

BNC Ref. DA161-25
IMPACT:RAL

Date >> 31 October 2025

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

Dear Assessment Manager,

**RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016*
 DEVELOPMENT PERMIT FOR AN IMPACT ASSESSABLE RECONFIGURING A LOT
 354 DARVENIZA ROAD, INKERMEN QLD 4806 (RPD: LOTS 5 ON RP852598 AND 2 ON SP324887)**

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

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



PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016

IMPACT ASSESSABLE RECONFIGURATION OF A LOT

354 DARVENIZA ROAD, INKERMANN QLD 4806
being
LOTS 5 ON RP852598 AND 2 ON SP324887
for
TWO (2) INTO TWO (2) LOTS BOUNDARY REALIGNMENT

Report Matrix

APPLICATION SUMMARY	
Applicant:	M. Caspanello C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Reconfiguration of a Lot
Category of Development (Level of Assessment):	Impact Assessable
Development Description:	Two (2) into two (2) lots boundary realignment
Assessment Manager:	Burdekin Shire Council
Referral Agencies:	NA
CATEGORISING INSTRUMENTS	
Planning Scheme:	Burdekin Shire Council Planning Scheme 2022
Planning Scheme Defined Uses/Works:	Boundary realignment
Zoning:	Rural Zone
Precincts/Sub-Precincts:	NA
Overlays:	Acid Sulfate Soils, Agricultural Land, and Flood hazard overlay
SITE DESCRIPTION	
Property Address:	354 Darveniza Road, Inkerman QLD 4806
Real (Legal) Property Description:	Lots 5 on RP852598 and 2 on SP324887
Site Area:	63.7ha
Landowner:	M. Caspanello
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Burdekin Shire Council
Road Frontage:	Darveniza Road

DOCUMENT CONTROL

Prepared by	Client	Report
BNC Planning	M. Caspanello	Report No. DA161-25-PR

Version	Date	Author
1.0	October 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 two (2) lots boundary realignment. The subject premises is addressed as 354 Darveniza Road, Inkerman QLD 4806 more particularly described as Lots 5 on RP852598 and 2 on SP324887. The premises is within the Rural Zone under the Burdekin Shire Council Planning Scheme 2022 (the planning scheme) and is currently used as a cane farm and for a dwelling house and ancillary structures.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *M. Caspanello*.

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

Table 1.0: Development application summary

APPLICATION SUMMARY	
Applicant:	M. Caspanello C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Reconfiguration of a Lot
Category of Development (Level of Assessment):	Assessable Development – Impact Assessable
Development Description:	Two (2) into two (2) lots boundary realignment
Assessment Manager:	Burdekin Shire Council
Referral Agencies:	NA
CATEGORISING INSTRUMENTS	
Planning Scheme:	Burdekin Shire Council Planning Scheme 2022
Planning Scheme Defined Uses/Works:	Boundary realignment
Zoning:	Rural Zone
Precincts/Sub-Precincts:	NA
Overlays:	Acid Sulfate Soils, Agricultural Land, and Flood hazard overlay
SITE DESCRIPTION	
Property Address:	354 Darveniza Road, Inkerman QLD 4806
Real (Legal) Property Description:	Lots 5 on RP852598 and 2 on SP324887
Site Area:	63.7ha
Landowner:	M. Caspanello
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Burdekin Shire Council

2.0 SITE AND LOCALITY

The subject premises is a standard Freehold lot addressed as 354 Darveniza Road, Inkerman QLD 4806 more particularly described as Lots 5 on RP852598 and 2 on SP324887. The premises is within the Rural Zone under the planning scheme and is currently used for cane farm and a dwelling house. The site forms part of the Inkerman rural cane farming locality, has frontage to the Darveniza 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	
Property Address:	354 Darveniza Road, Inkerman QLD 4806
Real (Legal) Property Description:	Lots 5 on RP852598 and 2 on SP324887
Site Area:	63.7ha
Landowner:	M. Caspanello
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Burdekin Shire Council
Zoning:	Rural zone
Precincts/Sub-Precincts:	NA
Existing Use of Land:	Dwelling house and rural activities
Road Frontage:	Darveniza Road
Significant Site Features:	Single storey dwelling and structures supporting rural activities
Topography:	The site is generally flat, with fields dedicated to agricultural production within the larger lot
Surrounding Land Uses:	Rural activities

3.0 PROPOSAL SUMMARY

The purpose of the proposal is two-fold, being the need to provide additional separation between the dwelling and its private open and the cane farm footprint AND to facilitate the construction of the extension of the dwelling house which is best positioned to front Darveniza Road. The current dwelling lot is only 6016m² which does not provide sufficient separation from the associated farming activities on Lot 6. The owner is taking the opportunity to address this and to facilitate the space needed for the dwelling extension and provide appropriate buffer separation from agricultural activities. The applicant intends to reposition the boundary between the two lots by 47m on the Darveniza Road frontage, equating to a transfer of approximately 3000m² from Lot 2 to Lot 5, as per the plan of reconfiguration.

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

Table 3.0: Proposal summary

RECONFIGURATION OF A LOT	DEVELOPMENT PARAMETERS	
	EXISTING	PROPOSED
Number of Lots:	Two (2)	Two (2)
Lot Size:	Lot 5: 6016m ² Lot 2: 63.11ha	Lot 5: 8955m ² Lot 2: 62.8ha
Frontage:	Lot 5: 94m to Darveniza Road Lot 2: 953m to Darveniza Road	Lot 5: 140m to Darveniza Road Lot 2: 907m to Darveniza Road

4.0 ASSESSMENT

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

The development application does not trigger referral agency assessment.

4.1 Assessment Benchmarks Pertaining to State Planning Instruments

State Planning Policy

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

Regional Plan

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

State Development Assessment Provisions

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

4.2 Assessment Benchmarks Pertaining to Local Planning Instruments

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

Burdekin Shire Council Planning Scheme 2022

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

- Categories of development and assessment – Reconfiguring a lot; 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	
Planning scheme:	The Planning Scheme as a whole
	The most relevant components being:
	Strategic Framework
	Rural Zone code
	Development Works code
	Reconfiguring a Lot code
	Flood Hazard Overlay code

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 protects the productive capacity of agricultural land. Concerning this development, Specific Outcomes 2 and 3 of the Economic Growth Element – Diverse rural features outlines that:

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

The productivity of the agricultural land will not be adversely impacted by the development, as the amount of land transferred by the reconfiguration is not significant in comparison to the overwhelming amount of agricultural land retained by the development. This fundamentally maintains the available agricultural land on site, and thus protects the viability of agricultural productivity and the management of the land.

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

character and landscape values of the site and respond to the infrastructure and environmental constraints of the site and avoid impacts on ecological values and natural resources. The reconfiguration will not result in an increase in the number of lots and will maintain the existing lot layout character of the local area.

There is a need to provide additional separation between the dwelling and its private open and the cane farm footprint. The current dwelling lot is only 6016m² which does not provide sufficient separation from the associated farming activities on Lot 2. The owner is taking the opportunity to address this and to facilitate the space needed for a dwelling extension. This furthers the community benefit and planning grounds for the proposal despite the loss of farming footprint, all be it an intangible amount of footprint.

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 boundary realignment is a minor reconfiguration, with only approximately 3000m² transferred to a small lot from the overall insignificantly impacted larger lot of over 63ha. While it will result in a minor loss of agricultural land on Lot 2, it is not a significant amount of area as the lot retains over 62ha of agricultural land. This inherently does not interfere

with the viability of agricultural productivity and management of the site in a significant way, while also maintaining the existing lot layout of the site and local area. Furthermore, no additional lots are created through this reconfiguration. This also further protects agricultural land from encroachment of rural-residential living.

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

Performance outcomes	Acceptable outcomes	Justification
Reconfiguration		
PO24 <i>Reconfiguration creating lots less than required under PO23 occurs only where:</i> (a) <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</i> (b) <i>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>	<i>No acceptable outcome is nominated.</i>	<p>The proposed boundary realignment will rearrange lot boundaries to facilitate the future development of a dwelling extension on Lot 5 and further separate the dwelling from agricultural activities. While it will result in a minor loss of agricultural land on Lot 2, it is not a significant amount of area as the lot retains over 62ha of agricultural land.</p> <p>Both lots are of appropriate size to facilitate the current use of the individual lots. The larger lot will retain a lot site of over 62ha, which is sufficient to facilitate rural activities. The smaller lot is currently utilised for rural residential living.</p> <p>Complies with PO24(b).</p>

4.2.3 Development Codes

4.2.3.1 Reconfiguring a Lot Code

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

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

Performance outcomes	Acceptable outcomes	Justification
Lot sizes and layout		
PO10 <i>Reconfiguration results in lots that are:</i> (a) <i>of a size and dimension which complement the intended character of the zone in which the land is located;</i>	A026 <i>Minimum frontage and lot size occurs in accordance with table 6.2.2.3(b), unless</i>	<p>The proposed boundary realignment will provide approximately 3000m² from Lot 2 to Lot 5.</p> <p>While the reconfiguration will result in a lot which is significantly below the minimum lot size for the Rural</p>

<p>(b) are capable of accommodating uses intended in the zone in which the land is located; and</p> <p>(c) are sized and located to enable development to be primarily oriented to the street and accommodate all ancillary components of the use.</p>	<p>stated otherwise in a zone code.</p>	<p>zone, this lot is already significantly undersized, and the reconfiguration will not result in additional lots.</p> <p>Both lots are of appropriate size to facilitate the current use of the individual lots. The largest lot will retain a lot site of over 62ha, which is sufficient to facilitate rural activities. The smaller lot is currently utilised for rural residential living.</p> <p>Complies with PO10.</p>
<p>PO13</p> <p><i>Realignment of boundaries in the rural zone occurs only where this demonstrates a substantial improvement in the management of the land or the protection of its environmental values, without increasing the number of lots.</i></p>	<p>No acceptable outcome is nominated.</p>	<p>The proposed boundary realignment will not result in an increase in the number of lots on the site. It will result in a minor loss of agricultural land on Lot 2, but not a significant amount of area as the lot retains over 62ha of agricultural land. Greater separation of the agricultural activities from the dwelling house ensures an appropriate amenity buffer, demonstrating an improvement on the management of the land.</p> <p>Complies with PO13.</p>
<p>Services</p>		
<p>PO15</p> <p><i>All lots are provided with legal access to a constructed road.</i></p>	<p>No acceptable outcome is nominated.</p>	<p>Both lots will maintain legal access to the constructed road Darveniza Road.</p> <p>Complies with PO15.</p>
<p>PO16</p> <p><i>Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that:</i></p> <p>(a) is efficient;</p> <p>(b) is adaptable to allow for future extensions and upgrades;</p> <p>(c) minimises the risk of adverse environmental or amenity related impacts; and</p> <p>(d) minimises whole-of-lifecycle costs for that infrastructure.</p>	<p>No acceptable outcome is nominated.</p>	<p>The proposed reconfiguration will result in no changes to the access to services by each lot.</p> <p>Complies with PO16.</p>

4.2.3.2 Development Works Code

The boundary realignment involves the exchange of a small area of land from a significantly larger lot to the smaller residential lot, with both lots maintaining a similar lot size to their current size. The reconfiguration will not result in any change to the availability of infrastructure and services to each lot. All lots will maintain their existing standard of road access, sewerage, water supply, electricity and telecommunications currently provided to each lot. As the size of the land being transferred is minimal, the stormwater drainage and flood characteristics of the site will not be adversely impacted.

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

4.2.4 Overlay Codes

4.2.4.1 Flood Hazard Overlay Code

The proposed boundary realignment is able to achieve the purpose of the code as it does not increase the extent or the severity of flood hazard, nor increase the risk to life, property, community and the environment. While the proposed reconfiguration is for the future development of the site, it is only for the extension of the dwelling house use and will not increase the extent or the severity of flood hazard. All lots maintain their existing level of access to a road, and the amount of land transferred is not of an extent which can adversely impact stormwater or flood characteristics of the site. The proposed development is able to objectively satisfy the outcomes and purpose of the flood hazard overlay code. 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 two (2) lots boundary realignment. The subject premises is addressed as 354 Darveniza Road, Inkerman QLD 4806 more particularly described as Lots 5 on RP852598 and 2 on SP324887. The premises is within the Rural Zone under the Burdekin Shire Council Planning Scheme 2022 (the planning scheme) and is currently used for a cane farm and dwelling house and ancillary structures.

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

STATEMENT OF REASONS

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

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

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)	M. Caspanello 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)	DA161-25
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)	



Queensland
Government

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
		354	Darveniza Road	Inkerman
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4806	5	RP852598	Burdekin Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		354	Darveniza Road	Inkerman
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4806	2	SP324887	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

6.1) Provide details about the first development aspect

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

- ☐ Material change of use ☒ Reconfiguring a lot ☐ Operational work ☐ Building work

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

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

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

2 into 2 lot boundary realignment

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

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

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<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 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?

Two (2)

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

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input checked="" 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:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below <input 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 ²)	Lot on plan description	Area (m ²)
Lot 5 on RP852598	6016 m ²	Lot 5	8955m ²
Lot 2 on SP324887	63.11 ha	Lot 2	62.8 ha
12.2) What is the reason for the boundary realignment?			
Facilitate the development of a dwelling extension on Lot 5 by providing additional land from Lot 2.			

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



Queensland
Government

- ☐ 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. 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	<input checked="" type="checkbox"/> 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	<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
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
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			

Landowners Consent Form

Planning Act 2016

Landowners Consent for

☒ Individual ☐ Company

Applicant type

- Select "**Individual**" if you personally own the land and are providing consent as the landowner.
- Select "**Company**" if the land is owned by a business or entity and you are an authorised representative providing consent on behalf of the company.

I/We

Michael john Caspanello,

Name(s) of Landowner(s) or Authorized Representatives

- If you are an **individual landowner**, enter your full legal name (or all names if multiple owners).
- If the land is owned by a **company**, enter the full legal name(s) and position(s) of all authorised representatives signing on behalf of the company (e.g., John Smith, Co-Director; ABC Property).

Being the owner(s) of the premises identified as follows:

Street Address: 354 Darveniza Road

Inkerman, QLD 4806

Real Property Description: Lot 5 on RP852598 & Lot 2 on SP324887

consent to the making of a development application under the Planning Act 2016 care of BNC Planning Pty Ltd.

on the premises described above for:

Material change of use and/or Reconfiguring a lot.

Michael

Caspanello

Signature

M J Caspanello

Digitally signed by Michael Caspanello

Date and time: 30/09/2025, 4:28:04 pm AEST

IP address: 118.209.233.208

APPENDIX 2

SITE DETAILS

Aerial

354 Darveniza Road, Inkerman QLD 4806

19°40'12"S 147°26'17"E

19°40'12"S 147°27'34"E

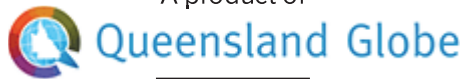


19°41'25"S 147°26'17"E

19°41'25"S 147°27'34"E

A product of

Legend located on next page



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Scale: 1:11939

Printed at: A4

Print date: 31/10/2025

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

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



**Queensland
Government**

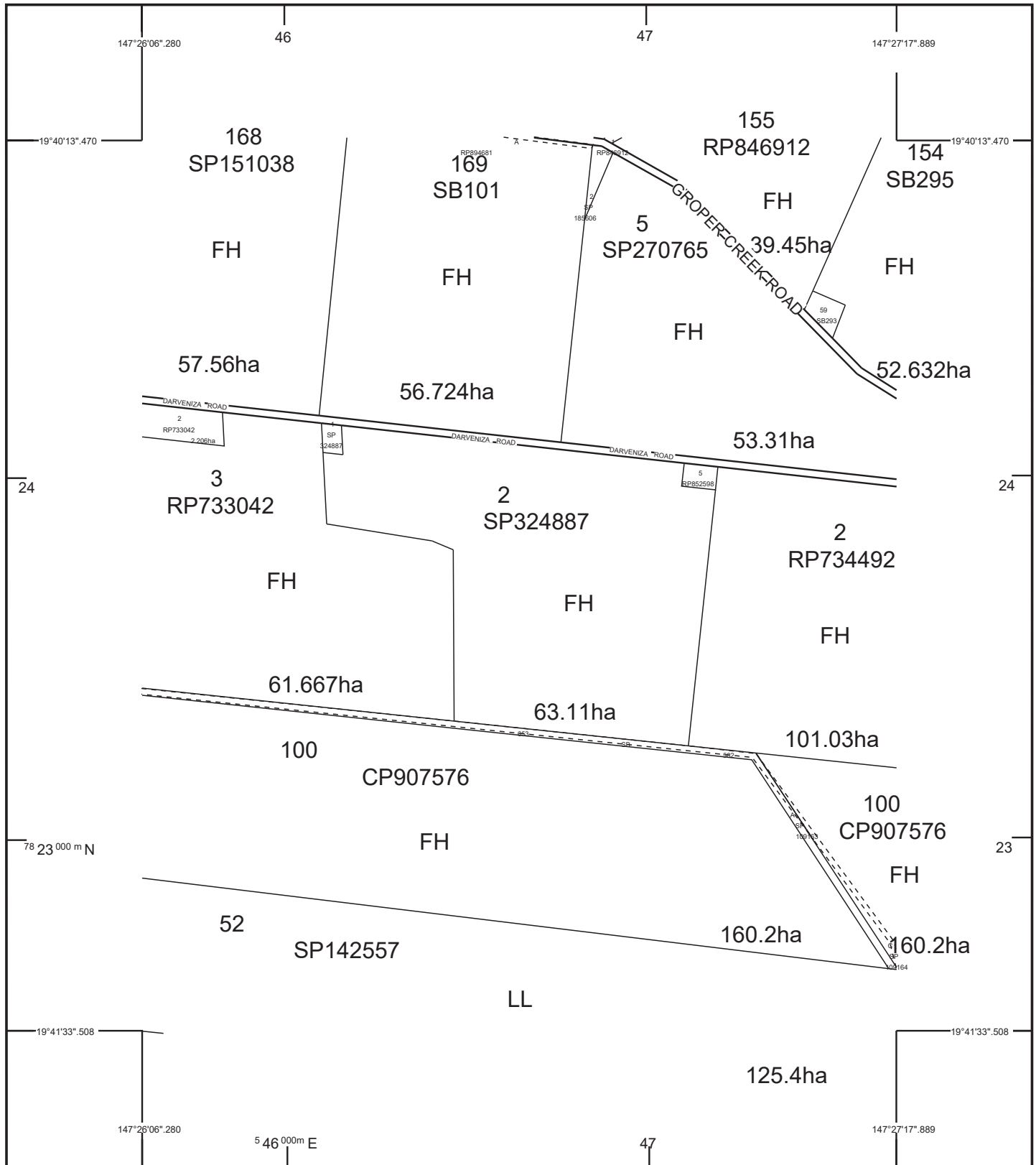
Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development

354 Darveniza Road, Inkerman QLD 4806



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STANDARD MAP NUMBER
8358-12133

MAP WINDOW POSITION &
NEAREST LOCATION

147°26'42".085
19°40'53".489
CARSTAIRS
3.50 KM



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/SP324887
Area/Volume	63.11ha
Tenure	FREEHOLD
Local Government	BURDEKIN SHIRE
Locality	INKERMAN
Segment/Parcel	35682/120

CLIENT SERVICE STANDARDS

PRINTED 31/10/2025

DCDB 30/10/2025 (Lots with an area less than 1500m² are not shown)

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Based upon an extraction from the
Digital Cadastral Data Base



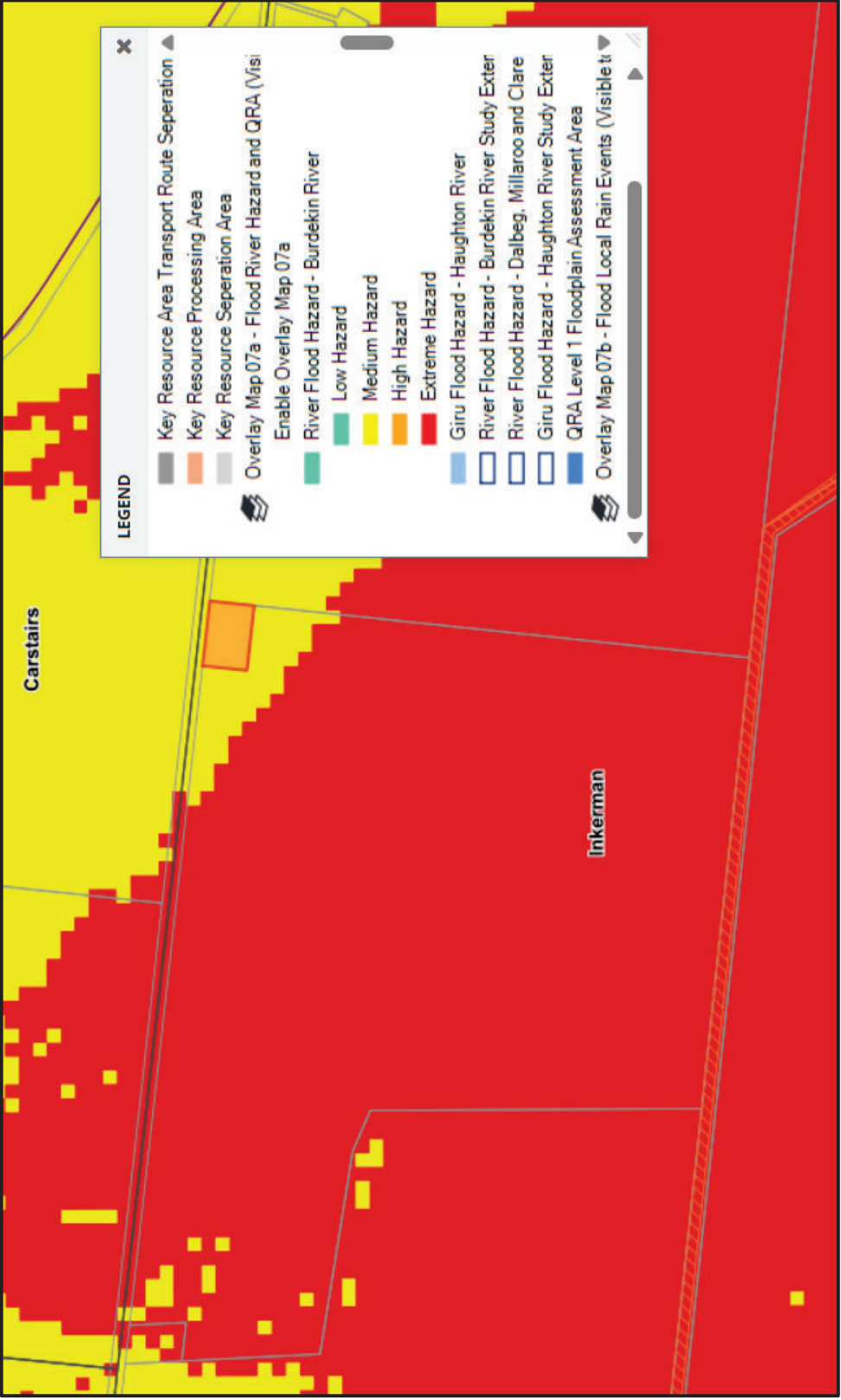
**Queensland
Government**

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





Zoning



Flood Hazard Overlay

APPENDIX 3

PLANS OF DEVELOPMENT



Property Details
Site Address:

ss: Supra

Property Details
Site Address: 354 Darveniza Road
INKERMAN QLD 4806

Real Property Description:

Tenure: Freehold

Site Area: Lot 5 = 6,016m², Lot 2 = 63.11 ha

Tenure: Freehold
Site Area: Lot 5 = 6,016m², Lot 2 = 63.11 ha

Site Area:
Road Frontage:
Lot 3 = 6,010 sq. ft., Lot 2 = 63,111 sq. ft.
Darveniza Road

Road Frontage:	Darveniza Road
Planning Scheme Zoning:	Rural Zone

Planning Scheme Zoning: Rural Zone
Precincts: NA

Notes

- Plan and detail is not for construction purposes
- All site dimensions to be confirmed by detailed survey
- New boundaries to be set by nominated list 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
- No building envelopes proposed
- Any existing and/or new easements as shown
- The site may be subject to 1% AEP DfE flooding

Data Source

- Data Source**
- DCDB as taken from unconfirmed survey source
 - Queensland Globe

PLAN OF RECONFIGURATION

Boundary Realignment

AMT	DESCRIPTION	HY	DATE
A	DA ISSU	BNC	06/08/2021
		BNC	07/09/2021
		Asstcom	BNC
		DA 01-25	Sgt/Majr
		DDP Ref No.	Issuing No.
		161-25	S91-01
			A