

MP ref: M2559
QA: mm.ms.pm

3 November 2025

Assessment Manager
Burdekin Shire Council
PO Box 974
AYR QLD 4807
Via: planning@burdekin.qld.gov.au

Attention: Planning and Development

Dear Sir/ Madam,

Re: Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots and Access Easement) on land described as Lot 4 and 5 on RP817147 and located at 168-190 Klaka Road, Fredericksfield

On behalf of the Applicant, Milford Planning hereby make the enclosed development application seeking the abovementioned development approval on the abovementioned land in accordance with Section 51 of the *Planning Act 2016*.

Assessment Fee

The relevant assessment fee for the proposed development has been calculated below in accordance with Burdekin Shire Council's (Council) Schedule of Fees and Charges 2025/ 26.

Component	Calculation	Fee
Reconfiguring a Lot	\$490 per lot + impact assessment fee (\$490 x 2) + \$1,811	\$2,791
TOTAL ASSESSMENT FEE:		\$2,791

We kindly ask that Council provide payment details to Milford Planning for the Applicant's action immediately upon receipt of this development application.

07 4724 0095
info@milfordplanning.com.au
283 Flinders Street
Townsville City Q 4810
PO Box 5463
Townsville City Q 4810
ABN 31 162 988 132
milfordplanning.com.au



Proceeding

We look forward to working with Council to progress the proposed development and request the opportunity to discuss any queries or further information that may be required prior to the issue of any formal correspondence.

In the instance that Council requires no further information, we look forward to receipt of Council's Confirmation Notice and confirmation that an Information Request is not required to enable public notification of the development application to proceed.

If you have any questions regarding this correspondence, please contact the undersigned or Henry Wells on TEL: (07) 4724 0095.

Yours sincerely,

MILFORD PLANNING



Electronic

Matteo Sandona

SENIOR TOWN PLANNER

Encl: Development application package

Applicant **Philip Marano**

Reference **M2559**

Date **November 2025**

Development Application

Proposed
Development

**Reconfiguring a Lot –
Boundary Realignment
(Two Lots into Two Lots
and Access Easement)**

Property
Details



**Lots 4 and 5 on
RP817147
168-190 Klaka Road,
Fredericksfield**





DOCUMENT CONTROL

Applicant	Philip Marano
Proposed Development	Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots and Access Easement)

Quality Assurance		
Date 3.11.25 Version 1 Issue Final Template DA-STN-1	 Henry Wells GRADUATE TOWN PLANNER	 Matteo Sandona SENIOR TOWN PLANNER
	Author	Reviewer

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APPENDICES

Appendix 1	DA Form 1; and land owner's consent
Appendix 2	SmartMap; and site aerial plan of the subject site
Appendix 3	State Assessment Referral Agency mapping
Appendix 4	Proposed development plans



1.0 INTRODUCTION

1.1 Purpose

The purpose of this development application is to seek approval for Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots and Access Easement) (the proposed development) under the provisions of the *Planning Act 2016* (the Act).

The purpose of this report is to provide information about the site on which the subject development is proposed, detail of the proposed development, and an assessment against the relevant assessment benchmarks. The assessment detailed in this report has been undertaken in accordance with the provisions and subordinate planning controls under the Act.

1.2 Structure

This report provides the following information with respect to the assessment of the proposed development:

- overview of the site and surrounding area;
- description of the proposed development;
- overview of the relevant assessment framework;
- assessment of the proposed development against the relevant assessment benchmarks;
- other relevant matters; and
- conclusion and recommendation.

This development application is made in accordance with Section 51 of the Act and contains the mandatory supporting information specified in the applicable DA Form. **Appendix 1** comprises DA Form 1 and the accompanying land owner's consent.



2.0 SUBJECT SITE

2.1 Site Parameters

The following parameters are applicable to the site of the proposed development (the subject site).

Property Owner	Philip Marano (refer Appendix 1)
Street Address	168-190 Klaka Road, Fredericksfield
Formal Description	Lots 4 and 5 on RP817147
Site Area	<ul style="list-style-type: none">Lot 4 - 4,056 m² (refer Appendix 2)Lot 5 - 371,900 m² Total - 375,956 m ²
Easements	Easement A on RP817147 for Bore Water Usage.
Street Frontage	<ul style="list-style-type: none">Lot 4 - 72.5 m on Klaka RoadLot 5 - 357.5 m on Klaka Road Total - 430 m on Klaka Road
Topography	The site has generally even topography.
Existing Use	<ul style="list-style-type: none">Lot 4 - Dwelling HouseLot 5 - Agricultural land and associated infrastructure
Existing Infrastructure	The site is serviced by the following infrastructure: <ul style="list-style-type: none">water (private);sewage treatment (private);electricity (Ergon); andtelecommunications (NBN).
Local Heritage Register	The site is not listed on the Local Heritage Register.
Contaminated Land	The land is not known to be included on the State Environmental Management Register or Contaminated Land Register.
Relevant State Interests	No State interests are relevant to the proposed development as detailed in the State Assessment Referral Agency (SARA) mapping (refer Appendix 3).



2.2 Surrounding Area

North	Agricultural Land.
East	Agricultural Land.
South	Agricultural Land and associated Dwelling House.
West	Sport and Recreation facility (Home Hill Golf Clubhouse) and Dwelling House's.



3.0 PROPOSED DEVELOPMENT

3.1 Description of Proposed Development

The proposed development involves a boundary realignment of existing Lot 4 and 5 on RP817147, to better reflect the existing activity occurring on each of the allotments. A new access easement is also proposed alongside the western border of Lot 4 to allow for a shared driveway on Lot 4 to service Lot 5. Specific detail of the proposed development is provided below.

Purpose of Development

The purpose of the proposed development is to better reflect the existing land use of each lot, with Lot 4 containing all elements of the existing Dwelling House whilst Lot 5 would be dedicated to only the agricultural fields. The boundary realignment will maintain the total number of lots and will not decrease output of the agricultural fields.

Design Overview

The proposed boundary realignment will maintain the number of lots. The boundary of Lot 4 will essentially shift westwards to include the extent of the existing Dwelling House and associated curtilage. This will result in the lot size increasing to 5,438 m² from the current 4,056 m². The boundary of Lot 5 will then follow this shift to include the track seen to the left of the agricultural fields. The lot size of Lot 5 will be 370,518 m². A new easement, Easement B, is also proposed to be 7 m wide, and will be located on the current driveway leading onto Klaka Road. The easement will allow for shared access onto Lot 5, through the use of the current driveway which will be contained within Lot 4 following the proposed boundary realignment.

Access and Parking

The proposed boundary realignment will not result in any changed access to the site. The current access to both sites will be retained with the proposed Easement B on Lot 4 leading onto Klaka Road, formalising the existing shared access arrangement. The current width of the driveway is suitable for the style and intensity of vehicles coming onto the site. Sufficient parking will be maintained with the warehouse on Lot 5 and the dwelling house on Lot 4.

Water and Sewer

The site is not connected to either Council's reticulated water or sewage network. However, on-site infrastructure for both water and waste water have been occurring privately on the site. The proposed boundary realignment will result in no change to the intensity of the site, with the current rate of water and sewage usage being maintained. Easement A, currently being used for water irrigation through bore water, will also be maintained through the boundary realignment.



Electricity and Communications

The site does achieve connection to the electrical grid through Ergon and will be maintained after the boundary realignment, with no change in the intensity. The site is connected to communication services and will be maintained after the boundary realignment.

Landscaping

The existing landscaping features seen on Lot 4 includes a wide range of mature growth trees located around the boundary, giving suitable screening to the site. As there is no change to the intensity of the site, these landscape elements will be maintained after the boundary realignment.

3.2 Development Plans

The proposed development is detailed in the plans provided at **Appendix 4** and listed below.

Title	Number	Issue	Date
Layout Plan	44599/01	A	19-9-25



4.0 ASSESSMENT FRAMEWORK

4.1 Planning Act 2016

The *Planning Act 2016* (the Act) provides the framework for Queensland's planning system and coordinates local, regional, and State planning. The Act allows for the establishment and is supported by subordinate planning legislation and instruments such as planning schemes. The provisions of the Act are therefore applicable to the proposed development.

4.2 Planning Regulation 2017

The *Planning Regulation 2017* (the Regulation) is established under the Act and provides support to the Act by detailing how it functions at a practical level. The Regulation determines the Assessment Manager and Referral Agencies relevant to assessable development, and relevant State interests through the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP). The provisions of the Regulation are therefore applicable to the proposed development.

4.3 Approval Sought

Approval Type	Development Permit
Development Type	Reconfiguring a Lot
Definition or General Description	Boundary Realignment
Specific Description	(Two Lots into Two Lots and Access Easement)

4.4 Assessment Manager Assessment Parameters

Assessment Manager	Burdekin Shire Council
Planning Instrument	<i>Burdekin Shire Planning Scheme December 2022</i> (the planning scheme)
Zone and Precinct	Rural Zone
Triggered Overlays	<ul style="list-style-type: none">▪ Acid Sulphate Soils Overlay (5 – 20 m Contour)▪ Agricultural Overlay (Priority Agricultural Area)▪ Agricultural Overlay (Agricultural Land Classification (Classes A and B))▪ Flood River Hazard Overlay (River Flood Hazard – Burdekin River – Medium)▪ Flood River Hazard Overlay (River Flood Hazard – Burdekin River Study Extents)



	<ul style="list-style-type: none">Flood River Hazard Overlay (QRA Level 1 Floodplain Assessment Area)
Category of Assessment	Impact
Table of Assessment Reference	Table 3.5.1 – Reconfiguring a Lot (Any reconfiguring a lot not meeting the description listed in the 'categories of development and assessment' column)

Assessment Manager Assessment Benchmarks	<ul style="list-style-type: none">Strategic FrameworkRural Zone CodeReconfiguring a Lot CodeDevelopment Works CodeFlood Hazard Overlay Code
---	---

4.5 Referral Agency Assessment Parameters

Referral Agencies	No referral agencies are relevant to the proposed development.
Planning Instrument	<i>Planning Regulation 2017</i> (the Regulation)
Referral Triggers	The proposed development does not trigger referral.
Referral Agency Assessment Benchmarks	N/A



5.0 ASSESSMENT MANAGER CONSIDERATIONS

5.1 State Planning Policy

The *State Planning Policy* (the SPP) is a State planning instrument established under the Act and is designed to ensure the State's interests in planning are protected and delivered as part of local government planning across Queensland. Local government use the SPP when making or amending its planning scheme. Local government will also assess aspects of development applications using the SPP if their local planning scheme has not integrated certain State interests.

In accordance with Section 2.1 – State Planning Policy (SPP) of the planning scheme, the Minister has identified that all relevant State interests as outlined in the SPP dated July 2017 have been integrated into the planning scheme.

For the purpose of the proposed development, we consider that assessment against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

5.2 Regional Plan

Regional plans are State planning instruments established under the Act, and set the long term strategic direction for how regions grow and respond to change. Regional plans are designed to facilitate economic growth, development, liveable communities, and the protection of natural resources. Regional plans seek to balance the State interests identified by the SPP in the context of the particular region they apply to.

The *North Queensland Regional Plan* (the Regional Plan) applies to the local government areas of Townsville City, Hinchinbrook Shire, Burdekin Shire, Charters Towers Regional, and Palm Island Aboriginal Shire. The Regional Plan was implemented in March 2020, and seeks to capitalise on the growth, prosperity, and diversity of the region by supporting a vibrant economy, generating jobs, improving business investment, protecting our natural environment, and encouraging tourism and lifestyle opportunities over the next 25 years.

The proposed development is considered to align with the goals outlined in the Regional Plan to the extent relevant.

5.3 Planning Scheme Strategic Framework

The planning scheme incorporates a strategic framework, which sets the policy direction and basis for ensuring appropriate development occurs within the planning scheme area.



The strategic framework is represented by the following four themes:

- liveable communities and infrastructure;
- economic growth;
- safe and resilient communities; and
- natural resources, the environment and heritage.

The strategic framework provides strategic outcomes for each of the above four themes.

The proposed development furthers the outcomes sought by the above themes and the relevant outcomes to the extent relevant to the nature of the development.

5.4 Planning Scheme Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by the relevant planning scheme codes by demonstrating compliance with the relevant performance and accepted outcomes.



5.5 Planning Scheme Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Assessment Manager assessment benchmarks. The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Legend	
	<div></div> Criteria is clearly met and no further assessment is required.
	<div></div> Criteria is met and further explanation is provided for clarity.
	<div></div> Criteria is not met and further performance assessment is required.
	<div></div> Not applicable or no criteria prescribed.

Outcome PO or AO	Rural Zone Code		Reconfiguring a Lot Code		Development Works Code		Flood Hazard Overlay Code	
	PO	AO	PO	AO	PO	AO	PO	AO
1								
2								
3								
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Outcome PO or AO	Rural Zone Code		Reconfiguring a Lot Code		Development Works Code		Flood Hazard Overlay Code	
	PO	AO	PO	AO	PO	AO	PO	AO
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Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.

5.6 Planning Scheme Detailed Assessment

Rural Zone Code

PO1

Any non-residential buildings, structures and open use areas are setback from site boundaries to ensure that the amenity of adjoining land and the rural character of the locality are maintained.

AO1

Non-residential buildings, structures and open use areas are setback not less than:

- (a) 20m from any road frontage of the site;
- (b) 10m from all other site boundaries; and
- (c) 100m from any existing dwelling on an adjacent property.

Complies with PO1 and AO1

The existing farm shed located on Lot 5, whilst located away from the road frontage of the site, is within 10 m of the side boundary. However, the proposed development will not alter the existing built form on site or setback from side boundaries, which are considered compatible with the rural character of the locality.

Given the above, the proposed development is deemed to be compliant with Performance Outcome 1 of the Rural Zone Code.

PO18

Development does not prejudice the ongoing operation, intensification or expansion of nearby farming activities.

No acceptable outcome is nominated

Complies with PO18

The proposed boundary realignment is aimed to better associate each lot based on the existing use of the land. The realignment will not impact the ongoing operation of the agricultural activities seen on the site, as the development is projected to occur only on the Dwelling House and curtilage. No intensification of the farming activity will occur as a result of the realignment.

Given the above, the proposed development is deemed to be compliant with Performance Outcome 18 of the Rural Zone Code.



PO24

Reconfiguration creating lots less than required under PO23 occurs only where:

- (a) consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or
- (b) rearranging lot boundaries in a way that demonstrates a substantial improvement in the management of the land or the protection of its environmental values without increasing the number of lots.

Editor's note—Applicants would need to demonstrate the nature of the improvement, such as amalgamating lots to create a large balance area for an environmental reserve or that is managed in accordance with an appropriate land management plan.

No acceptable outcome is nominated

Complies with PO24

The proposed boundary realignment results in an improvement to the management of the land, through reflecting the true extent of respective activities on each of the allotments.

Given the above, the proposed development is deemed to be compliant with Performance Outcome 24 of the Rural Zone Code.



Reconfiguring a Lot Code

PO10

Reconfiguration results in lots that are:

- (a) of a size and dimension which complement the intended character of the zone in which the land is located;
- (b) are capable of accommodating uses intended in the zone in which the land is located; and
- (c) are sized and located to enable development to be primarily oriented to the street and accommodate all ancillary components of the use.

AO10

Minimum frontage and lot size occurs in accordance with table 6.2.2.3(b), unless stated otherwise in a zone code.

Complies with PO13

The existing sizes of the lots do not correlate with the minimum requirements seen in Table 6.2.2.3(b). The minimum lot size for the site in Rural Zone (b) is 30 ha, which is unable to be achieved by the development in any configuration. However, as the proposed realignment is only refining the current processes found on the lots, it will meet the intended character of the Rural Zone. The processes are already capable of occurring in their current state, with the development only assisting the clarity of the uses.

Given the above, the proposed development is deemed to be compliant with Performance Outcome 10 of the Reconfiguring a Lot Code.

PO13

Realignment of boundaries in the rural zone occurs only where this demonstrates a substantial improvement in the management of the land or the protection of its environmental values, without increasing the number of lots.

No acceptable outcome is nominated.

Complies with PO13

The proposed boundary realignment results in an improvement to the management of the land, through reflecting the true extent of respective activities on each of the allotments.

Given the above, the proposed development is deemed to be compliant with Performance Outcome 13 of the Reconfiguring a Lot Code.



6.0 OTHER RELEVANT MATTERS

6.1 Other Relevant Matters

There are substantial other relevant matters to support the approval of the proposed development. In accordance with Section 45, Item 5 (b) of the Act, an impact assessment may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial, or otherwise.

Other relevant matters supporting the approval of the proposed development include (but are not limited to) the following:

- **2.3.5 Integrated Infrastructure** – The development will ensure that the operation of the agricultural processes be maintained, with no increase in the intensity to the site. The provision of water, wastewater, electricity supply and stormwater management plans will be maintained with no further changes projected as a result of the development. No changes will be made to the access of the site, and therefore no changes to the amenity of the nearby areas will occur;
- **2.4.1 Diverse Rural Futures** – The site will continue to contribute to the rural economy through the agricultural productions. The current provision of agricultural land will not change, with the associated development limited to the adjoining premises. The development will lead to a decrease in the number of lots, ensuring that the current land is not fragmented and more connected within the Rural Zone;
- **2.5.2 Flood Hazard** – The development will not cause any impacts towards the potential of flooding in the area. The management plans in the event of flooding will be maintained after the proposed realignment with no changes projected; and
- **2.6.1 Water, Wetlands and Waterways** – The site will maintain the current stormwater management plans, with no changes projected. No changes to the rates of run-off will occur as a result of the development. No increase to the agricultural production is anticipated, resulting in maintaining the current nutrient rates seen on the agricultural land.



7.0 CONCLUSION

7.1 Assessment Summary

The assessment of the proposed development against the relevant assessment benchmarks detailed in this development application supports a recommendation for approval based on the following reasons:

- the proposed development complies with the relevant assessment benchmarks; and
- compliance with the relevant assessment benchmarks can be managed through reasonable and relevant conditions.

7.2 Recommended Conditions of Approval

Given the above facts and circumstances presented in this development application, we recommend that Council **approve** the proposed development subject to the following reasonable and relevant conditions that are considered specifically relevant to the proposed development.

Condition 1 – Approved Plans and Supporting Documentation

- (a) The development must generally comply with the plan(s) referenced in the table below and attached as stamped “Approved Subject to Conditions” which forms part of this approval, unless otherwise specified by any condition of this approval.

Title	Number	Issue	Date
Layout Plan	44599/01	A	19-9-25

Appendix 1

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)	Philip Marano c/- Milford Planning
Contact name (only applicable for companies)	Matteo Sandona
Postal address (P.O. Box or street address)	PO Box 5463
Suburb	Townsville City
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4724 0095
Email address (non-mandatory)	info@milfordplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	M2559

1.1) Home-based business

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

2) Owner's consent

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

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		168-190	Klaka Road	Fredericksfield
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4806	4 and 5	RP817147	Burdekin Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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):*

Boundary Realignment (Two Lots into Two Lots and Access Easement)

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

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 checked="" 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)
4RP817147	4,056	4RP817147	5,438
5RP817147	371,900	5RP817147	370,518
12.2) What is the reason for the boundary realignment?			
To ensure that the lots reflect the intention of the processes found on each lot.			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement
Easement B	7.0	81.183	Access Easement	4RP817147

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 <i>(if applicable)</i> .		

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

Notes 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			

MP ref: M2559
QA: mm.ms

28 October 2025


Assessment Manager
Burdekin Shire Council
PO Box 974
AYR QLD 4807

Attention: Planning and Development

Dear Sir/ Madam,

Re: Land Owner Consent

Under the provisions of the *Planning Act 2016*, I **PHILIP MARK MARANO** being the registered owner of land described as **LOT 4 AND 5 ON RP817147** and located at **168-190 KLAKA ROAD, FREDERICKSFIELD**, do hereby authorise and confirm the engagement and appointment of Milford Planning to act on our behalf with respect to the procurement of all development approvals for the aforementioned land.

Date	29	OCTOBER	2025
	Day	Month	Year
Signature			
Name	PHILIP MARK MARANO		
Position	PROPERTY OWNER.		

Note

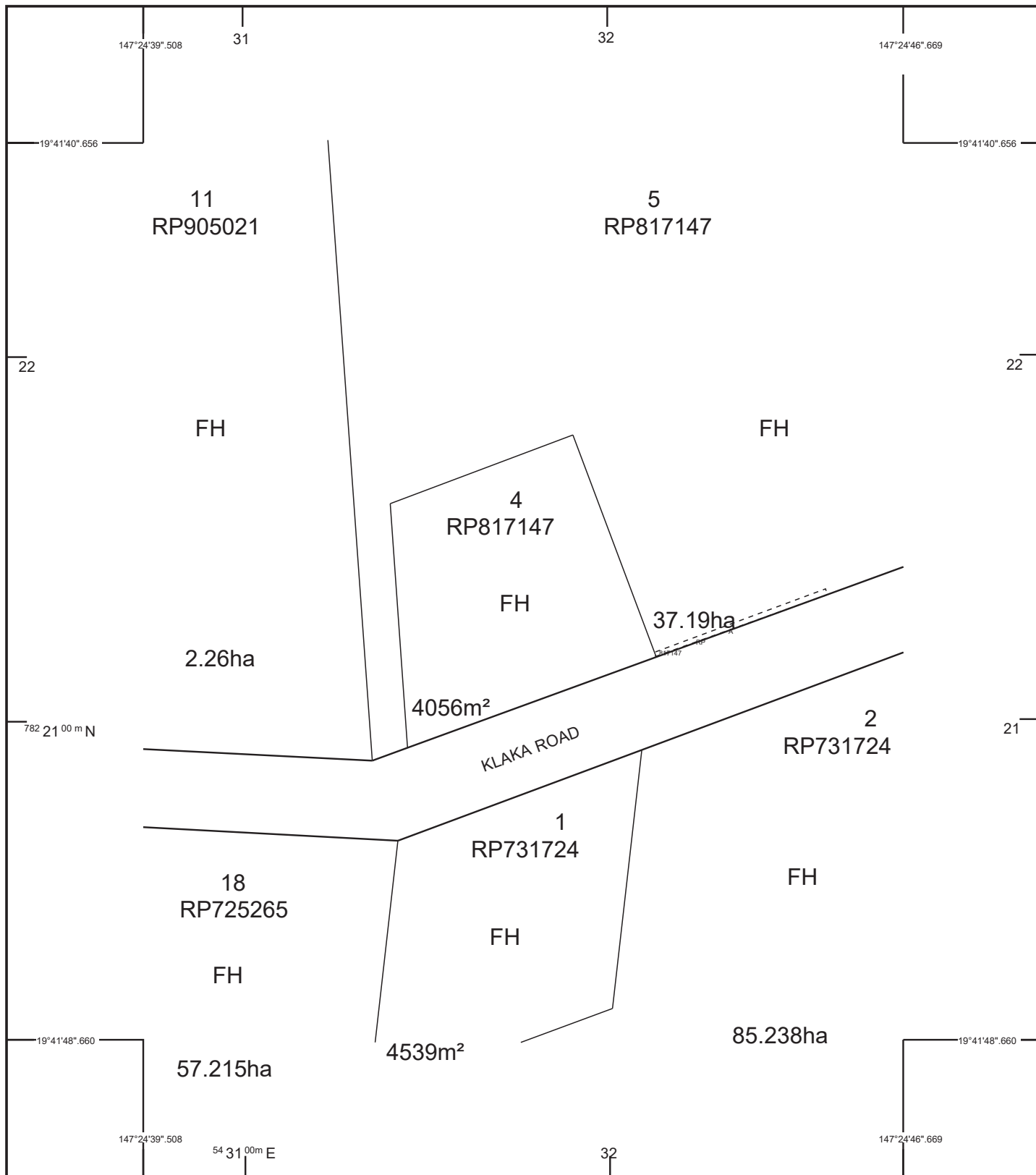
Where registered owner is a company the ACN must be included and accompanied by:

- (a) the signature of either:
- two directors of the company;
 - a director and a company secretary of the company; or
 - if a proprietary company that has a sole director who is also the sole company secretary, that director; or
- (b) the company seal (if the company has a common seal) witnessed by:
- two directors of the company;
 - a director and a company secretary of the company; or
 - for a propriety company that has a sole director who is also the sole company secretary, that director.

VIEW	AGENDA	
1 TOWNPLAN	DATE	
TI	APPLIC #	
NOTED	PROP #	2044
TENDER	LAND #	4508
ACTION	AN #	4509
DEADLINE	CLASS	

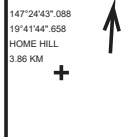
BURDEKIN SHIRE COUNCIL
File ID No. 533
30 OCT 2025
Document No. _____
Retention Period _____

Appendix 2



STANDARD MAP NUMBER
8358-12314

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	4/RP817147
Area/Volume	4056m ²
Tenure	FREEHOLD
Local Government	BURDEKIN SHIRE
Locality	FREDERICKSFIELD
Segment/Parcel	35678/57

CLIENT SERVICE STANDARDS

PRINTED 06/06/2025

DCDB 05/06/2025

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<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



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Government**

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(Department of Resources) 2025.

Drawing
Site Aerial

Property
190 Klaka Road, Fredericksfield
Lots 4 & 5 on RP817147

Drawing Number	Issue	Sheet
M2559-SK-01	A	1
Date	Author	Reviewer
28.10.25	MM	MS

Legend

- Cadastre
- Easements
- Subject Site

Scale (A3 Original)

1:3,500

0 20 40 60 80 100 m

Sources

Milford Planning GIS (2025)
OCOB extract - State of Queensland (2025)
Aerial imagery - Bing (2025)

Disclaimer

Areas and dimensions are approximate only
and are subject to site survey.



Appendix 3

State Assessment and Referral Agency - Matters of Interest Report

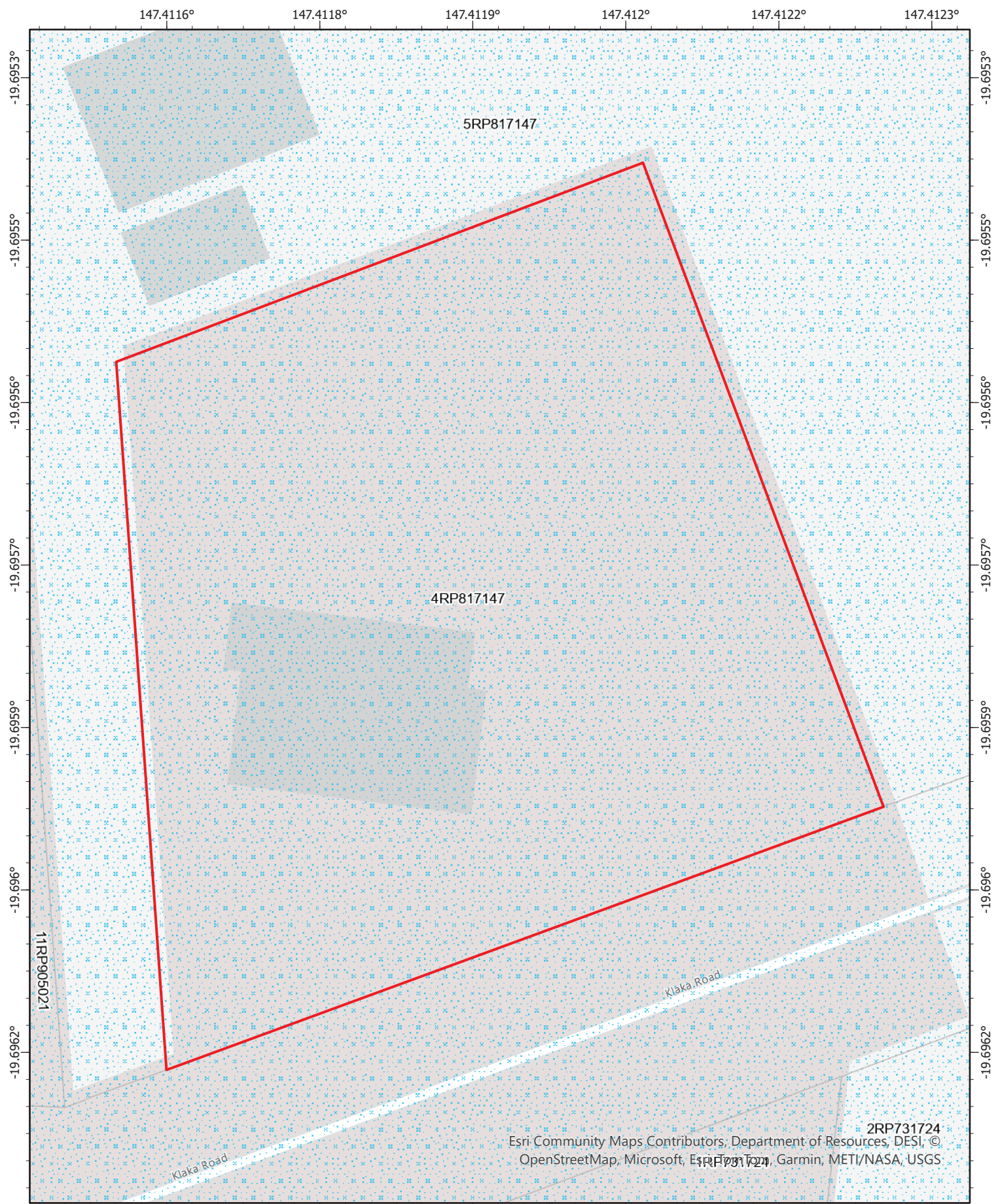
Matters of Interest for all selected Lot Plans


Water resource planning area boundaries

Matters of Interest by Lot Plan

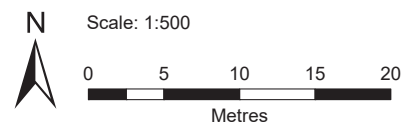
Lot Plan: 4RP817147 (Area: 4056 m²)

Water resource planning area boundaries



 Water resource planning area boundaries

Date: 06/06/2025



Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

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Appendix 4

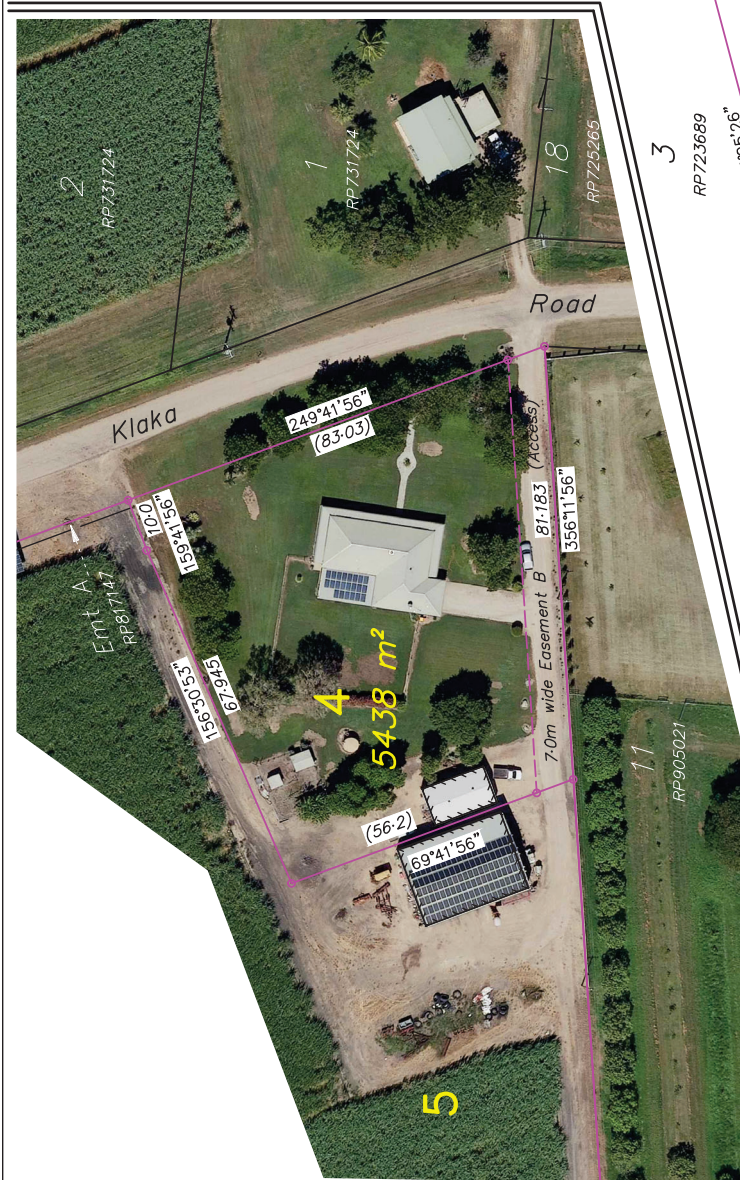


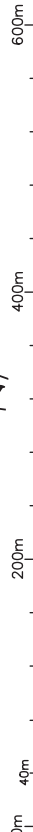
DIAGRAM
Scale 1:1000

LEGEND

- Subject Boundary
- Adjoining Boundary
- Existing Building



5
37.05 ha



REVISIONS			NOTES	
REV	BY	DATE	DESCRIPTION	
0	PH	19/09/2025	Original Issue	

NOTES
Note : Property boundaries, areas and dimensions are approximate only and are subject to survey.

LEVEL DATUM:
REF BM No:
REDUCED LEVEL:
LOCATION:
AZIMUTH: MGA Zone 55
SURVEYOR: P Hoskins
DRAWN: P Hoskins/N Walton
SIGNED BY: P Hoskins

ACAD REF F: 1445001\44599\CDP\144598_L01.dwg



22 Gordon Street Garbutt, Townsville,
Ph:(07) 47755077 surveys@rowlands.net.au

PHILIP MARANO

190 Klaka Road, Fredericksfield
Proposed Reconfiguration
Lots 4 and 5 and Easement B
Cancelling Lots 4 and 5 on RP817147

SCALE
1:4000 @A3

PASSED

[Signature]

DATE 19/09/2025
SHEET 1 OF 1

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