

MP ref: M2651  
QA: sj.dg

24 March 2026

Assessment Manager  
Burdekin Shire Council  
PO BOX 974  
AYR QLD 4810

Via: [development@burdekin.qld.gov.au](mailto:development@burdekin.qld.gov.au)

**Attention: Planning and Development**

Dear Sir/ Madam,

**Re: Development Application seeking a Development Permit for Material Change of Use – Non-Resident Workforce Accommodation (Five Additional Non-Resident Workers) on land described as Lot 6 on RP733798 and located at 60 Mount Kelly Road, Mount Kelly**

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/ 2026.

Component	Calculation	Fee
Accommodation Type Use - Non-Resident Workforce Accommodation	Impact - \$2,760.00 (GST Free)	<b>\$2,790.00</b>
<b>TOTAL ASSESSMENT FEE:</b>		<b>\$2,790.00</b>

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

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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  
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**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 on TEL: (07) 4724 0095.

Yours sincerely,

**MILFORD PLANNING**

Sarah Jones

SENIOR TOWN PLANNER

Encl: Development application package

Applicant **JC & KD Davey**

Reference **M2651**

Date **March 2026**

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# Development Application

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Proposed  
Development

**Development Application  
for Material Change of  
Use – Non-Resident  
Workerforce  
Accommodation (Five  
Additional Non Resident  
Workers)**

Property  
Details

**Lot 6 on RP733798  
60 Mount Kelly Road,  
Mount Kelly**







## DOCUMENT CONTROL

<b>Applicant</b>	JC & KD Davey
<b>Proposed Development</b>	Development Application for Material Change of Use – Non-Resident Workforce Accommodation (Five Additional Non-Resident Workers)
<b>Contact</b>	Sarah Jones

### Quality Assurance

<b>Date</b> 24.3.26 <b>Version</b> 1 <b>Issue</b> Final <b>Template</b> DA-STN-1	 Henry Wells GRADUATE TOWN PLANNER	 Sarah Jones SENIOR TOWN PLANNER
	<b>Author</b>	<b>Reviewer</b>

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## APPENDICES

<b>Appendix 1</b>	DA Form 1; land owner's consent;
<b>Appendix 2</b>	SmartMap; and site aerial plan of the subject site
<b>Appendix 3</b>	State Assessment Referral Agency mapping
<b>Appendix 4</b>	Development Plans and Photos



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## 1.0 INTRODUCTION

### 1.1 Purpose

The purpose of this development application is to seek approval for a Development Permit for a Material Change of Use – Non-Resident Workforce Accommodation (Five Additional Non-Resident Works) (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).

<b>Property Owner</b>	John Craig and Karen Denise Davey (refer <b>Appendix 1</b> )
<b>Street Address</b>	60 Mount Kelly Road, Mount Kelly
<b>Formal Description</b>	Lot 6 on RP733798
<b>Site Area</b>	14.14 ha (refer <b>Appendix 2</b> )
<b>Easements</b>	Easement B on RP733798 traverses the site centrally north to south and east to west adjacent to the rear boundary.
<b>Street Frontage</b>	Mount Kelly Road
<b>Topography</b>	The site has generally even topography.
<b>Existing Use</b>	Agricultural, rural residential and non-resident workforce accommodation
<b>Existing Infrastructure</b>	The site is serviced by the following infrastructure: <ul style="list-style-type: none"><li>▪ reticulated water (Council);</li><li>▪ on-site waster water;</li><li>▪ electricity (Ergon); and</li><li>▪ telecommunications (NBN).</li></ul>
<b>Local Heritage Register</b>	The site is not listed on the Local Heritage Register.
<b>Contaminated Land</b>	The land is not known to be included on the State Environmental Management Register or Contaminated Land Register.
<b>Relevant State Interests</b>	The following State interests are relevant to the proposed development as detailed in the State Assessment Referral Agency (SARA) mapping (refer <b>Appendix 3</b> ): <ul style="list-style-type: none"><li>▪ Water resource planning area boundaries.</li><li>▪ Queensland Waterways for Waterway Barrier Works.</li></ul>



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### 2.3 Surrounding Area

<b>North</b>	The subject site is located in a rural residential area and is immediately surrounded by rural and agricultural land uses.
<b>East</b>	The land is immediately adjoined by rural residential land uses and agricultural/ rural land and uses.
<b>South</b>	The land to the south comprises of rural residential land uses and agricultural/ and rural land uses. Home Hill is approximately 11.5 km south east of the subject site.
<b>West</b>	The land to the west comprises of rural and extractive industry uses.



## 3.0 PROPOSED DEVELOPMENT

### 3.1 Description of Proposed Development

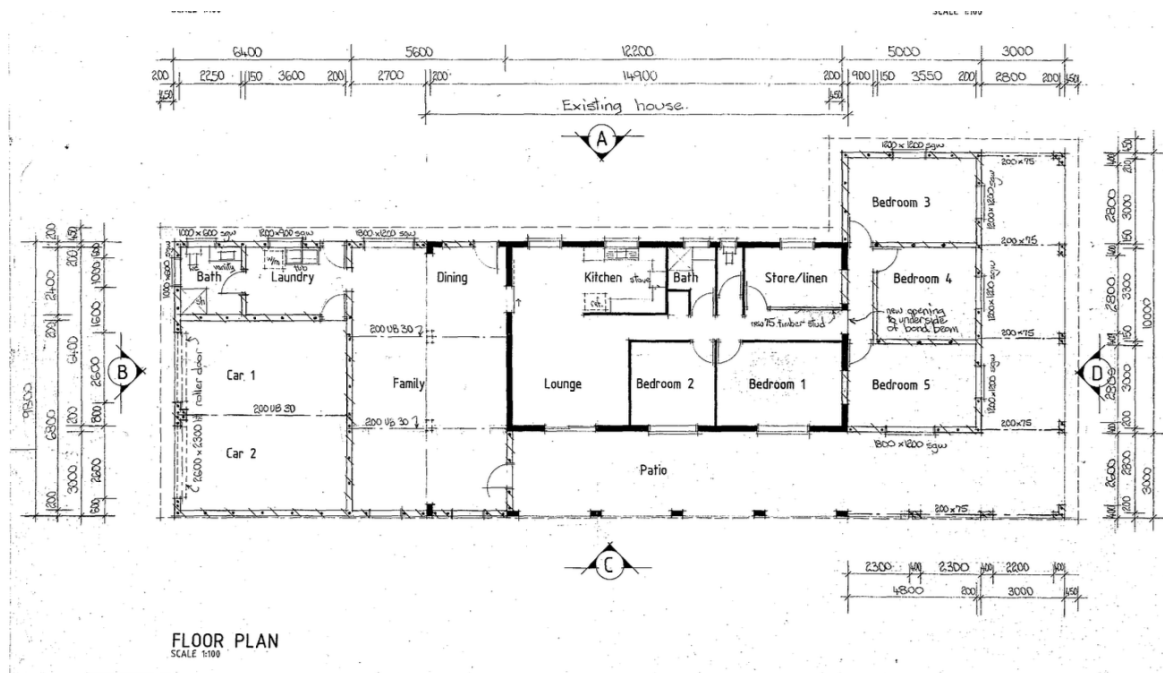
The proposed development involves an increase in the number of non-resident workers occupying the existing non-resident workforce accommodation established on the subject site. Specific detail of the proposed development is provided below.

#### Purpose of Development

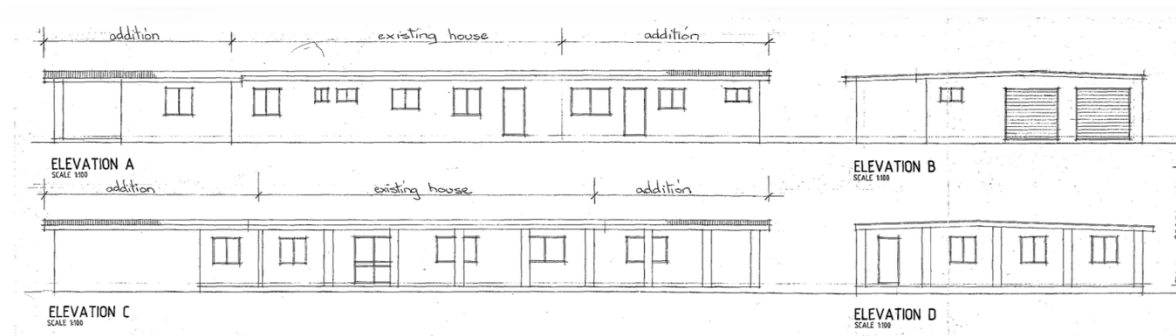
The purpose of the development is to increase the capacity of the existing non-resident workforce accommodation from five non-resident workers to a maximum of ten non-resident workers. The additional non-residents workers will assist with the day-to-day operations and activities associated with the existing farm. The additional five workers will be housed within the existing accommodation by reconfiguring the layout of the bedrooms to include additional beds. The remainder of the accommodation will remain as per the current room layout.

#### Design Overview

The existing non-resident workforce accommodation is well positioned to the southeast of the main residence associated with the subject site. As illustrated in **Figure 1** below, there are five bedrooms in the existing non-resident workforce accommodation, and four of these will be reconfigured to include extra beds for the additional five non-resident workers (refer **Appendix 4**).



**Figure 1: Floor Plan/ Layout (Source: Plan prepared by Barrett and Associate Architects (refer Appendix 4))**



**Figure 2: Elevational Plans (Source: Plan prepared by Barrett and Associate Architects (refer Appendix 4))**

The existing non-resident workforce accommodation is single storey in height and complements the scale of the main residence and other properties along Mount Kelly Road. There are no changes to the design or external appearance of the accommodation. The location of the accommodation affords adequate amenity area for the non-resident workers.

### **Operational Overview**

The non-resident workforce accommodation is already established and operational for the existing five non-resident workers. The intent is to continue to operate year-round to service the Applicant's existing farm operations and activities. The accommodation is an established detached building as illustrated in **Figures 1 and 2**. The additional five workers will be housed within the existing accommodation by reconfiguring the layout of four of the bedrooms to include additional beds. The communal areas within the existing accommodation will not be altered.

### **Scale and Intensity**

The site and built form of the existing accommodation will not change, additional beds will be provided in four of the existing bedrooms. The existing accommodation has sufficient area and facilities to cater for a slight increase in capacity from five non-resident workers to ten non-resident workers. Visually, in terms of built form, nothing will change.

### **Access and Parking**

The subject site has one formed access point directly to Mount Kelly Road, which affords access to the main residence, non-resident workforce accommodation and the farm. The existing access arrangement will be retained and is adequate for the low traffic demand associated with the proposed development. Parking for the main residence is separate to the parking for the non-resident workforce accommodation, with the latter serviced by an integrated double car port. There is sufficient space on site to accommodate the likely low parking demand associated with the proposed development.



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### **Water and Sewer**

The site is connected to Council's reticulated water network and service by onsite wastewater treatment infrastructure. The existing non-resident workforce accommodation includes adequate amenities for existing and additional non-resident workers.

### **Electricity and Communications**

The site contains existing electricity and communication connections.

### **Landscaping**

Given the nature of the proposed development and compatibility with rural residential character, no additional landscaping is proposed as part of the development. The non-resident workforce accommodation is already established within the subject site and no changes are proposed to the design and external appearance of this accommodation building. The established trees along the frontage of the site and internal to the subject site will be retained and will continue to partially screen the existing non-resident workforce accommodation.

## **3.2 Development Plans**

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

<b>Title</b>	<b>Author</b>	<b>Date</b>
Site Layout	Milford Planning M2651-SK-02	20.3.26
Site Plan	Barrett & Associates Pty Ltd	8.1.90

## **3.3 Prelodgement Discussions**

The Applicant held a prelodgement discussion with Burdekin Shire Council (Council) regarding increasing the number of non-resident workers to ten and Council was noted as being generally supportive of the increase in the non-resident worker numbers from an accommodation perspective.



## 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

<b>Approval Type</b>	Development Permit
<b>Development Type</b>	Material Change of Use
<b>Definition or General Description</b>	Non-Resident Workforce Accommodation

### 4.4 Assessment Manager Assessment Parameters

<b>Assessment Manager</b>	Burdekin Shire Council
<b>Planning Instrument</b>	<i>Burdekin Shire Planning Scheme 2022</i> (the planning scheme)
<b>Zone and Precinct</b>	Rural Residential Zone
<b>Triggered Overlays</b>	<ul style="list-style-type: none"><li>▪ Agricultural Overlay (Priority Agricultural Area)</li><li>▪ Bushfire Hazard Overlay (Potential Impact Buffer)</li><li>▪ Environmental Significance Overlay (Regulated vegetation – Category R)</li><li>▪ Flood Hazard Overlay (Low to Extreme risk)</li></ul>
<b>Category of Assessment</b>	Impact
<b>Table of Assessment Reference</b>	Table 3.4.10 – Rural Residential Zone



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<b>Assessment Manager Assessment Benchmarks</b>	<ul style="list-style-type: none"><li>▪ Strategic Framework</li><li>▪ Rural Residential Zone Code</li><li>▪ Development Works Code</li><li>▪ Agricultural Overlay</li><li>▪ Bushfire Hazard Overlay</li><li>▪ Environmental Significance Overlay</li><li>▪ Flood Hazard Overlay Code</li></ul>
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#### 4.5 Referral Agency Assessment Parameters

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



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## 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. In particular, the proposed development will further Goal 1 – A leading economy in regional Australia, and Goal 3 – Liveable, sustainable and resilient communities that promote living in the tropics.



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### **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, particularly when considering:

- the proposed development affords additional resources to assist with the day-to-day operations and activities associated with the existing farm, continuing to support the Shire's economy and strong established agricultural base;
- the proposed development will maximise the potential of the existing non-resident workforce accommodation located on the subject site, whilst providing additional workers to assist with day-to-day operations and activities associated with the existing farm;
- the proposal will provide further opportunity for a non-resident workforce to live and work on the subject site, contributing to the local economy; and
- the proposed development will make the most efficient use of the existing infrastructure associate with the subject site.

### **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.

<b>Legend</b>	<span style="color: green;">■</span> Criteria is clearly met and no further assessment is required.
	<span style="color: orange;">■</span> Criteria is met and further explanation is provided for clarity.
	<span style="color: red;">■</span> Criteria is not met and further performance assessment is required.
	<span style="color: gray;">■</span> Not applicable or no criteria prescribed.

Outcome PO or AO	Rural Residential Code		Development Works Code	
	PO	AO	PO	AO
1	■	■	■	■
2	■	■	■	■
3	■	■	■	■
4	■	■	■	■
5	■	■	■	■
6	■	■	■	■
7	■	■	■	■
8	■	■	■	■
9	■	■	■	■
10	■	■	■	■
11	■	■	■	■
12	■	■	■	■
13	■	■	■	■
14	■	■	■	■
15	■	■	■	■
16	■	■	■	■
17	■	■	■	■



Outcome PO or AO	Rural Residential Code		Development Works Code	
	PO	AO	PO	AO
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## **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:

- it will complement the existing non-resident workers occupying the existing non-resident workforce accommodation;
- it will facilitate accommodation for an additional five non-resident workers to occur by simply reconfiguring the layout of the existing bedrooms, meaning no construction activities and associated noise;
- it will not result in any changes to the built form or scale of the existing non-resident workforce when viewed in the streetscape;
- it present a sustainable and practical solution to accommodating additional non-resident workers to help the day-to-day activities and operations associated with the existing farm;
- it will allow for the efficient use of existing built form infrastructure and service infrastructure;
- it will support and further the strategic framework of the planning scheme by ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme;
- it will not result in adverse impacts on the existing environmental values; and
- it will not detract from the amenity of the locality.



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## 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 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	Author	Date
Site Layout	Milford Planning M2651-SK-02	20.3.26
Site Plan	Barrett & Associates Pty Ltd	8.1.90

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# Appendix 1

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# 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)	JC & KD Davey c/- Milford Planning
Contact name (only applicable for companies)	Sarah Jones
Postal address (P.O. Box or street address)	PO Box 5463
Suburb	Townsville City
State	QLD
Postcode	4810
Country	
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)	M2651

### 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
		60	Mount Kelly Road	Mount Kelly
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		6	RP733798	Burdekin Shire
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: <input type="text"/>	

- 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: <input type="text"/>	

#### 3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

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

**5) Are there any existing easements over the premises?**

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

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

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

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

**6.3) Additional aspects of development**

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

**6.4) Is the application for State facilitated development?**

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

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

- |                        |   |
|------------------------|---|
| Material change of use | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot    | <input 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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>
Non-Resident Workforce Accommodation	The use of premises for— (a) accommodation for non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).		Existing

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

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



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 Shore Council

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

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

- Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

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

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

- Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

- I agree to receive an information request if determined necessary for this development application
- I do not agree to accept an information request for this development application

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

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

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

## PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

- Yes – a copy of the receipted QLeave form is attached to this development application
- No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

- Yes – show cause or enforcement notice is attached
- No

## 23) Further legislative requirements

### **Environmentally relevant activities**

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

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

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

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

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

### **Hazardous chemical facilities**

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

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

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### **Clearing native vegetation**

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

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

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

### **Environmental offsets**

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

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

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### **Koala habitat in SEQ Region**

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

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

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

### Water resources

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

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). If the development application involves:

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

### Waterway barrier works

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

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### Marine activities

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

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### Quarry materials from a watercourse or lake

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### Quarry materials from land under tidal waters

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### Referable dams

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

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

**Note:** See guidance materials at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

### **Tidal work or development within a coastal management district**

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

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - A certificate of title

No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### **Queensland and local heritage places**

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

Yes – details of the heritage place are provided in the table below

No

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

Name of the heritage place:

Place ID:

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

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

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

No

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

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

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

No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable



Queensland  
Government

## 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			

MP ref: M2651  
QA: mm.sj

24 February 2026



Assessment Manager  
Burdekin Shire Council  
PO Box 974  
AYR QLD 4807

**Attention: Planning and Development**

Dear Sir/ Madam,

**Re: Land Owner Consent**

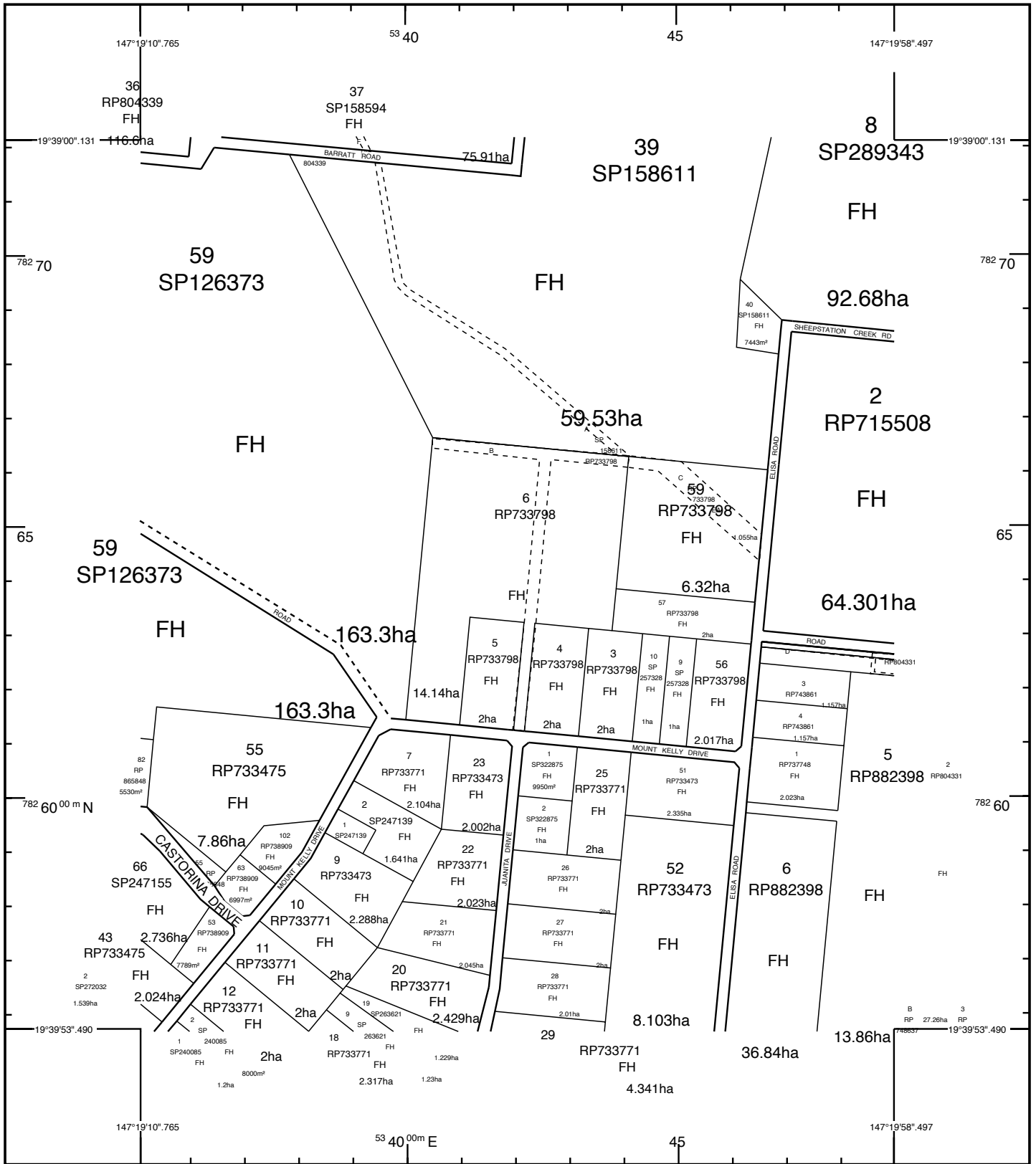
Under the provisions of the *Planning Act 2016*, we **KAREN DENISE DAVEY** and **JASON CRAIG DAVEY**, being the registered owner of land described as **LOT 6 ON RP733798** and located at **60 MOUNT KELLY DRIVE, MOUNT KELLY**, do hereby authorise and confirm the engagement and appointment of Milford Planning to act on our behalf with respect to the procurement of all development approvals for the aforementioned land.

Date	24	2	2026
	Day	Month	Year
Signature			
Name	Karen Denise Davey	Jason Craig Davey	
	Owner	Owner	

---

# Appendix 2

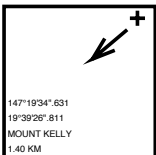
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STANDARD MAP NUMBER  
8358-13134



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	6/RP733798
Area/Volume	14.14ha
Tenure	FREEHOLD
Local Government	BURDEKIN SHIRE
Locality	MOUNT KELLY
Segment/Parcel	42083/79

CLIENT SERVICE STANDARDS

PRINTED 18/02/2026
DCDB 17/02/2026
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For further information on SmartMap products visit <a href="https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps">https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps</a>

**SmartMap**

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



**Queensland Government**

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**Drawing**  
Site Aerial

**Property**  
60 Mount Kelly Drive, Mount Kelly  
Lot 6 on RP733798

Drawing Number	Issue	Sheet
M2651-SK-01	A	1
Date	Author	Reviewer
24.2.26	MM	SJ

- Legend**
- Cadastre
  - Easements
  - Subject Site




**Scale (A3 Original)**  
1:2,250

0 10 20 30 40 50 m

**Sources**  
Milford Planning GIS (2026)  
DCDB extract - State of Queensland (2025)  
Aerial imagery - Bing (2026)

**Disclaimer**  
Areas and dimensions are approximate only  
and are subject to site surveys.



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# Appendix 3

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## **Matters of Interest for all selected Lot Plans**

*Queensland waterways for waterway barrier works*

*Water resource planning area boundaries*

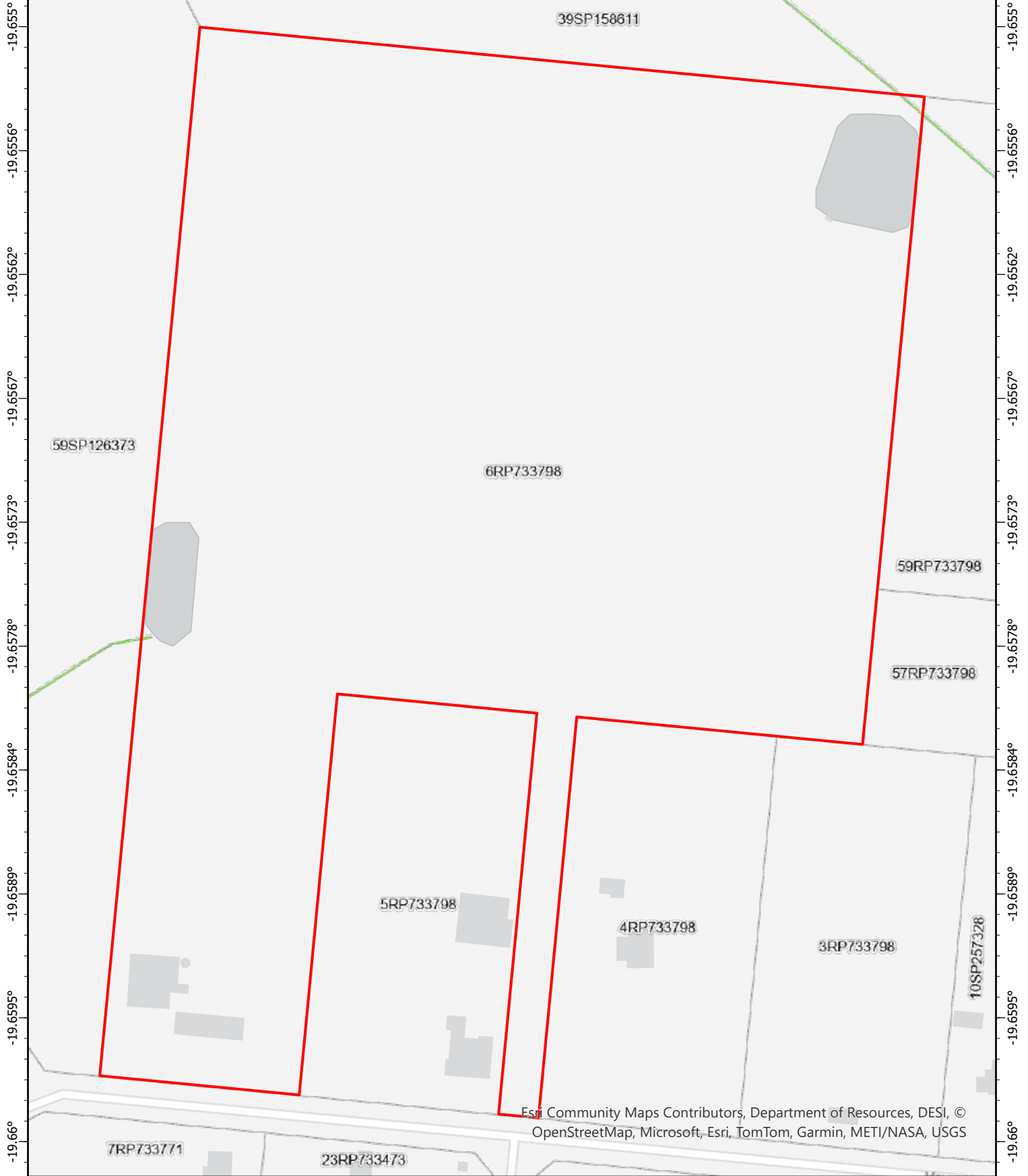
## **Matters of Interest by Lot Plan**

**Lot Plan: 6RP733798 (Area: 141400 m<sup>2</sup>)**

*Queensland waterways for waterway barrier works*

*Water resource planning area boundaries*

147.3244° 147.325° 147.3255° 147.3261° 147.3266° 147.3272° 147.3277° 147.3283°



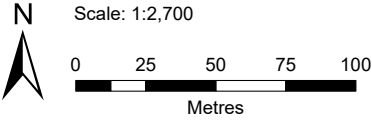
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Date: 18/02/2026

Queensland waterways for waterway barrier works

Risk of impact

Low

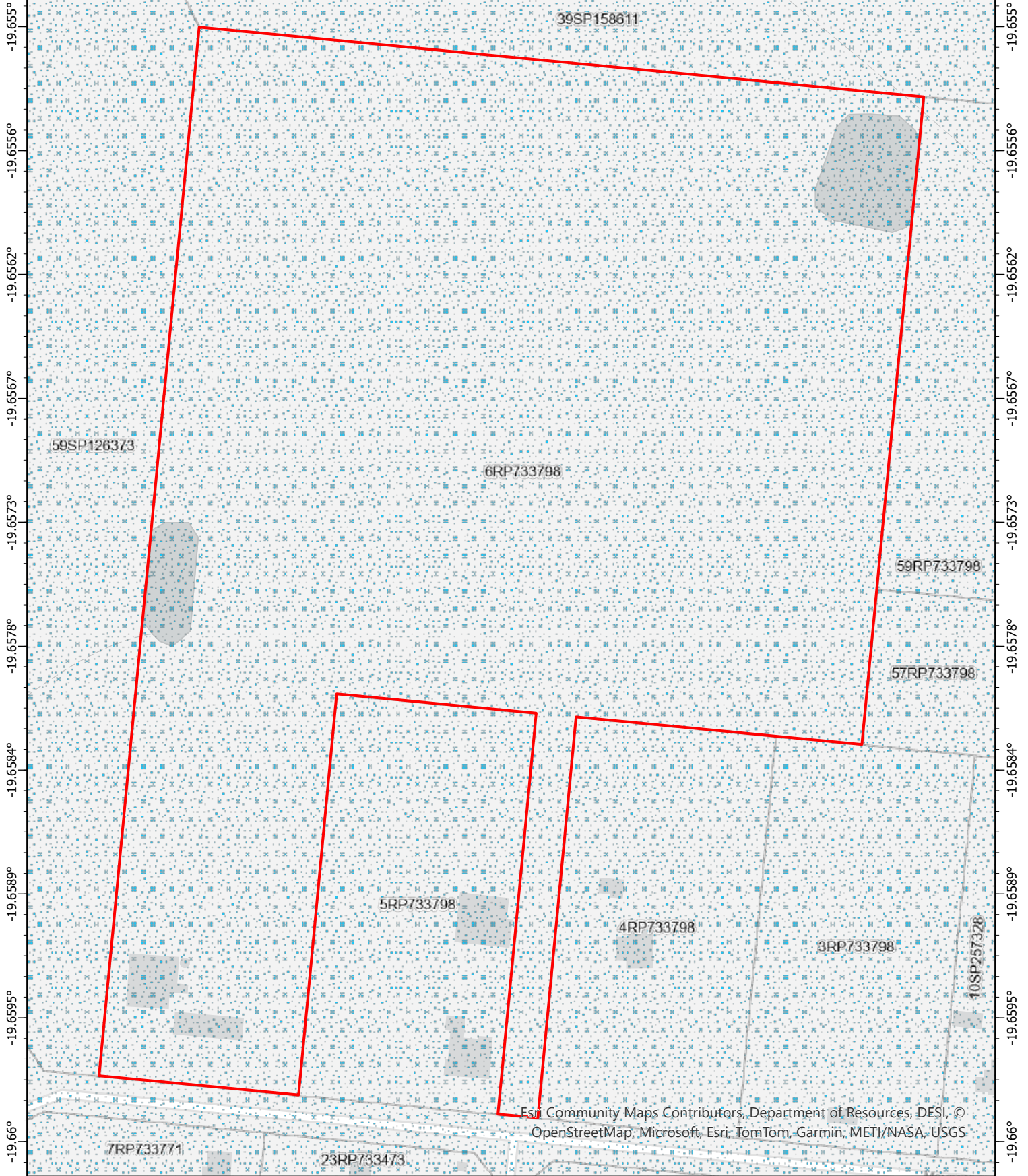


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Queensland Government



147.3244° 147.325° 147.3255° 147.3261° 147.3266° 147.3272° 147.3277° 147.3283°



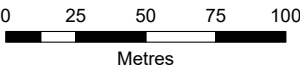
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Date: 18/02/2026

Water resource planning area boundaries



Scale: 1:2,700



Queensland Government



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# Appendix 4

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**Drawing**  
Site Layout

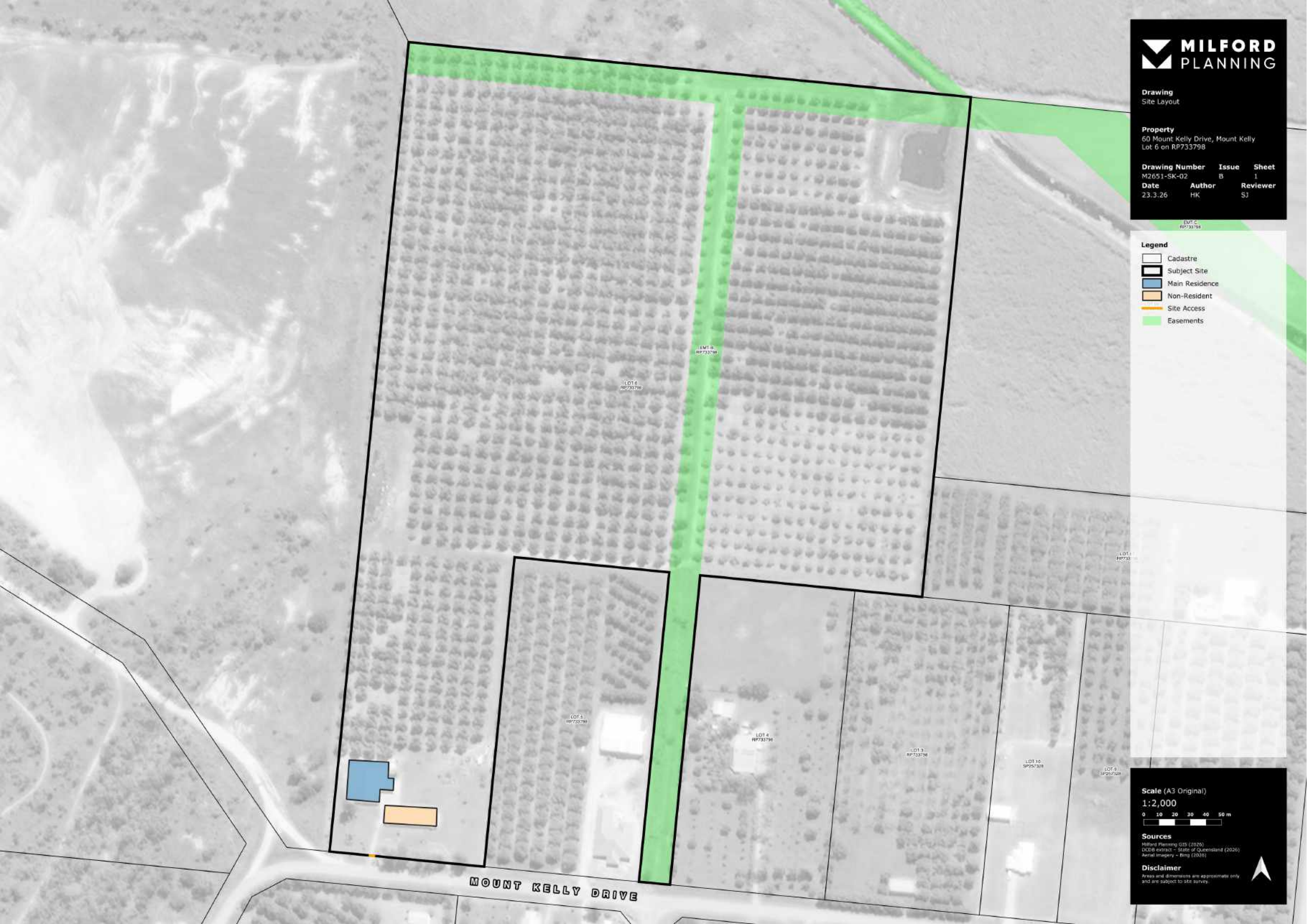
**Property**  
60 Mount Kelly Drive, Mount Kelly  
Lot 6 on RP733798

Drawing Number	Issue	Sheet
M2651-SK-02	B	1
Date	Author	Reviewer
23.3.26	HK	SJ

EVT C  
RP733798

**Legend**

- Cadastre
- Subject Site
- Main Residence
- Non-Resident
- Site Access
- Easements



**Scale (A3 Original)**

1:2,000



**Sources**

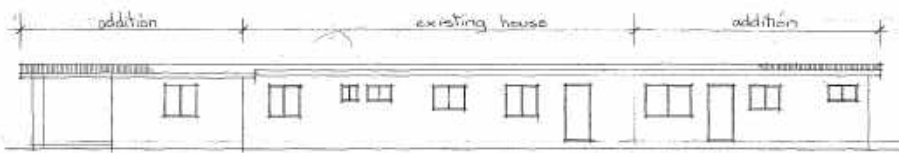
Milford Planning GIS (2026)  
DCDB extract - State of Queensland (2025)  
Aerial imagery - Bing (2026)

**Disclaimer**

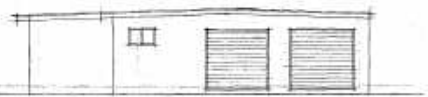
Area and dimensions are approximate only  
and are subject to site survey.



**MOUNT KELLY DRIVE**



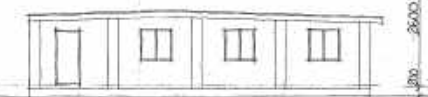
ELEVATION A  
SCALE 1:50



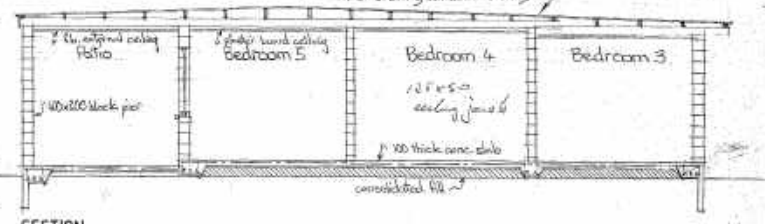
ELEVATION B  
SCALE 1:50



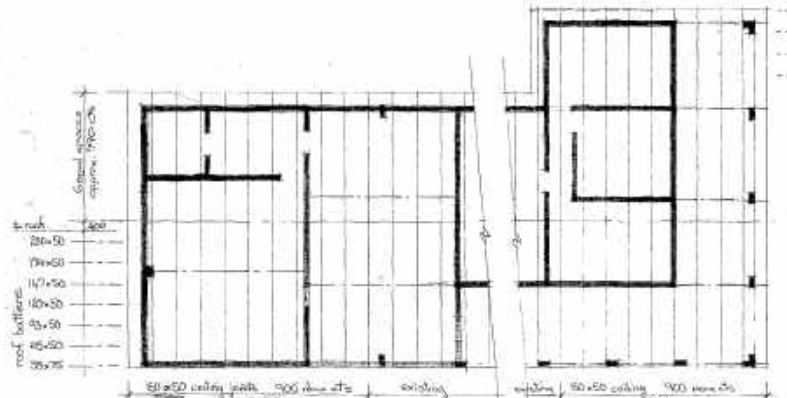
ELEVATION C  
SCALE 1:50



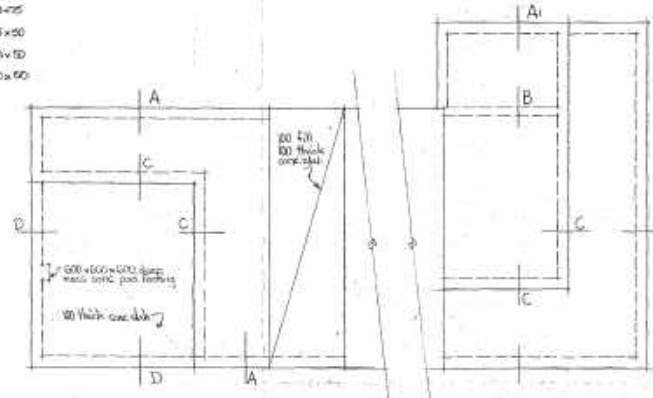
ELEVATION D  
SCALE 1:50



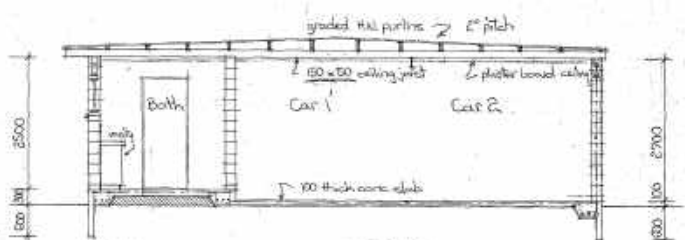
SECTION  
SCALE 1:50



ROOFING LAYOUT  
SCALE 1:50

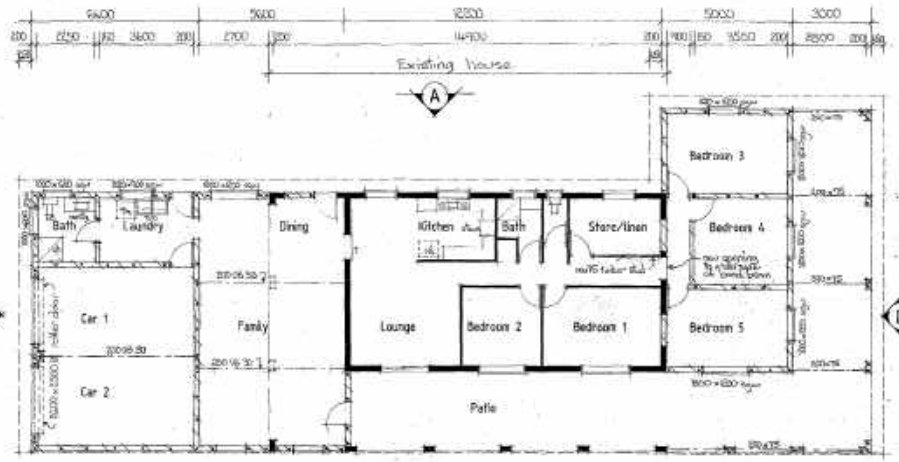


FOOTING LAYOUT  
SCALE 1:50

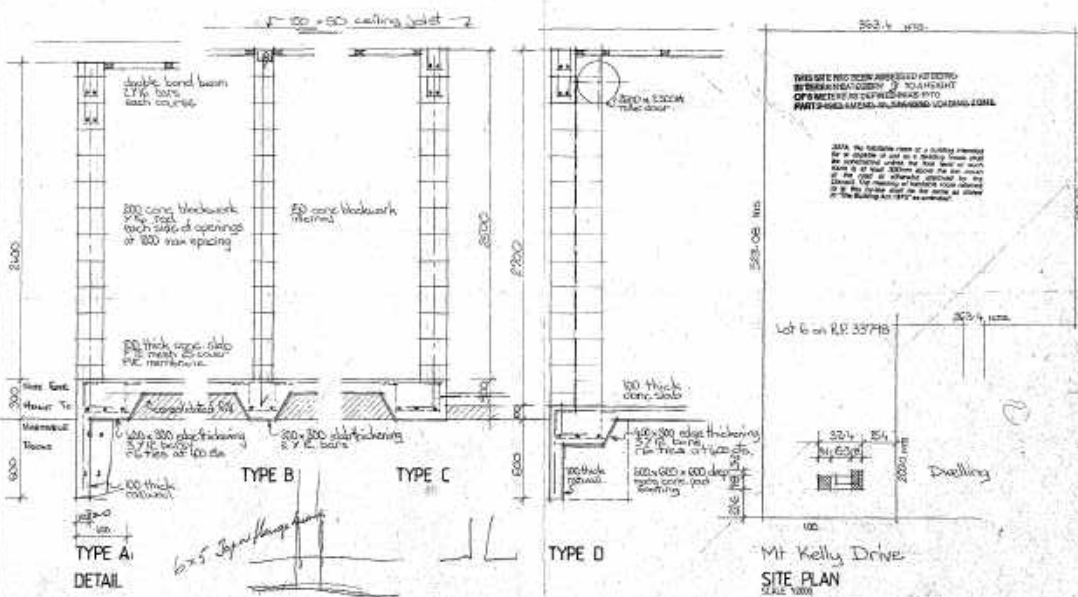


SECTION  
SCALE 1:50

TERMITE CONTROL  
TO COMPLY WITH AUSTRALIAN STANDARD 2801 - 1985  
CERTIFICATE FROM LICENSED PEST CONTROL OPERATOR  
TO BE SUPPLIED TO COUNCIL



FLOOR PLAN  
SCALE 1:50



TYPE A  
DETAIL

TYPE B

TYPE C

TYPE D

Mt Kelly Drive  
SITE PLAN  
SCALE 1:500

DATE	AMENDMENT	DATE	AMENDMENT
01-11-10	1 - Initial design		

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS FIGURED DIMENSIONS IN PREFERENCE TO SCALED

**BARRETT & ASSOCIATES** PTY. LTD. : ARCHITECTS  
 164 QUEEN STREET AVE, NO. (P.O. BOX 246) PHONE (077) 832332  
 33 PLUME STREET TOWNSVILLE, QLD. (P.O. BOX 1048) 213143

PROPOSED ADDITIONS TO HOUSE  
FOR LORO LOT 6 MT. KELLY DRIVE

PLAN ELEVATIONS  
DETAILS

SCALE - AS SHOWN  
DATE - AUG 09  
DRAWN - A.M.

SHEET NO 1A  
JOB NO 8910-50



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4