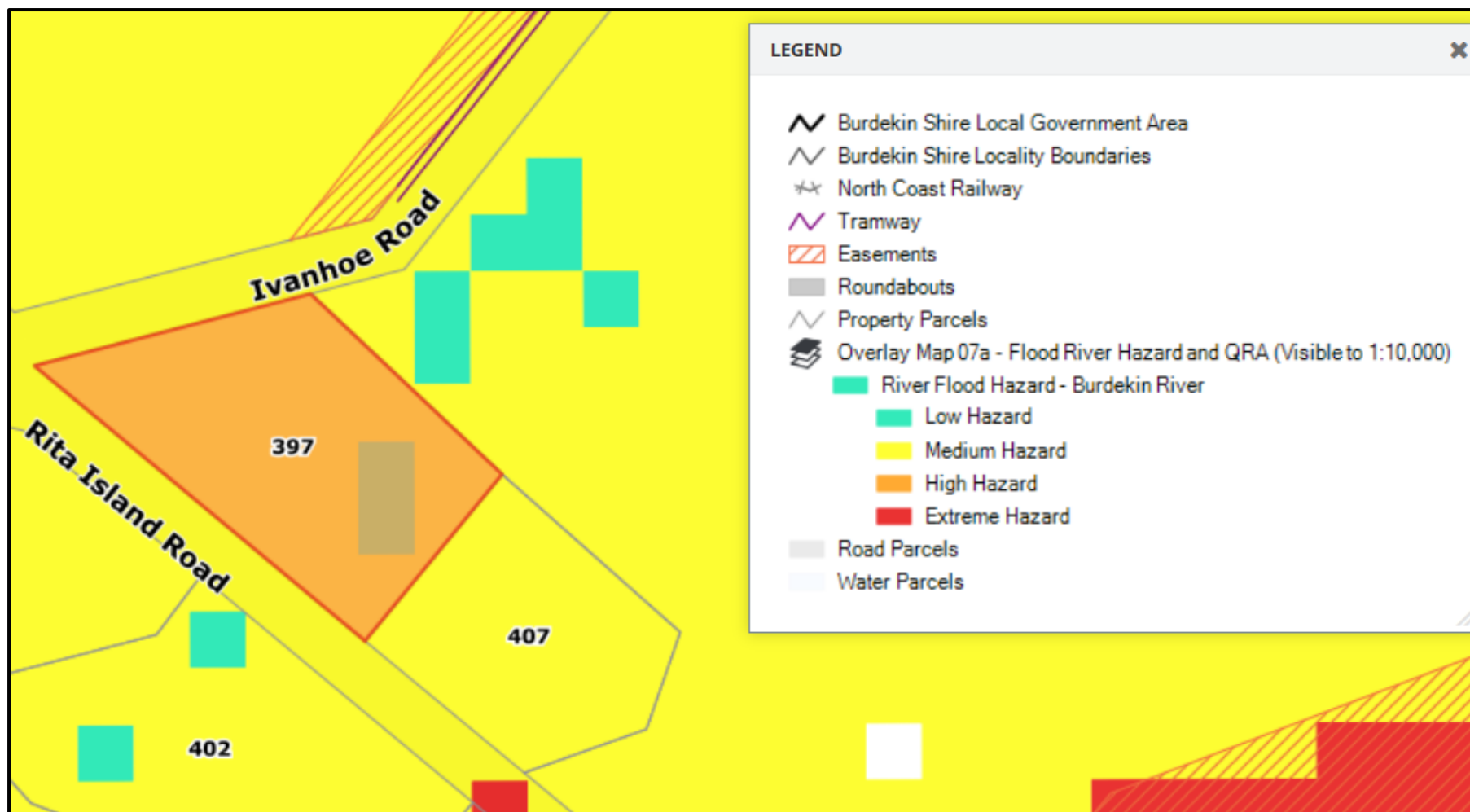
**Queensland  
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Flood Hazard Overlay Map 1



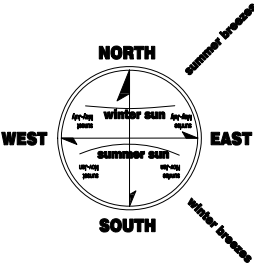
Flood Hazard Overlay Map 2

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# APPENDIX 3

## *PLANS OF DEVELOPMENT*





Property Details

Site Address: 397 & 407 Rita Island Road  
JARVISFIELD QLD 4807  
Real Property Description: Lot 1 on RP709413 & Lot 6 on SP240074  
Tenure: Freehold  
Site Area: 16.201 ha  
Road Frontage: Rita Island Road & Ivanhoe Road  
Planning Scheme Zoning: Rural Zone  
Precincts: NA  
DFE (Q100) Flooding: Site is subject to 1%AEP inundation

- Notes

  - Plan and detail is not for construction purposes
  - All site dimensions to be confirmed by detailed survey
  - New boundaries to be set by lot size not dimension
  - No new road reserves
  - No existing or proposed public open space
  - No new retaining walls or retaining structures
  - No land to be dedicated for community purposes
  - New building envelopes as shown, if required
  - Existing and new easements as shown, if required
  - The site is subject to 1%AEP DFE flooding

- Data Source

  - DCDB as taken from unconfirmed survey source
  - Queensland Globe

PLAN OF RECONFIGURATION

Subdivision - Two (2) into Four (4) Lots

AMT	DESCRIPTION	BY	DATE	Drawn	Drawn
A	DA ISSUE	BNC	September 2025	September 2025	BNC
				Scale: As shown	Reviewed: BNC
				Job No: DA117-25	Approved: BNC
DRAWING STATUS:				BNC Ref No: 117-25	Drawing No: S01-01
DA Issue				Rev: A	