



Mailing Address: PO Box 390, Gayndah Qld 4625
Street Address: 34-36 Capper Street, Gayndah Qld 4625
Telephone: 1300 696 272
Facsimile: (07) 4161 1425
Email: admin@northburnett.qld.gov.au
Web: www.northburnett.qld.gov.au
ABN: 23 439 388 197

27th March 2019

Our Reference: 44/19

Bruce Serisier
JB Serisier Surveyors
58 Lyons Street
MUNDUBBERA QLD 4626

via email: jbs.surv@bigpond.net.au

Dear Bruce,

RE: DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT—BOUNDARY REALIGNMENT—182 & 100 MUNDOWRAN ROAD, MUNDOWRAN ON LAND DESCRIBED AS LOT 2 ON SP287822 & LOT 62 ON YL136

Thank you for your above-mentioned development application for a development permit, lodged with Council on 11 March 2019. Please find attached the Decision Notice.

Sections 71 and 72 of the *Planning Act 2016* identifies when a development approval has effect and the development may start. In summary, a development approval generally has immediate effect, except when, if there is any appeal, after the appeal has ended.

Please quote Council's application number 44/19 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, or wish to schedule a meeting, please contact Council's Development Services department on 1300 696 272.

Yours sincerely,


Jeff Miles

Environmental Services Manager

On behalf of Gary Rinehart
Chief Executive Officer

Decision Notice — approval (with conditions)

(Given under section 63 of the Planning Act 2016)

Thank you for your development application detailed below which was properly made on 2 October 2018. The North Burnett Regional Council has assessed your application and decided it as follows:

1. Applicant's details

Name: JB Serisier Surveyors
 Postal Address: 58 Lyons Street
 MUNDUBBERA QLD 4626
 Email: jbs.surv@bigpond.net.au
 Phone No.: 0428 769 224

2. Location details

Street address: 182 & 100 Mundowran Road
 MUNDOWRAN QLD 4626
 Real property description: Lot 2 on SP287822 & Lot 62 on YL136
 Local government area: North Burnett Regional Council

3. Decision

Application number: 44/19
 Date of decision: 27 March 2019
 Decision details: Approved in full subject to conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

4. Details of proposed development

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval – <i>Material change of use—Extractive industry</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Approved plans

Copies of the following plans are enclosed in Attachment 3.

Drawing title	Prepared by	Date	Rev.	Reference
Proposed Reconfiguration	J B Serisier Surveyors	11/12/18	n/a	File 18035

6. Conditions

This approval is subject to the conditions in Attachment 1 as imposed by the assessment manager.

7. Further development permits

No further development permits are required to be obtained before the development can be carried out.

8. Properly made submissions

Not applicable—no part of the application required public notification.

9. Referral agencies for this application

Not applicable.

10. Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*—<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sec.85>. Council can provide a hard copy upon request.

11. Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*—<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6-pt.1>.

For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*)—<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6-pt.2>

Appeal provisions are set out in chapter 6, part 1 of the *Planning Act 2016* (<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6-pt.1>) and schedule 1 of the *Planning Act 2016* (<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sch.1>)

Council can provide a hard copy upon request.

12. When the development approval has effect

A development approval starts to have effect and may start in accordance with sections 71 and 72 of the *Planning Act 2016*— <https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sec.71> and <https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sec.72>. Council can provide a hard copy upon request.

All references and links provided to the *Planning Act 2016* are current at time of preparation of this document.

Should you require any further assistance in process, please contact Council's Development Services department on 1300 696 272.

Yours faithfully


Jeff Miles
Environmental Services Manager
On behalf of Gary Rinehart
Chief Executive Officer

Enc: Attachment 1—Conditions imposed by the assessment manager
Attachment 2—Approved plans

Attachment 1— Conditions Imposed by Assessment Manager

General

- 1) Carry out the approved development generally in accordance with the approved plan/s identified in section 5 "Approved plans" and Attachment 2 of this Decision Notice approval, except as modified by the conditions of this approval as relevant.
- 2) Where there is any conflict between conditions of this Decision Notice approval and details shown on the approved plans, these conditions prevail.
- 3) All constructed access and roadworks, including driveways, must be fully contained within a dedicated road reserve and the boundaries of the lot they serve, or included within an easement where containment within the lot is not possible.
- 4) Services associated with any lot are not to encroach upon an adjoining lot.
- 5) Boundary clearances of existing buildings remaining on site are to comply with the relevant provisions of the planning scheme and the *Building Act 1975*, unless varied by this Decision Notice approval.
- 6) All existing effluent disposal areas are to be wholly located within the lot they serve and comply with the boundary setback requirements of the *Plumbing and Drainage Act 2002* and associated codes and requirements.
- 7) All dams are to be wholly located within the lot they serve.
- 8) Exercise the approval and complete all associated works, including any relocation or installation of services, at no cost to Council.

Advice to the applicant

- A. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage." Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

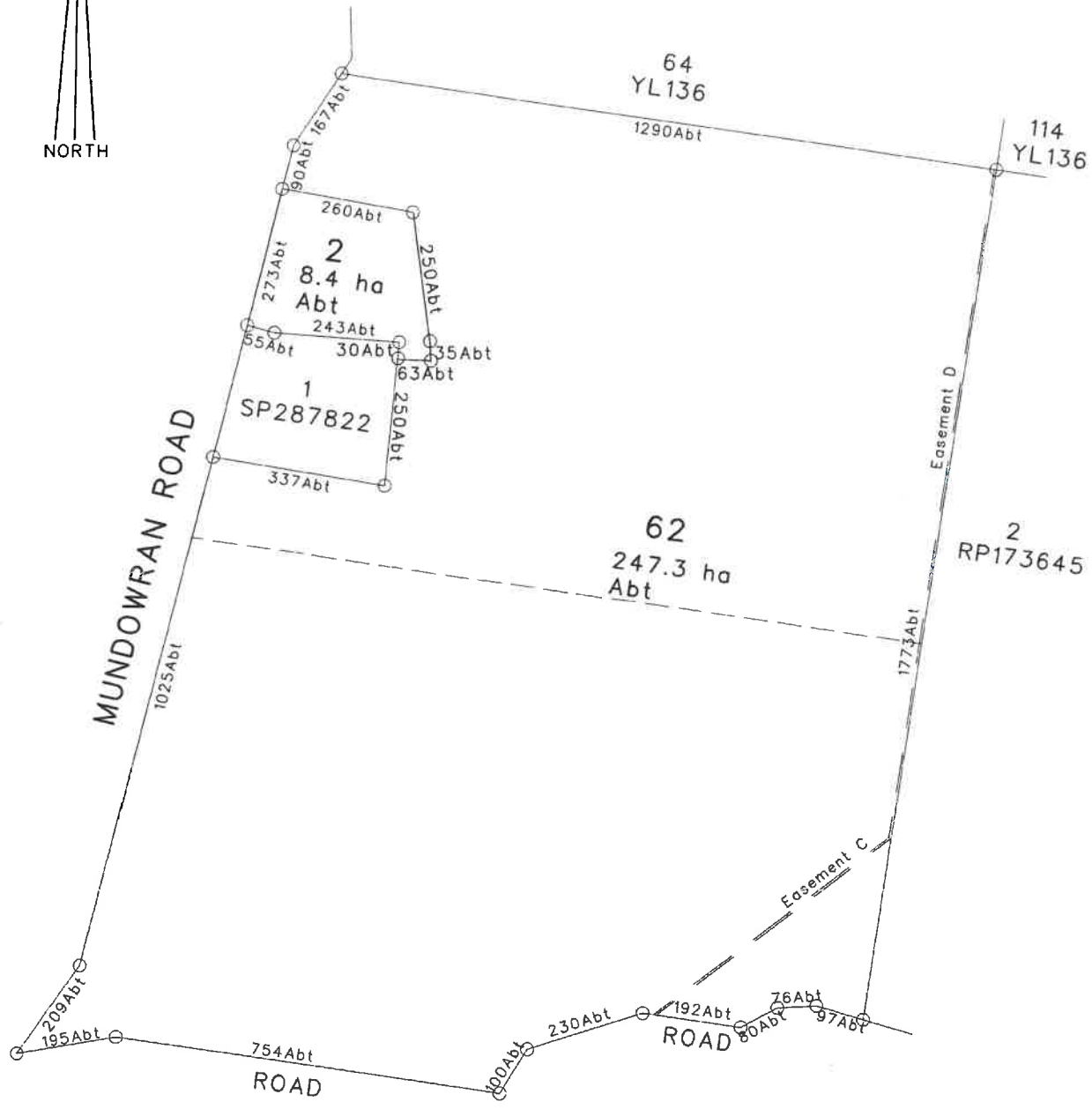


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Attachment 2 – Approved Plans

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Please refer to the following pages for approved plan



J B SERISIER SURVEYORS
 58 LYONS STREET
 MUNDUBBERA Q4626
 Mob: 0428 769224
 jbs.surv@bigpond.net.au

PROPOSED RECONFIGURATION
 LOTS 2 & 62 Cancelling Lot 2 on
 SP287822 & Lot 62 on YL136
 Locality of Mundowran
 North Burnett Regional Council

DISCLAIMER
 This plan has been prepared for a
 development application only and
 should not be used for any other
 purpose. Dimensions & areas shown
 are approximate only and may differ
 from the final surveyed dimensions.
 This plan should not be altered or
 changed in any way without the express
 permission of J B Serisier Surveyors

CLIENT:
 GJ & EV Carr
 FILE: 18035 DATE: 11/12/18
 Drawing No:
 18035/01
 SCALE:
 1 : 12500(A4)