

1 – Development application details

ed form (version 1.3 effective 28 September 2020) 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)	KERRY PEARCE
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	63-69 LYONS ST
Suburb	MUNDUBBERA
State	QLD
Postcode	4626
Country	AUSTRALIA
Contact number	0468912289
Email address (non-mandatory)	awesomemum812@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

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)



Queensland
Government

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		63-69	LYONS STREET	MUNDUBBERA
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4626	71	M586	MUNDUBBERA.
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 checked="" 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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>
Lot on plan description of strategic port land:
Name of port authority for the lot:
<input type="checkbox"/> 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="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? <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 checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
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):
FOOD AND DRINK OUTLET (CAFE)
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> 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? <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 (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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
<input checked="" type="checkbox"/> Not required

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 DA Form 2 – Building work details

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)
CAFE	FOOD AND DRINK OUTLET		498m ²
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> No			

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

☐ Yes – specify number of new lots: _____

☐ 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

NORTH BURNETT REGIONAL 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
- ☐ 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 Part 3 of 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

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 69: 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.des.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 Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.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 <https://planning.dsdmip.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 Natural Resources, Mines and Energy at www.dnrme.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 and Science at www.des.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.dnrme.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.des.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.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) 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

23.16) 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.dsdmip.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

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	

Extract from the North Burnett Regional Council Planning Scheme v1.4

6.2.1 Centre zone code

6.2.1.1 Application

(1) This code applies to development in the Centre zone that is accepted subject to requirements or assessable against the Centre zone code to the extent identified in Part 5 Tables of assessment.

6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Centre zone code is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (2) The purpose of the code will be achieved through the following overall outcomes—
 - (a) for land in North Gayndah, the Centre zone—
 - (i) provides a secondary role to the core retail, commercial, government, entertainment, and community activities in the town centre focussed on Capper Street premises;
 - (ii) accommodates a mix of activities that do not readily suit a town centre location, including residential, retailing, business, government or community activities;
 - (iii) accommodates businesses that rely on the convenience of a highway location or passing trade; and
 - (iv) presents a standard of amenity appropriate to highway exposure; and,
 - (b) for land in Monto, east of Rutherford Street, the Centre zone—
 - (i) accommodates a mix of administrative and community activities associated with the town centre; and,
 - (ii) contains no significant retail activity; and,
 - (iii) has a high level of amenity that enables an appropriate interface with nearby residential activities; and,
 - (c) for other than land in North Gayndah or that part of the Centre zone in Monto east of Rutherford Street, the Centre zone—
 - (i) enables each town centre to play a dominant 'main street role' as its commercial, social, and cultural 'heart' providing opportunities for vigorous commercial activity and social interaction; and,

Response	Comments about compliance
<input checked="" type="checkbox"/> complies <input type="checkbox"/> conflicts	Shop selling cooked food and brewed coffee. A place for all to frequent.
<input checked="" type="checkbox"/> complies <input type="checkbox"/> conflicts	Highway

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9.4.3 Infrastructure and operational work code

9.4.3.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving material change of use, reconfiguring a lot, building work and operational work (excluding placing an advertising device) involving landscaping, vehicular parking and access, provision of infrastructure and erosion and sediment control to the extent identified in Part 5 Tables of assessment.
- (2) When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5 Tables of assessment.

9.4.3.2 Purpose and overall outcomes

- (1) The purpose of the Infrastructure and operational work code is to—
 - (a) identify appropriate requirements and circumstances for providing non-trunk infrastructure; and,
 - (b) state relevant standards for design and construction of non-trunk infrastructure;
 - (c) incorporate soft and hard landscaping within development to create a pleasant environment for people who engage with the site;
 - (d) incorporate sufficient car parking spaces, safe and convenient access, appropriate facilities for service vehicles including loading and unloading, all designed and constructed to accepted community standards.
- (2) The purpose of the Infrastructure and operational work code will be achieved through the following overall outcomes—
 - (a) non-trunk infrastructure—
 - (i) services development to a suitable level that meets the anticipated needs of users;
 - (ii) is safe, cost-effective and efficient; and
 - (iii) creates no significant adverse environmental effects;
 - (b) the protection and integration of vegetation of ecological, aesthetic and cultural significance into landscape design;
 - (c) landscaping is—
 - (i) attractive and suited to the climate;

Response	Comments about compliance
<input checked="" type="checkbox"/> complies <input type="checkbox"/> conflicts	
<input checked="" type="checkbox"/> complies <input type="checkbox"/> conflicts	

Extract from the North Burnett Regional Council Planning Scheme v1.4

- (ii) enhances townscapes, streetscapes and landscapes in the North Burnett Region;
- (iii) complements and enhances the uses and other works on-site;
- (iv) protects the privacy of occupiers of nearby premises;
- (v) discourages crime and vandalism and enhances personal and property security and safety;
- (vi) has low maintenance, energy and water requirements; and
- (d) a safe and efficient road network that avoids excessive traffic, parking, manoeuvring or servicing on roads near the development; and,
- (e) safe, efficient and convenient pedestrian, cycle, mobility-impaired, and vehicular access to, and manoeuvring within sites; and
- (f) adequate on-site facilities for servicing by delivery, refuse and other service vehicles.

Response	Comments about compliance

9.3.4.3 Interpretation

- (1) For the purposes of section 9.4.3 Infrastructure and operational work code, “infrastructure” means non-trunk infrastructure.

Extract from the North Burnett Regional Council Planning Scheme v1.4

9.4.3.4 Performance and acceptable outcomes

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
Section 1: Landscaping			
PO1 Planting and works incorporated in the landscaping— (a) include species suitable for the region that are non-invasive and drought-tolerant; (b) include existing significant vegetation and other natural features; (c) is safely designed and constructed; (d) protects infrastructure, utilities and adjoining premises.	AO1.1 Landscaping does not include any species identified as an unacceptable species in planning scheme policy SC6.5 Landscaping, section SC6.5.5 Unacceptable plant species for landscaping or are otherwise known to be toxic to people or animals. AO1.2 Landscaping retains and incorporates significant natural features of the site. AO1.3 Landscaping provides universal access in accordance with <i>Australian Standard AS 1428: Design for Access and Mobility</i> . AO1.4 Landscaping enables passive surveillance of car parking areas, communal spaces, children's play areas and pathways. AO1.5 All pedestrian surfaces are slip-resistant and trafficable in all weather conditions. AO1.6 Root barriers minimise the risk of intrusion and damage to services and utilities. AO1.7 Landscaping incorporates water conservation measures appropriate to the site, including— (a) grouping plants in mulched beds wherever appropriate; (b) avoiding or minimising impervious	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	No landscaping to occur.

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Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	<p>surfaces;</p> <p>(c) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and,</p> <p>(d) draining hard surface areas to landscaped areas and water sensitive urban design devices.</p> <p>AO1.8 Landscaping works do not cause ponding of water on the premises or adjoining land.</p>		
PO2 Neighbouring premises retain reasonable visual and acoustic privacy.	<p>AO2.1 Landscape buffers between incompatible land uses incorporate—</p> <p>(a) earth mounding;</p> <p>(b) a diverse range of plant species that provide variation in colour, texture and form;</p> <p>(c) layered planting—large tree species planted at 6.0m centres to provide an upper storey, small trees planted at 3.0m centres to provide a mid-storey, and shrubs and groundcovers planted at 1.5m centres.</p>	<p><input type="checkbox"/> n.a.</p> <p><input checked="" type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	No outside dining
<p>PO3 Landscaping in car parking areas—</p> <p>(a) screens sensitive neighbouring premises,</p> <p>(b) shades the areas; and</p> <p>(c) includes works to ensure the safety of users and infrastructure.</p>	<p>AO3.1 Unless required by a development approval or another planning scheme code, car parking areas incorporate the following—</p> <p>(a) screen landscaping at least 1.5m wide adjacent to any sensitive land use or a General residential zone, Rural residential zone, or Township zone;</p> <p>(b) a planter bed at least 2.0m wide adjacent to a frontage; and,</p>	<p><input checked="" type="checkbox"/> n.a.</p> <p><input type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	<p>(c) shade trees within parking areas at the rate of one tree per six car parking spaces.</p> <p>AO3.2 Wheel stops, bollards, kerbs or other barriers provide protection along the boundaries between landscape areas and parking, manoeuvring and utility spaces.</p> <p>AO3.3 Landscaping, walls or fences conceal storage and utility areas.</p> <p>AO3.4 Landscaping, including any structures, provides visibility for traffic at intersections, access points, and locations where there are likely to be significant pedestrian or cycle activity.</p> <p>AO3.5 Planting within or adjacent to high voltage transmission line easements is consistent with—</p> <p>(a) <i>Screening your home from powerlines, A guide for planting trees and shrubs outside of easements to screen powerlines</i> (Powerlink Queensland)¹;</p> <p>(b) <i>Easement co-use information, Building for the future</i> (Powerlink Queensland)².</p>		
Section 2: Infrastructure (non-trunk) works			
For assessable development			
General			

¹ http://www.powerlink.com.au/Landowners_and_Property/Property_and_Easements/Documents/Screening_your_home_from_powerlines.aspx

² <http://www.powerlink.com.au/brochures/EasementCo-use>

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
PO4 Uses that are urban in nature or intensity locate where they can readily connect to existing infrastructure and services or connect with only modest extension of infrastructure networks.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO5 The type and scale of uses— (a) is consistent with the capacity of the infrastructure servicing the premises; and (b) allows the safe and efficient operation of infrastructure without interference by incompatible uses or works.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO6 The provision of infrastructure maximises the safety of drivers, bicyclists and pedestrians.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
Water supply and sewerage infrastructure			
PO7 The development has an adequate quantity and quality of water supply for potable use, operational use and firefighting purposes.	A07.1 Where available – premises have a connection to a reticulated water supply. OR A07.2 Where unable to connect to a reticulated water supply— (a) residential premises connect to a rainwater tank with a minimum capacity of 45,000 litres; or (b) non-residential premises – no acceptable outcome identified.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO8 Reticulated water supply infrastructure is robust, fit for purpose, easy to maintain and readily augmented.	A08.1 Reticulated water supply infrastructure design and construction is in accordance with Error! Reference source not found. Error! Reference source not	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	found. policy		
PO9 The development has an adequate means of treating and disposing of effluent and other wastewater that protects public health and safety and minimises risks to the environment.	AO9.1 For all zones other than the Rural zone and the Recreation and open space zone, all premises connect to a reticulated sewerage system where provided. OR AO9.2 If in the Rural zone or Recreation and Open space zone or connection to a reticulated sewerage system is not available – the use incorporates an on-site waste water treatment system that complies with the <i>Plumbing and Drainage Act 2002</i> .	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO10 Reticulated sewerage infrastructure is robust, fit for purpose, easy to maintain and readily augmented.	AO10.1 Reticulated sewerage infrastructure design and construction is in accordance with Error! Reference source not found. Error! Reference source not found. policy	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
Roads			
PO11 The development incorporates road infrastructure of appropriate design and capacity that is compatible with the amount of traffic generated by the development, existing uses in the locality and through traffic.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO12 Development generating significant pedestrian movements incorporates footpaths to a standard compatible with the locality.	AO12.1 If in the Centre zone, a full-width paved footpath extends along the full length of the site frontage. AO12.2 If in the General residential zone, a 1.2 metre wide paved footpath extends along the full length of the site frontage. AO12.3 If in zones other than the Centre zone or General residential zone – no acceptable outcome identified.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	No footpath dining.

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Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
PO13 Development generating high pedestrian and cyclist movements includes the provision of shared cycle and pedestrian paths.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO14 Road infrastructure— (a) meets adequate geometric design, design speed, horizontal and vertical alignment, grades and structural design standards for use by vehicles, bicycles and pedestrians; (b) is safe and efficient; (c) maintains the safety of users; and (d) provides for emergency vehicles, buses and service vehicles.	AO14.1 Road and footpath design and construction is in accordance with Error! Reference source not found. Error! Reference source not found. policy. AO14.2 The width and alignment of shared pedestrian and cycle paths are in accordance with <i>Austroads Guide to Road Design Part 6A: Pedestrian and Cyclist Paths</i> .	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
Stormwater			
PO15 Development incorporates stormwater drainage that— (a) avoids or minimises adverse impacts on environmental waters from: (i) altered stormwater quality and hydrology; and (ii) the release and mobilisation of sediment, nutrients and other pollutants; (b) protects the stability of buildings upstream and downstream; (c) protects the efficiency of downstream drainage; and, (d) directs stormwater to one or more lawful points of discharge.	AO15.1 Stormwater design and construction is in accordance with Error! Reference source not found. Error! Reference source not found. policy and, for any exceptions stated in SC6.2.5, the assessment benchmarks in the two following acceptable outcomes. AO15.2 At the construction phase design and construction of works achieves the stormwater management design objectives included in Table 9.4.6—Part 1 Construction phase: stormwater management design objectives, Table 9.4.7—Part 2 Construction phase: stormwater management design objectives for temporary drainage works and Table Error! No text of specified style in document. 8—Part 3 Construction phase:	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	<p>stormwater management design objectives for emergency spillways on temporary sediment basins as applicable.</p> <p>AO15.3 At the post-construction phase works achieve—</p> <p>(a) the applicable stormwater management design objectives on-site, as identified in Table 9.4.9—Post-construction phase: stormwater management design objectives; or</p> <p>(b) an alternative locally appropriate solution off-site with an equivalent or improved water quality outcome to the relevant stormwater management design objectives in Table 9.4.9—Post-construction phase: stormwater management design objectives.</p>		
Electricity			
PO16 Development incorporates a reliable supply of electricity adequate for the proposed use.	<p>AO16.1 For all zones other than the Rural zone and the Recreation and open space zone, all premises have a connection to the reticulated electricity network.</p> <p>OR</p> <p>AO16.2 If in the Rural zone or Recreation and open space zone—</p> <p>(a) premises have a connection to the reticulated electricity network; or</p> <p>(b) premises generate electricity on-site.</p>	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO17 Reticulated electricity infrastructure meets the design, construction and	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies	

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
operational standards of the current service provider.		<input type="checkbox"/> conflicts	
PO18 On-site electricity generation infrastructure provides a reliable and safe supply of electricity and meets current applicable design, construction and operational standards.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
Street lighting and telecommunications			
PO19 Development incorporates street lighting that is compatible with the locality and provides an acceptable level of safety for residents and motorists.	AO19.1 The provision of street lighting is in accordance with <i>AS/NZS 1158:2005 Lighting for roads and public spaces</i> .	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO20 Street lighting infrastructure meets current design, construction and operational standards.	AO20.1 The design and construction of street lighting is in accordance with <i>AS/NZS 1158:2005 Lighting for roads and public spaces</i> .	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO21 Development incorporates telecommunication services that are compatible with the locality and meet reasonable community expectations.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO22 Telecommunication infrastructure meets the design, construction and operational standards of the relevant provider.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
Section 3: Parking, access and movement			
For accepted subject to requirements and assessable development			
Vehicular access			

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
PO23 Premises have safe and efficient vehicular access for motorists and maintain the safety of pedestrians.	AO23.1 Vehicular access between the local government road network and the ingress and egress points of the site meets the standards stated in SC6.2 Design and construction standards for development works policy.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
Vehicle parking			
PO24 The use incorporates sufficient vehicle parking to meet demand for the number and type of vehicles for the type of development considering the practical opportunities available for shared car parking provision and the operation of alternative transport modes to private motor vehicles.	AO24.1 The number of vehicle parking spaces is not less than that identified as applicable to the defined use in Table Error! No text of specified style in document. —Car parking and service vehicle provision rates.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Parking spaces in front of shop.
PO25 Vehicle parking areas are freely accessible to all employees on-site and visitors to the development during the normal hours of operation of the development with no encumbrance, fee or charge.	AO25.1 Vehicle parking areas have no gateways, doors, or similar devices that restrict vehicular access by employees or visitors.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO26 Vehicle parking areas, driveways and associated accesses function satisfactorily, and are constructed and line-marked to be suitable for their intended purpose.	AO26.1 All vehicle-parking areas on the lot are in accordance with AS2890.1 <i>Parking facilities—Off-street car parking</i> (excepting for sections 4.3 and 4.4 and Appendix C). AO26.2 Where the development includes a combination of 'low turnover' and 'high turnover' car spaces (as defined in the Australian Standard), the parking spaces and aisles meet the high turnover or Class 3 requirements in AS2890.1 <i>Parking facilities—Off-street car parking</i> . AO26.3 Vehicle parking areas are constructed with a hardstand surface.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	AO26.4 Signs and line marking are in accordance Queensland Department of Main Roads <i>Manual of Uniform Traffic Control Devices</i> . AO26.5 There is no increase in the number of access points to State-controlled roads or significant local government roads as identified on Overlay Map OM-INFR-01.		
PO27 The premises incorporate access and parking for people with disabilities or mobility impairment.	AO27.1 Parking spaces for people with disabilities is available at the rate set out in <i>AS2890.6 Parking facilities—Off-street parking for people with disabilities</i> . AO27.2 Access and internal manoeuvring is available in accordance with <i>AS2890.6 Parking facilities—Off-street parking for people with disabilities</i> , and <i>AS1428 Design for access and mobility</i> .	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
Vehicle manoeuvring			
PO28 Premises avoid the use of the public road system for movement between car parking and vehicle service areas in the development.	AO28.1 Manoeuvring and circulation areas within the site meet the standards in Austroads Design Vehicles and Turning Path Templates; <i>AS2890.1 Parking facilities—Off-street car parking</i> ; and <i>AS2890.2 Parking facilities—Off-street commercial vehicle facilities</i> . AO28.2 All vehicles can enter and exit the premises in forward gear.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
Loading, unloading and service spaces			
PO29 Loading and unloading areas allow for the— (a) collection and set down of passengers;	AO29.1 Premises incorporate loading, unloading and set down areas in accordance with <i>AS2890.2 Parking facilities—Off-street</i>	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies	loading deck in back of shop for deliveries.

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
(b) parking of trailers; (c) service vehicle parking; and, (d) loading and unloading of goods.	<i>commercial vehicle facilities.</i> AO29.2 For sites greater than 4,000m ² in area, provision is made for service vehicles in accordance with Table Error! No text of specified style in document. —Car parking and service vehicle provision rates.	<input type="checkbox"/> conflicts	
For assessable development			
Cyclists and pedestrians			
PO30 Pathways within the site provide for safe and convenient access so that— (a) the main pedestrian access from the street to the building is easily identified; and (b) the vehicular access to the site is separate from the pedestrian access; and (c) design features— (i) delineate areas of potential conflict between vehicles and pedestrians; (ii) provide a low-speed traffic environment within the site; and (iii) incorporate appropriate lighting, directional signs, and pavement marking.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO31 The use incorporates adequate bicycle parking on the lot that meets appropriate design and construction standards.	AO31.1 For all uses, other than residential uses, where the required vehicle parking provision exceeds 20 parking spaces—the number of on-site bicycle parking facilities is not less than that set out in Department of	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	<p>Main Roads <i>Road Planning and Design Manual</i> (Table 5.12).</p> <p>AO31.2 On-site bicycle facilities meet the requirements in <i>AS2890.3 Parking Facilities—Bicycle parking facilities</i>.</p>		
Amenity			
<p>PO32 Vehicle parking and manoeuvring areas and traffic generated by the use do not adversely affect amenity or result in an environmental nuisance having regard to—</p> <p>(a) the appearance of such areas;</p> <p>(b) dust emissions; and</p> <p>(c) noise from vehicle movement.</p>	<p>AO32.1 All areas on the site on which vehicles drive are constructed and surfaced to the standards set out in Error! Reference source not found. Error! Reference source not found. policy.</p>	<p><input type="checkbox"/> n.a.</p> <p><input checked="" type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	
Section 4: Erosion and sediment control			
For accepted subject to requirements and assessable development			
<p>PO33 Construction activities for development avoid degradation of the site and avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO33.1 If in an urban area—the works include the design, installation, construction, operation, monitoring and maintenance of erosion sediment control practices in accordance with the <i>Urban Stormwater Quality Planning Guidelines 2010</i>.</p> <p>OR</p> <p>AO33.2 If in a rural area—no acceptable outcome identified.</p>	<p><input checked="" type="checkbox"/> n.a.</p> <p><input type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>No construction been done.</p>
Section 5: Fire Services in development accessed by common private title where any part of the development or any dwelling is more than 90 metres from the nearest located fire hydrant			
For assessable development			

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
PO34 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<p>AO34.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p> <p>AO34.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at no more than 90-metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.</p>	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO35 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied	AO35.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO36 Hydrants are suitably identified so that fire services can locate them at all hours.	AO36.1 Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes' on the Department of Transport and Main Roads website ³ .	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

³ www.tmr.qld.gov.au/~media/busind/techstdpubs/trum/125Amend18.pdf

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 9.4.6—Part 1 Construction phase: stormwater management design objectives

Issue	Design Objectives
Drainage control	<ol style="list-style-type: none"> 1. Manage stormwater flows around or through areas of exposed soil to avoid contamination. 2. Manage sheet flows to avoid or minimise the generation of rill or gully erosion. 3. Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for emergency spillways on temporary drainage works (Table 9.4.7). 4. Provide emergency spillways for sediment basins to achieve the stormwater management design objectives for emergency spillways on temporary sediment basins (Table 9.4.8).
Erosion control	<ol style="list-style-type: none"> 1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	<ol style="list-style-type: none"> 1. Direct runoff from exposed soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk. 2. All exposed areas greater than 2500 metres must be provided with sediment controls that are designed, implemented and maintained to a standard that would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range 6.5-8.5.
Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> 1. Remove gross pollutants and litter. 2. Avoid the release of oil or visible sheen to released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	<ol style="list-style-type: none"> 1. Where measures are required to meet post-construction waterway stability objectives (specified in Table 9.4.9), these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction. 2. Earthworks and the implementation of erosion and sediment controls are undertaken in ways that ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).

Editor's note—This stormwater management design objectives table is from Appendix 2 of the SPP July 2017

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- (ii) accommodates a diverse mix of Business activities, Community activities, Entertainment activities and other uses; and,
- (iii) has a high level of amenity, providing the community and visitors with an appealing, convenient and safe pedestrian-friendly environment, and has access to a high standard of development infrastructure and essential services.

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6.2.1.3 Performance and acceptable outcomes

Table 6.2.1—Centre zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Response about compliance
For accepted subject to requirements and assessable development			
Effects of use			
PO1 uses protect sensitive land uses from the adverse impacts of ongoing operations and otherwise operate in a manner that does not significantly interfere with the visual and acoustic amenity of users of adjoining premises.	<p>AO1.1 A 1.8 metres high solid, opaque acoustic fence stands along the full length of any common boundary with a sensitive land use.</p> <p>AO1.2 Air conditioning and refrigeration units and refuse storage areas locate at least 5 metres from any adjoining premises containing a sensitive land use.</p> <p>AO1.3 Air conditioning and refrigeration units—</p> <ul style="list-style-type: none"> (a) collocate with other plant and building services; or (b) form part of the roof design of buildings; or (c) incorporate acoustic barriers and visual screening. <p>AO1.4 Refuse storage areas locate—</p> <ul style="list-style-type: none"> (a) behind the front building line and are not visible from the street; or (b) within screened enclosures— <ul style="list-style-type: none"> (i) comprising solid, opaque materials; and (ii) not less than 1.8 metres high; or (c) behind landscaping comprising dense screening shrubs, maintained to a minimum height of 1.8 metres above ground level. 	<p><input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts</p> <p><input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts</p> <p><input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts</p> <p><input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts</p>	<p>A small chainwire fence separates the building from the connecting house.</p> <p>Bins are stored in a shed in backyard.</p>

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 6.2.1—Centre zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Response about compliance
	AO1.5 The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	No lights are left on once the business day concludes.
Intensity and scale			
PO2 The height, scale and bulk of buildings and structures are appropriate to their context and do not adversely affecting the amenity and character of the Centre zone and surrounding areas.	AO2.1 New building work does not result in the premises exceeding the maximum site cover, plot ratio, building and structure heights stated in Column 2 of Table 6.3.1.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	No new building work to be done.
Setbacks and boundary clearances			
PO3 Frontage setbacks of buildings are consistent with those in the vicinity.	AO3.1 New building work does not result in building facades set back from designated commercial frontages more than 1.0 metre.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO4 Side and rear boundary clearances maintain— (a) privacy, breezes and solar access to adjoining premises in the General residential zone or Township zone; and (b) provide areas for landscaping.	AO4.1 New building work does not result in the premises having less than the minimum boundary clearances stated in Column 2 of Table 6.3.1	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Only lawns are mowed. No building to occur.
Site suitability			
PO5 Sites are suitably sized and configured for the intended use and any associated works, including— (a) building work; (b) vehicle parking, manoeuvring and access; (c) landscaping, screening, or buffering; (d) waste management facilities; and	AO5.1 For building work resulting in an increase in GFA of more than 100m ² — (a) the site area is not less than 600 square metres; and (b) the road frontage is not less than 16 metres.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	No building work to be done.

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Table 6.2.1—Centre zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Response about compliance
(e) water cycle management.			
Development involving caretaker's accommodation			
PO6 Caretaker's accommodation— (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is subsidiary to the non-residential use of the site; and (c) is of a size that meet the essential accommodation needs of the caretaker and their reasonably associated household members.	AO6.1 A maximum of one dwelling for caretaker's accommodation locates on a lot. AO6.2 The GFA of the caretaker's accommodation is 150m2 or less. AO6.3 One car parking space is available onsite for the exclusive use of residents.	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts <input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts <input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO7 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.	AO7.1 Residents of the caretaker's accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the building. AO7.2 Residents have exclusive use of private open space either— (a) at ground level, at least 35m ² in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or (b) above ground level, consisting of a balcony at least 8m ² in area, having a minimum dimension of two metres, and directly accessible from a living room.	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts <input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 6.2.1—Centre zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Response about compliance
For assessable development only			
Appropriate use			
PO8 Non-centre activities locate in the Centre zone only where— (a) there is a clear need for such activities; (b) establishing the use would not prejudice consolidation of such activities in other more appropriate zones; and (c) the use would not compromise the core function, amenity, character and streetscape of the Centre zone.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO9 Residential development— (a) occurs in a form and location that is consistent with the scale and efficient functioning of the centre; (b) does not interrupt ground level activity and circulation; (c) is located above ground-floor retail or commercial uses.	AO9.1 The ground floor level contains retailing, professional office or activities attracting significant pedestrian patronage.	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO10 Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 6.2.7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Response about compliance
Building form and design			
PO11 Buildings and structures— (a) present appealing facades to the street and other public spaces having regard to proportion, scale, building entry, fenestration, contrasts of light and shade, choice of building materials, and walking surfaces; (b) protect and maintain the amenity of the Centre zone; (c) enhance the character and streetscape of the Centre zone; (d) address the street frontage; and, (e) complement the local traditional streetscape character.	AO11.1 One or more of the following architectural treatments punctuate building elevations longer than 30 metres— (a) variation in materials, colours or textures; (b) inclusion of windows or other openings; (c) steps, recesses or projections; (d) variation in roof form. AO11.2 Facades facing a road frontage contain no more than 60 per cent of any single colour, texture or material. AO11.3 The ground storey of buildings incorporates retail activity, office space, display windows, entrance foyers or building forecourts presenting to the road frontage. AO11.4 Buildings and ancillary structures include innovative, flexible and varied treatments to the roof and any parapet. AO11.5 Corner sites incorporate a building design that incorporates a dominant pedestrian entry from the corner.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts <input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts <input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts <input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts <input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Placing new sign at front of shop, in middle. Panels to be painted.
PO12 The tops of buildings—incorporate variations in roof form; and screen plant and equipment.	AO12.1 The top of the building façade incorporates a traditional parapet design.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	No changes been made.

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 6.2.7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Response about compliance
PO13 Buildings provide a continuous pedestrian shelter along the length of the frontage footpath.	AO13.1 The building incorporates a pedestrian awning— (a) in a traditional style; (b) for the full length of the footpath; (c) not less than three metres above footpath level; (d) not less than 3.5 metres wide.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	No changes made.
PO14 The design and siting of building work, car parking, and landscaping is compatible with the streetscape character of the centre and respects any nearby local heritage place.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	No changes made.

Individual owner's consent for making a development application under the *Planning Act 2016*

I, PHILLIP ANTHONY MOSCHELLA, DIRECTOR OF EVERTON RISE PTY LTD

as owner of the premises identified as follows:

63-69 LYONS ST MUNDUBBERA QLD 4626
LOT 71 ON M586 AND LOT 74 ON M586
16618071 AND 16660057

consent to the making of a development application under the *Planning Act 2016* by:

KERRY ANNE PEARCE AND MICHAEL SANTO

on the premises described above for:

RESTAURANT

PAMoschella

26/04/2023



27/04/2023

1:657

**63-69 LYONS STREET,
MUNDUBBERA**

While every care is taken to ensure the accuracy of this data, the North Burnett Regional Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibilities and all liabilities (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you may incur as a result of the data being inaccurate or incomplete in anyway and for any reason.



A hand-drawn floor plan of a room, likely a community center or a small business, with various furniture and layout labels. The plan is drawn on lined paper and includes the following elements:

- Entrance:** A large area at the top labeled "USE IN" with diagonal hatching, indicating an entrance or a specific use zone.
- Shelves:** A long section of shelving labeled "SHELVING" runs along the left wall, with a "DOOR" at the bottom left.
- Kitchen:** A section labeled "KITCHEN" is located at the bottom left, containing a "SINK", "STOVE", "COFFEE MACHINE", and "CUPBOARD".
- Tables:** Several tables are arranged in the central and right areas, including a large "TABLE" in the center, a "TABLE" near the entrance, and several smaller tables along the right wall.
- Seating:** A "COUCH" is located near the entrance, and a "WIFI BENCH" is at the bottom right.
- Other Features:** A "COUNTER" is located near the entrance, and a "DOOR" is at the bottom right.

FLOOR PLAN 63-69 LYONS
ST MUNDVBERA.

OPENING HOURS.

MON: 8AM - 4PM

TUES: 8AM - 4PM

WEDS: 8AM - 4PM

THURS: 8AM - 4PM

FRI: CLOSED

SAT: CLOSED

SUN: 9AM - 2PM.