

From: "Grethe Busch" <egsbusch1@bigpond.com>
Sent: Mon, 25 May 2026 20:10:19 +1000
To: "RES - Mailbox - Planning" <Planning@burdekin.qld.gov.au>
Subject: Objection to Application MCU26/0008
Attachments: Objection to 60 mount kelly drive.docx

Good evening

Please find enclosed our OBJECTION TO DEVELOPMENT APPLICATION – MCU26/0008

Regards,
Erik & Grethe Busch

Erik and Grethe Busch
131 Mt Kelly Drive
Mount Kelly QLD 4807
egsbusch1@bigpond.com
0407156534 0419631156

25th May 2026

The Chief Executive Officer
Burdekin Shire Council
PO Box 974
Ayr QLD 4807
planning@burdekin.qld.gov.au

RE: OBJECTION TO DEVELOPMENT APPLICATION

NO: MCU26/0008

PROPERTY: 60 Mt Kelly Drive, Mount Kelly – Lot 6 on RP733798

Dear Assessment Manager

We are writing to formally object to the Proposed Development Application for non-resident worker accommodation at the above-mentioned property.

As local residents whose property is located at 131 Mt Kelly Drive we believe this proposal will have a potential negative and undesirable impact to the Mt Kelly community.

Objection 1 – Non-compliant with the Planning Scheme

The Mt Kelly community is zoned Rural Residential. The vast majority of houses out here are owner occupied, house are occupied by couples and families with an average of 2-6 people per household. According to The Burdekin Shire Council Planning Scheme – the purpose of the rural residential zone is to provide for residential use and activity on large lots incl home based businesses that are at a scale consistence with the amenity and character of the surrounding area. There are no other workers accommodation at Mount Kelly so nothing of the same character.

Objection 2 – Non-compliant with the ECONOMIC DEVELOPMENT QUEENSLAND – PDA guideline for non-resident workers accommodation.

According to the ECONOMIC DEVELOPMENT QUEENSLAND – PDA Guideline for non-resident workers accommodation there are TWO OVERARCHING PRINCIPLES sought for this type of accommodation.

- Principle 1: non-resident worker accommodation is located and designed to be integrated within or on the edge of town
- Principle 2: non-resident worker accommodation adequately provides for occupants and has a high level of on-site amenity

We do not believe the property at 60 Mt Kelly Drive full fill any of these principles because;-

- a. The property is approx. 16 kilometres from town

- b. There are no shopping, food outlets or entertainment opportunities at Mount Kelly
- c. There are no public transport to and from Mount Kelly

Objection 3 – Unacceptable Noise, Disruption & Waste.

The scale of the proposal and the nature of the workforce and their potential visitors will create more noise and disruption.

The number of occupants proposed will increase the waste with the likelihood of overflowing, odour, vermin and wind-blown litter impacting adjacent residential properties and the area.

Objection 4 –Water Usage and Pressure Impacts.

The number of occupants proposed would most likely double the water usage for the property. We therefore have concerns about the network pressure reductions this will cause.

Objection 5 – Multiple applications for Non-Resident accommodation

We fear that if this proposal is accepted and granted more applications for this type of accommodation will be put forward to Council. This would completely change the feel, the nature and the values we as residents here at Mount Kelly have and was the reason we purchased our property here. We furthermore fear that it would have a negative impact on our property value.

For these reasons we urge Council to refuse the application.

Thank you for the opportunity to voice our concerns, we look forward to being kept informed of the progress.

Regards,

Erik & Grethe Busch

131 Mt Kelly Drive, Mount Kelly

egsbusch1@bigpond.com

Erik – 0407 156 564

Grethe – 0419 631 156