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0427 424 787

Our Ref: S220376

4<sup>th</sup> May 2023

**DIRECTORS**

**John Broe:**

Environmental, Planning &  
Development Consultant  
Cadastral Surveyor  
Managing Director

**Ray Tabulo:**

Spatial Scientist  
Cadastral Surveyor

**Scott Archbold:**

Registered Surveyor

Assessment Manager  
The Chief Executive Officer  
North Burnett Regional Council  
PO Box 390  
GAYNDAH QLD 4625

**ATTENTION: Development Assessment Team**

Dear Sir/Madam,

**Re: Lodgement of Development Application- Reconfiguring of a Lot – Boundary Realignment - Two (2) into two (2) lots at 700 Coonambula Road, Riverleigh QLD 4626 (Lots 2 & 8 on SP224113)**

On behalf of our client, Ventnor Grove Pty Ltd, we request assessment of the accompanying Development Application and provide the following supporting documentation: -

- Completed DA Form 1 and Owner's Consent;
- Town Planning Report and Associated Appendices; and
- Client will pay by EFT and will require an invoice

We trust the above information is sufficient for your purposes and request that you contact Ray Tabulo or Lauren McVicar if you require any further details or clarification.

Yours faithfully

**JB Serisier Surveyors**

**Lauren McVicar**

*Town Planner*

[Enc] As Above

Cc – Ventnor Grove Pty Ltd, Craig Meyer – [craig@888citrus.com.au](mailto:craig@888citrus.com.au)

# DA Form 1 – Development application details

Approved 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)	Ventnor Grove Pty Ltd C/- JB Serisier Surveyors
Contact name (only applicable for companies)	Ray Tabulo / Lauren McVicar
Postal address (P.O. Box or street address)	PO Box 540
Suburb	Pialba
State	QLD
Postcode	4655
Country	Australia
Contact number	(07) 4124 7054
Email address (non-mandatory)	<a href="mailto:jbs.surv@bigpond.net.au">jbs.surv@bigpond.net.au</a> / <a href="mailto:lauren@cullenc.com.au">lauren@cullenc.com.au</a>
Mobile number (non-mandatory)	0427 424 787
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	S220376

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Coonambula Road	Riverleigh
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4626	2	SP224113	North Burnett Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		700	Coonambula Road	Riverleigh
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4626	8	SP224113	North Burnett Regional Council

#### 3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

**Note:** Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

#### 3.3) Additional premises

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

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

<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

<b>6.1) Provide details about the first development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input checked="" 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 <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Two (2) into two (2) lot boundary realignment
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms guide: Relevant plans</a>.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.2) Provide details about the second development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.3) Additional aspects of development</b>
<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 type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

### Division 1 – Material change of use

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input 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?	
Two (2)	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input checked="" type="checkbox"/> Boundary realignment (complete 12))	<input 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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
Lot 2 on SP224113	815,300m <sup>2</sup> (81.53ha)	Proposed Lot 2	428,000m <sup>2</sup> (42.8ha)
Lot 8 on SP224113	91,350m <sup>2</sup> (9.135ha)	Proposed Lot 8	479,000m <sup>2</sup> (47.9ha)
12.2) What is the reason for the boundary realignment?			
The purpose of this boundary realignment is to create more even lot sizes between the two subject parcels.			

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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
North Burnett Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> 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*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the <b>Chief Executive of the distribution entity or transmission entity:</b>
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul>
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b>
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:</b>
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the <b>relevant port operator</b> , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b>
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> <li>• 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</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> Further advice about information requests is contained in the <a href="#">DA Forms Guide</a> .

## PART 7 – FURTHER DETAILS

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

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

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

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

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

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

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

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

23) Further legislative requirements

### Environmentally relevant activities

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

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

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

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

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

### Hazardous chemical facilities

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

- ☐ Yes – Form 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](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### **Clearing native vegetation**

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

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

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

### **Environmental offsets**

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

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

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

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

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

### **Quarry materials from a watercourse or lake**

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
☒ No

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

### **Quarry materials from land under tidal waters**

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
☒ No

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://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](http://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](http://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](http://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](http://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	

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

**We, Danielle Sheree Meyer & Craig John Meyer**

as owner of the premises identified as follows:

**Lot 2 Coonambula Road, Riverleigh QLD 4626 described as Lot 2 on SP224113**

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

**JB Serisier Surveyors**

on the premises described above for:

**Reconfiguring a Lot – Two (2) Lots into Two (2) Lots**

.....  
**Signature**

.....  
**Date**

.....  
**Signature**

.....  
**Date**

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

**We, Danielle Sheree Meyer & Craig John Meyer**

as owner of the premises identified as follows:

**700 Coonambula Road, Riverleigh QLD 4626 described as Lot 8 on SP224113**

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

**JB Serisier Surveyors**

on the premises described above for:

**Reconfiguring a Lot – Two (2) Lots into Two (2) Lots**

.....  
**Signature**

.....  
**Date**

.....  
**Signature**

.....  
**Date**



ABN  
EMAIL  
MOBILE

58 Lyons Street  
Mundubbera QLD 4626  
PO Box 540  
Pialba QLD 4655  
67 050 842 503  
jbs.surv@bigpond.net.au  
0427 424 787

**DIRECTORS**

**John Broe:**  
Environmental, Planning &  
Development Consultant  
Managing Director

**Ray Tabulo:**  
Spatial Scientist  
Cadastral Surveyor

**Scott Archbold:**  
Registered Surveyor

**Town Planning Report**  
**CODE ASSESSABLE APPLICATION**  
**For**

**RECONFIGURATION OF A LOT**  
**TWO (2) LOTS INTO TWO (2) LOTS**

*For*

**Coonambula Road and 700 Coonambula Road, Riverleigh**  
**QLD 4626**

*Described as*

**Lots 2 & 8 on SP224113**

*Prepared for*

**Ventnor Grove Pty Ltd**

*By*

**JB Serisier Surveyors & Planners**

**Our Ref: S220376**

**May 2023**

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### ATTACHMENTS:

*Appendix A – Proposal Plan S220376-Pro2 – Plan of Proposed Lots 2 & 8, Cancelling Lots 2 & 8 on SP224113*

*Appendix B – Locality Plan*

*Appendix C – Registered Survey Plan – SP224113*

*Appendix D – Current Certificate of Title*

*Appendix E – Pre-lodgement Advice*

*Appendix F – Relevant Codes – North Burnett Regional Planning Scheme 2014*

- Reconfiguring a lot (boundary realignment) and associated operational works Code
- Flood Hazard Overlay Code
- Bushfire Hazard Overlay Code
- Natural Features and Resources Overlay Code

## 1.0 EXECUTIVE SUMMARY

This report is for a code assessable development application seeking a Development Permit for Reconfiguring A Lot – Two (2) Lot into Two (2) Lot boundary realignment.

The purpose of this boundary realignment is to create more even lot sizes between the two subject parcels. The new boundary line will follow an existing fence line, and this does create irregular lot sizes. However, given that the new boundary is to follow an existing fence line, this will not create any significant issues or impact negatively on the agricultural productivity of the land. Furthermore, this boundary realignment will not result in a loss of amenity or character for the adjoining rural land.

Therefore, it is considered that the proposed development is generally consistent with the surrounding land use of the area and will not have any significant impact on the character of the surrounding area. Furthermore, it will not impose any constraints on the future potential development on the subject site.

## 2.0 PROPOSAL

This report has been prepared for Ventnor Grove Pty Ltd to accompany an application to the North Burnett Regional Council for Reconfiguring a Lot – Boundary Realignment - Two (2) Lots into Two (2) Lots. The purpose of this report is to obtain approval from Council for the proposed reconfiguration as shown on the Proposal Plan. Refer to **Appendix A – Proposal Plan S220376-Pro 2 – Plan of Proposed Lots 2 & 8, Cancelling Lots 2 & 8 on SP224113**. Please note that the proposed easement is for irrigation/water purposes only and is not part of this application, but will be shown on the survey plan.

The subject site is located at Coonambula Road and 700 Coonambula Road, Riverleigh, and is formally described as Lots 2 & 8 on SP224113. The purpose of this boundary realignment is to create more even lot sizes between the two subject parcels. The proposed new boundary line will follow an existing fence line. This does create irregular lot sizes, however given that the new boundary is to follow an existing fence line, this is not considered to create any significant issues or impact negatively on agricultural productivity of the land.

The subject site is located in the Rural zone (Intensive agricultural precinct), which has a minimum lot size of 100ha and a minimum frontage width of 100m. Noting the minimum lot size of 100ha, the subject land is already below the 100ha minimum, with the proposed boundary realignment creating more even lot sizes between the two parcels, with proposed Lot 2 being 42.8ha in area and proposed Lot 8 being 47.9ha in area. With regards to road frontages, both lots satisfy the minimum road frontage requirements, with proposed Lot 2 having 263m of frontage to Coonambula Road and 736m of frontage to Jarvis Road, and proposed Lot 8 having 549m of frontage to Coonambula Road.

The subject site is not located within the reticulated water and sewerage service area, therefore any existing connections to onsite potable water supplies and effluent disposal systems will be retained, with any new onsite infrastructure to be provided when required (e.g. at the time of a building approval).

With regards to connections to electricity and telecommunications networks, there are existing Ergon and Telstra connections for Lot 8 and these existing connections will be retained for proposed Lot 8. Proposed Lot 2 will be connected to the available electricity and telecommunications networks when required.

Proposed Lot 2 has frontage to both Coonambula Road and Jarvis Road, and proposed Lot 8 has frontage to Coonambula Road. There is an existing vehicle access point for proposed Lot 8 which will be retained by the boundary realignment, and which provides vehicle access to Coonambula Road. A vehicle access can be constructed for proposed Lot 2, when required, and can utilise an existing gate in the block's south-eastern corner.

In relation to stormwater, given the subject site is in a rural area, the existing stormwater collection and discharge arrangements will remain unchanged as a result of this boundary realignment.

### 3.0 APPLICATION DETAILS

Application Type	Reconfiguration of a Lot – Two (2) lot into two (2) lots
Level of Assessment	Code Assessment
Applicant	Ventnor Grove Pty Ltd C/- JB Serisier Surveyors & Planners
Contact Person	Lauren McVicar / Ray Tabulo C/- JB Serisier Surveyors & Planners Telephone: (07) 4124 7054 / 0427 424 787 Email: <a href="mailto:jbs.surv@bigpond.net.au">jbs.surv@bigpond.net.au</a> / <a href="mailto:lauren@cullenc.com.au">lauren@cullenc.com.au</a>

### 4.0 SITE DETAILS

Street Address	Coonambula Road and 700 Coonambula Road, Riverleigh QLD 4626 Refer to <b>Appendix B – Locality Plan</b>
Real Property Description	Lots 2 & 8 on SP224113, Refer to <b>Appendix C – Registered Plan SP224113</b>
Site Area	Current site area: Lot 2 – 81.53ha Lot 8 – 9.135ha  Proposed site area: Lot 2 – 42.8ha Lot 8 – 47.9ha
Land Use Zone	Rural Zone (Intensive agricultural precinct)
Registered Owners	Lot 2 – Danielle Sheree Meyer & Craig John Meyer Lot 8 – Danielle Sheree Meyer & Craig John Meyer
Road Frontage	Proposed Lot 2 – 263m to Coonambula Road & 736m to Jarvis Road Proposed Lot 8 – 549m to Coonambula Road
Existing Vegetation	There is minimal vegetation on site, with the only mapped vegetation on site being adjacent to a minor watercourse in the northern area of the subject site.
Existing Use and Lot Configuration	Dwelling house and associated buildings, and cropping/horticulture
Topography	Subject land falls from the north-west to the south-east
Surrounding Land Uses	Rural/farming blocks

### 5.0 STATUTORY ASSESSMENT

#### 5.1 STATE INTEREST

##### 5.1.1 STATE ASSESSMENT AND REFERRALS

The proposed subdivision does not trigger referral to the State Assessment and Referral Agency (SARA) under the provisions of the *Planning Regulation 2017*.

### 5.1.2. STATE PLANNING POLICY 2017

For purposes of this development, we consider that a separate assessment of the proposal against the SPP is not required given that all relevant matters will be dealt with under the provisions of the planning scheme.

### 5.1.3. WALKABLE NEIGHBOURHOOD REGULATION

This application is not subject to assessment against the provisions of the Walkable Neighbourhood Regulation. It is not anticipated that development of this land will trigger an assessment.

## 5.2 RELEVANT CODES

The proposed development generally complies with the relevant codes as required when submitting this application. The subject site is located within the Rural Zone. The proposed development will be low-key in nature and will not have any significant impact on the existing character, amenity and the land use of the surrounding rural area. Therefore, it is considered that the proposed application does not conflict with the applicable planning scheme provisions and is therefore generally consistent with the requirements as well as the intent of the zone.

The site meets the requirements for the relevant codes and will comply with provisions that the Council provides. For responses to the applicable codes, please refer to **Appendix F**.

- Reconfiguring a Lot (boundary realignment) and associated Operational Works Code – See **Appendix F**
- Flood Hazard Overlay Code – See **Appendix F**
- Bushfire Hazard Overlay Code - See **Appendix F**
- Natural Features and Resource Overlay Code - See **Appendix F**

## 6.0 PRE-LODGE MENT ADVICE

Pre-lodgement advice was requested from North Burnett Regional Council for this proposed boundary realignment development, and a copy of this advice is provided in **Appendix E**.

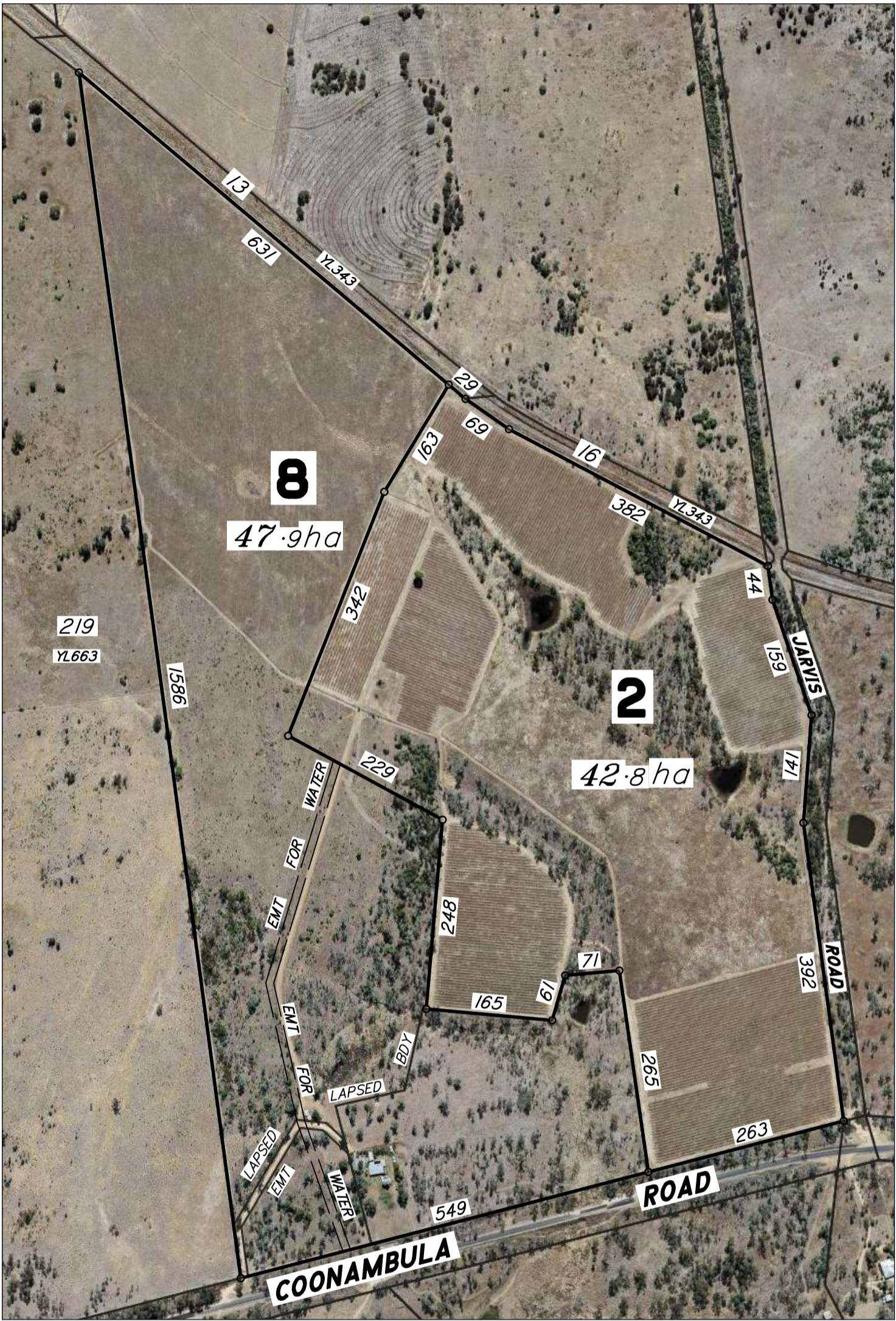
## 7.0 CONCLUSION

The proposed reconfiguration is for a Two (2) Lot into Two (2) Lot boundary realignment and does not trigger referral under the *Planning Regulation 2017*.

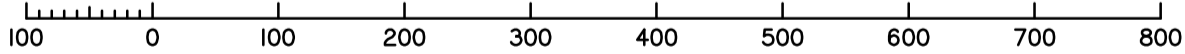
The required level of Code Assessment has been undertaken and has demonstrated that the proposal is generally consistent with the Planning Scheme. Where there are minor inconsistencies alternative solutions have been put forward.

Therefore, based on the information presented within this report, it is submitted that the proposed development, as applied for, should be recommended for approval subject to reasonable and relevant conditions.

**APPENDIX A**  
**Proposal Plan – S220376-Pro2**  
**Plan of Proposed Lots 2 & 8, Cancelling Lots 2 & 8 on SP224113**



Scale 1:6000 @ A3 - Lengths are in metres.



DISCLAIMER

1. This plan was prepared for the purpose and exclusive use of Craig Meyer to accompany an application to the North Burnett Regional Council for approval to reconfigure the land described in the plan and is not to be used for any other purpose or by any other person person or corporation. CULLEN & COUPER PTY LTD accept no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses 2 or 3 hereof.
2. The dimensions, area, size and location of utilities, improvements, flood information (if shown) and number of lots shown on this plan are approx. only and may vary.
3. This plan may not be photocopied unless this note is included.

VENTNOR GROVE PTY LTD

Plan of Proposed Lots 2 & 8

Cancelling Lots 2 & 8 on SP224/13

MERIDIAN  
MGA

DATE  
16/04/23

SCALE  
1:6000 @ A3

SURVEYORS REF  
S220376



ACN 050 842 503  
JB SERISIER  
SURVEYORS & PLANNERS

PH: 07 4165 4468 Email : jbs.surv@bigpond.net.au  
58 Lyons Street, Mundubbera QLD 4626

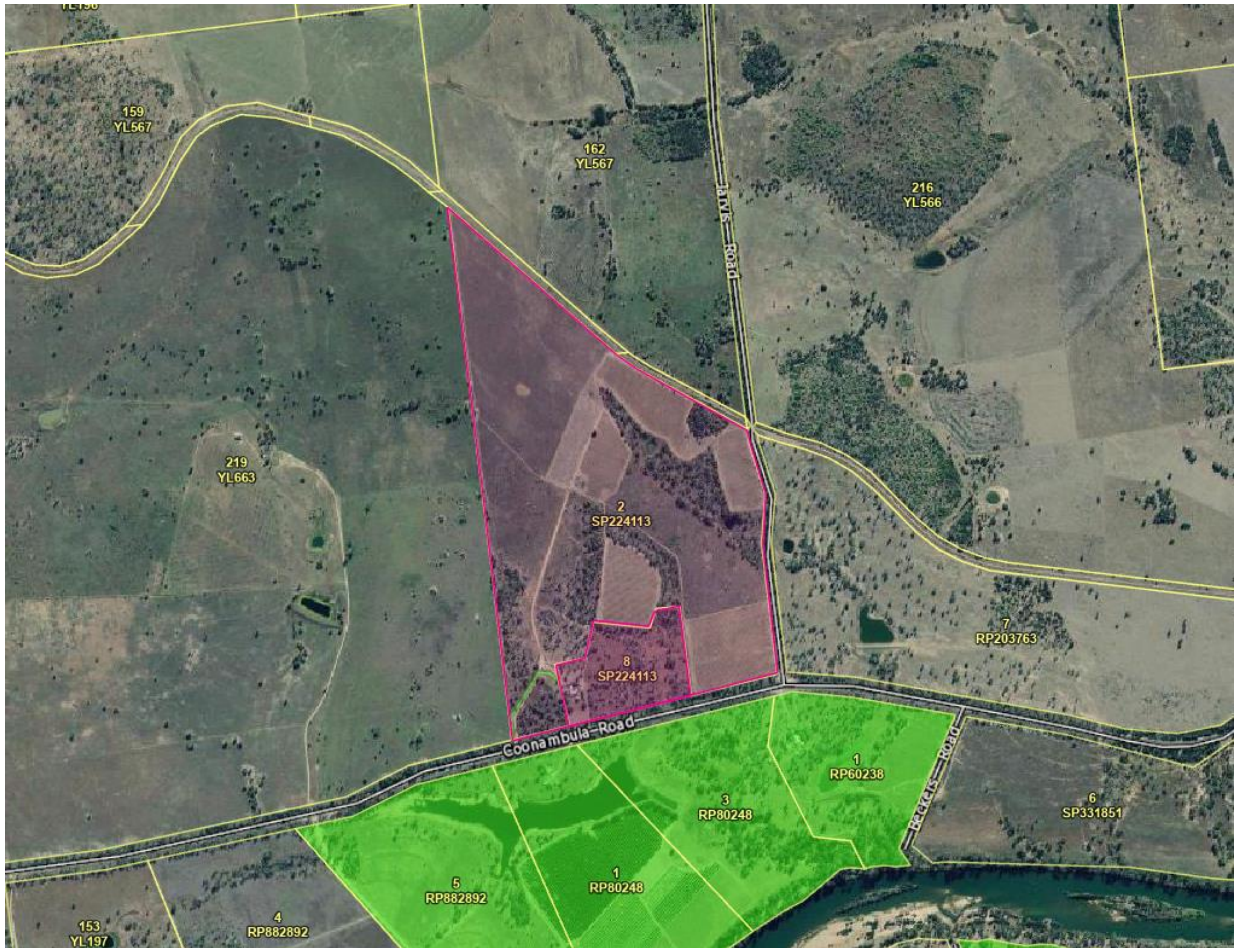
FORMAT Proposal

LOCALITY RIVERLEIGH  
LOCAL GOVERNMENT North Burnett R.C.

S220376-Pro2

## APPENDIX B

### Locality Plan



(Source: QLD Globe, 2023)

**APPENDIX C**  
**Registered Survey Plan – SP224113**

# SURVEY PLAN

3300-13

Sheet 1 of 1

## PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
2-PH		249°23'	5.505	179452	S-Pst
4-PH		193°1'	6.56	179451	S-Pst

## TRAVERSES

LINE	BEARING	DISTANCE
4-4a	28°06'	30.335
5-5a	73°58'30"	12.654
5a-13	329°22'	27.112
12-12a	174°08'58"	19.529

## REFERENCE MARKS

STM	TD	ORIGIN	BEARING	DIST
1	OP	RP901082	24°36'	2.19
2	OP	RP901082	338°08'	1.35
3	PH		73°30'	1.27
3a	OP	RP901082	1°09'	2.005
4	DRT gone		11.197	14.01
4a	0.75m x 6		11.197	9.19
5	OP	RP901082	338°08'	1.29
6	PH		311°03'	3.09
7	PH		151°42'	1.705
8	PH		252°13'	1.85
9	PH		266°48'30"	1.83
10	PH		105°50'	2.15
11	PH		287°35'	1.74
12	OP	RP901082	105°22'	1.17



## DIAGRAM

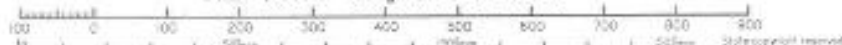
Scale = 500

Original information compiled from  
RP901082 in the Department of Natural  
Resources and Water.

Dep. planned at Station 3

Can RCP A at Stations  
7-11 & 6.

Scale 1:6000 - Lengths are in Metres.



## Plan of Lots 2 & 8

Cancelling Lot 2 & 8 on RP901082

PARISH: MUNDOWRAN COUNTY: Yarrol

Menden: CAM (RP901082)

T/Ns: No

Scale 1:6000

Format: STANDARD



SP224113

Plan Status: ☒ Correct

I, John Shaw (DLS), hereby certify that the land comprised in this plan was surveyed in accordance with the provisions of the Survey and Mapping Information Act 2003 and the Survey Act 1954, and that the survey was completed on 18/10/2006.

John Shaw  
DLS  
Licensed Surveyor

**APPENDIX D**  
**Current Certificate of Title**

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b>	<b>50800202</b>	<b>Search Date:</b>	10/11/2022 16:35
<b>Date Title Created:</b>	08/02/2010	<b>Request No:</b>	42797752
<b>Previous Title:</b>	50117435		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 224113

Local Government: NORTH BURNETT

#### REGISTERED OWNER

Dealing No: 716046126 30/09/2014

DANIELLE SHEREE MEYER

CRAIG JOHN MEYER

JOINT TENANTS

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 12748129 (POR 155)
2. EASEMENT No 701175381 23/02/1996 at 15:13 burdening the land to LOT 8 ON RP901082 OVER EASEMENT A ON RP901082
3. MORTGAGE No 718591222 21/02/2018 at 11:28 SUNCORP-METWAY LIMITED A.B.N. 66 010 831 722
4. MORTGAGE No 720449198 07/12/2020 at 16:27 REGIONAL INVESTMENT CORPORATION

#### ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
710319986	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	07/02/2007 15:02	CURRENT

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b>	<b>50800203</b>	<b>Search Date:</b>	10/11/2022 16:35
<b>Date Title Created:</b>	08/02/2010	<b>Request No:</b>	42797752
<b>Previous Title:</b>	50117435, 50117436		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 8 SURVEY PLAN 224113

Local Government: NORTH BURNETT

#### REGISTERED OWNER

Dealing No: 716046293 30/09/2014

DANIELLE SHEREE MEYER

CRAIG JOHN MEYER

JOINT TENANTS

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 12748129 (POR 155)
2. EASEMENT No 701175381 23/02/1996 at 15:13  
benefiting  
PART OF THE LAND  
OVER EASEMENT A ON RP901082
3. MORTGAGE No 718591222 21/02/2018 at 11:28  
SUNCORP-METWAY LIMITED A.B.N. 66 010 831 722
4. MORTGAGE No 720449198 07/12/2020 at 16:27  
REGIONAL INVESTMENT CORPORATION

#### ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
710319986	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	07/02/2007 15:02	CURRENT
710320009	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	07/02/2007 15:04	CURRENT

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

**APPENDIX E**  
**Pre-lodgement Advice**

**RE: S220376 Ventnor Grove - request for pre-lodgement advice on proposed boundary realignment - Lot 8 SP224113 & Lot 2 SP224113**

Tue 21/02/2023 3:51 PM

Hi Lauren,

Thank you for your request for pre-lodgement advice to reconfigure (2 into 2) at 700 Coonambula Road, Riverleigh. Having given previous advice this new proposal will result in more even lot sizes and noting the irregular lot shapes for the realigned boundary follows an existing fence line agree this will not be a significant issue.

The proposed amendment to the access easement is well over 50m in length (660m) which is longer than the acceptable outcome AO3.3 of the Reconfiguring a lot (boundary realignment) and associated operational works code. Can you please provide further details on the requirement for access easement proposed, to benefit the proposed Lot 2 and burden proposed Lot 8 when both lots have direct road frontage and access to Coonambula Road.

The proposal for a boundary realignment is in the Rural Zone and in the Intensive Agricultural Precinct. This proposal would require a code assessable reconfiguration of a lot application assessable against the following codes:

- Reconfiguring a lot (boundary realignment) and associated operational works code
- Flood hazard overlay code (lots are identified in the flood hazard overlay map OM-FH-014)
- Natural features or resources overlays (Agricultural Land Classification – class A and B, stock route network and MSES – identified on SPP mapping)
- Bushfire Hazard overlay (Bushfire hazard area –identified on SPP mapping)

Fees applicable for this Reconfiguration (2 into 2) will be \$2,380.

Please do not hesitate to contact Council should you have further questions regarding this proposal.

Kind regards

---

**Sue-Ann Jensen**

Administration Officer (Development Services)

North Burnett Regional  
Council

PO Box 390, 34-36 Capper St  
GAYNDAH QLD 4625

Phone: 1300 MY NBRC (1300 696  
272)

Fax: (07) 4161 1425

Web: [northburnett.qld.gov.au](http://northburnett.qld.gov.au)



**From:** Lauren McVicar <[lauren@cullenc.com.au](mailto:lauren@cullenc.com.au)>

**Sent:** Monday, 20 February 2023 2:33 PM

**To:** North Burnett Regional Council <[Admin@northburnett.qld.gov.au](mailto:Admin@northburnett.qld.gov.au)>

**Cc:** Lyn McLeod <[Lyn.Mcleod@northburnett.qld.gov.au](mailto:Lyn.Mcleod@northburnett.qld.gov.au)>; RMT <[tamraylorlucy@bigpond.com](mailto:tamraylorlucy@bigpond.com)>

**Subject:** S220376 Ventnor Grove - request for pre-lodgement advice on proposed boundary realignment - Lot 8 SP224113 & Lot 2 SP224113

Good afternoon Planning Team,

We are acting on behalf of our client who owns Lot 8 on SP224113 Coonambula Road, Riverleigh. Our client is proposing to do a boundary realignment (2 into 2 lots) between their lot (Lot 8) and an adjoining lot (Lot 2 on SP224113.)

We do note that we have previously received some pre-lodgement advice from Council in relation to this site (email dated 18/10/2022), however our client has made some changes to the proposed layout. Attached is a copy of the latest preliminary proposal plan. The boundary realignment will result in more even lot sizes, with the irregular lot shapes resulting from the realigned boundary following an existing fence line adjacent to the grape areas on Lot 8. However, as the boundary line is following an existing fence line, we would not consider this to be a significant issue.

Easement A for access to Lot 8 will be extinguished. A new easement is proposed to benefit the proposed Lot 2 and burden proposed Lot 8.

The subject land is in the Rural Zone (Intensive agricultural precinct) with a minimum lot size of 100ha and minimum road frontage of 100m. The subject and proposed lots are both under the minimum lot size but both meet the road frontage criteria.

Given that the proposed development is a boundary realignment, it will not result in the creation of any additional rural lots below the minimum lot size. Therefore, given that the proposed realignment creates more even lot sizes, we anticipate that the realignment should not affect agricultural production.

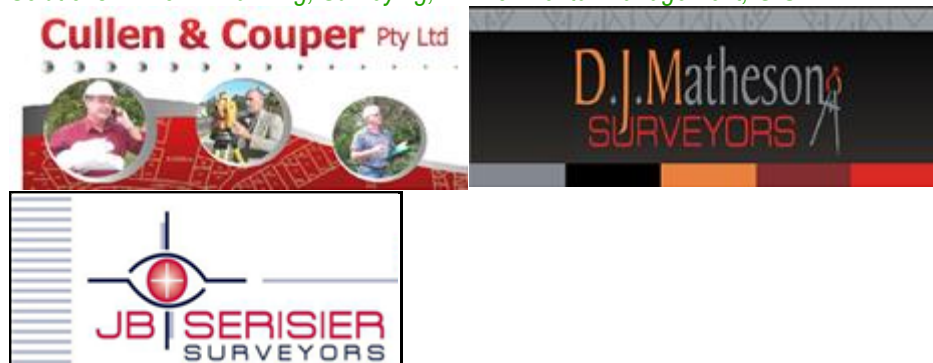
Any advice you can provide on the proposed boundary realignment would be greatly appreciated, including details on the relevant application fees, any specific application requirements and any possible development conditions.

Please contact our office if there is any further information you require, or if you have any questions.

Kind regards,

Lauren McVicar  
**Town Planner**

**[Cullen & Couper Pty Ltd](#) and [D.J.Matheson Surveyors](#) and [JB Serisier Surveyors](#)**  
*Solutions In: Town Planning, Surveying, Environmental Management, GIS*



**[Cullen & Couper Pty Ltd](#)**  
**[Surveyors](#)**

**[D.J.Matheson](#)**  
**[JBSerisierSurveyors](#)**

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[survey@djmatheson.com.au](mailto:survey@djmatheson.com.au)

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A: 58 Lyons Street, Mundubbera, Qld 4626

P: PO Box 540, Pialba, Qld 4655

4655 Ph: 0427 424 787

W: <http://www.cullenc.com.au/>

Ph: 07 4124 7054 Fax: 07 41247129

3214

Email:

Email: [jbs.surv@bigpond.net.au](mailto:jbs.surv@bigpond.net.au)

A: 320 Alice Street, Maryborough Qld

A: 320 Alice Street, Maryborough Qld

P: PO Box 540, Pialba, Qld

W: <http://www.djmatheson.com.au/>

Ph: 07 4122-2611 Fax: 07 4122-

*\* Please Note that this email, and its attachments, is strictly confidential between **Cullen & Couper Pty Ltd** and/or **D.J Matheson Surveyors** and its intended recipients.*

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## **S220376 - request for pre-lodgement advice on proposed boundary realignment - Lot 8 SP224113 & Lot 2 SP224113**

Tue 18/10/2022 7:57 AM

Hi Lauren,

Thank you for your request for pre-lodgement advice for Reconfiguring of a lot (2 into 2) at 700 Coonambula Road, Riverleigh. The proposal for a boundary realignment is in the Rural Zone and in the Intensive Agricultural Precinct. This proposal would require a code assessable reconfiguration of a lot application assessable against the following codes:

- Reconfiguring a lot (boundary realignment) and associated operational works code
- Flood hazard overlay code (lots are identified in the flood hazard overlay map OM-FH-014)
- Natural features or resources overlays (Agricultural Land Classification – class A and B, stock route network and MSES – identified on SPP mapping)
- Bushfire Hazard overlay (Bushfire hazard area –identified on SPP mapping)

The proposed amendment to the access easement being over 50m in length is longer than the acceptable outcome AO3.3 of the Reconfiguring a lot (boundary realignment) and associated operational works code. Further details on the requirement for the access easement over lot 8 to favour lot 2 for access is required as lot 8 access to Coonambula Road is achievable.

Other than the above-mentioned matters the proposed realignment of boundaries does not increase any existing planning scheme non-compliance and good quality agricultural land alienation is not significant.

Fees applicable for this Reconfiguration (2 into 2) will be \$2,380.

Please do not hesitate to contact Council should you have further questions regarding this proposal.

Kind regards

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**Sue-Ann Jensen**

Administration Officer (Development Services)

North Burnett Regional Council  
Phone: 1300 MY NBRC (1300 696 272)  
PO Box 390, 34-36 Capper St Fax: (07) 4161 1425  
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**From:** Lauren McVicar <[lauren@cullenc.com.au](mailto:lauren@cullenc.com.au)>

**Sent:** Wednesday, 28 September 2022 12:06 PM

**To:** North Burnett Regional Council <[Admin@northburnett.qld.gov.au](mailto:Admin@northburnett.qld.gov.au)>

**Cc:** Lyn McLeod <[Lyn.Mcleod@northburnett.qld.gov.au](mailto:Lyn.Mcleod@northburnett.qld.gov.au)>; RMT <[tamrayjorlucy@bigpond.com](mailto:tamrayjorlucy@bigpond.com)>

**Subject:** S220376 - request for pre-lodgement advice on proposed boundary realignment - Lot 8 SP224113 & Lot 2 SP224113

Good afternoon Planning Team,

We are acting on behalf of our client who owns Lot 8 on SP224113 Coonambula Road, Riverleigh. Our client is proposing to do a boundary realignment (2 into 2 lots) between their lot (Lot 8) and an adjoining lot (Lot 2 on SP224113.)

Attached is a copy of the preliminary proposal plan. The boundary realignment will result in an area of 7ha being transferred from Lot 2 to Lot 8. Our clients have advised that the realignment is to increase the size of the house block and to allow the larger lot to be primarily used for grape production.

Easement A for access to Subject Lot 8 will be extinguished. A new easement is proposed to benefit the proposed Lot 2 and burden proposed Lot 8. Note, a further easement is proposed for irrigation purposes.

The subject land is in the Rural Zone (Intensive agricultural precinct) with a minimum lot size of 100ha and minimum road frontage of 100m. The subject and proposed lots are both under the minimum lot size but both meet the road frontage criteria.

Given that the proposed development is a boundary realignment, it will not result in the creation of any additional rural lots below the minimum lot size. Further, as the area transferred is only 7ha it should not affect agricultural production.

Any advice you can provide on the proposed boundary realignment would be greatly appreciated, including details on the relevant application fees, any specific application requirements and any possible development conditions.

Please contact our office if there is any further information you require, or if you have any questions.

Kind regards,

Lauren McVicar  
Town Planner

[Cullen & Couper Pty Ltd](#) and [D.J.Matheson Surveyors](#) and [JB Serisier Surveyors](#)

*Solutions In: Town Planning, Surveying, Environmental Management, GIS'*



**Cullen & Couper Pty Ltd**

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**APPENDIX F**  
**Relevant Codes – North Burnett Regional Planning Scheme 2014**

## 8.2.2 Bushfire hazard overlay code

### 8.2.2.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving material change of use or reconfiguring a lot where the development is located in a medium-risk or high-risk bushfire hazard area to the extent identified in Part 5 Tables of assessment.

### 8.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Bushfire hazard overlay code is to avoid exposing people and property to hazards associated with bushfires.
- (2) The purpose of the code will be achieved through the following overall outcomes—
  - (a) development design and building siting achieves increased safety and comfort for people and property in the event of a bushfire; and
  - (b) uses that pose high fire trigger risk do not locate in areas of increased bushfire risk.

### 8.2.2.3 Performance and acceptable outcomes

**Table 8.2.1—Bushfire hazard overlay code: Accepted subject to requirements and assessable development POs and AOs**

Performance outcomes (PO)	Acceptable outcomes (AO)	Comments
<b>For accepted subject to requirements and assessable development</b>		
<b>PO1</b> A safely-located, freely-accessible and adequate water supply for firefighting purposes is available.	<b>AO1.1</b> Development, involving proposed or existing buildings with a combined gross floor area greater than 50m <sup>2</sup> — <ol style="list-style-type: none"><li>(a) connects to a reticulated water supply with a minimum flow of 10 litres per second at 200kPa; or</li><li>(b) includes a storage system that permanently holds a minimum of 5 000 litres (e.g. dam, swimming pool or water tank with fire brigade fittings and building's take-off connection from that tank at a level that allows 5 000 litres to be dedicated for firefighting purposes) and is located within 100 metres of each class 1, 2, 3 or 4 building.</li></ol>	Will comply. The existing buildings on Lot 8 will remain connected to the available on-site water supply.



If a material change of use resulting in multiple buildings or If reconfiguring a lot involving an increase in the number of lots—		
<p><b>PO5</b> Bushfire risk mitigation protects the safety of people and property, including—</p> <ul style="list-style-type: none"> <li>(a) fire breaks that provide— <ul style="list-style-type: none"> <li>(i) adequate setbacks between buildings and structures and hazardous vegetation; and</li> <li>(ii) access for fire-fighting and other emergency vehicles; and</li> </ul> </li> <li>(b) adequate road access for fire-fighting and other emergency vehicles and safe evacuation.</li> </ul>	<p><b>AO5.1</b> The development includes—</p> <ul style="list-style-type: none"> <li>(a) a perimeter road providing a firebreak to separate the lots from areas of bushfire hazard, and that road has— <ul style="list-style-type: none"> <li>(i) a minimum width of 20 metres with no vegetation located within the 20 metres; and</li> <li>(ii) a constructed road width and weather standard complying with the Infrastructure and operational work code; and</li> </ul> </li> <li>(b) sufficient cleared breaks of 6 metres minimum width in retained bushland within the development site (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.</li> </ul> <p>OR</p> <p><b>AO5.2</b> Where it is not practicable to comply with AO4.1, the development includes—</p> <ul style="list-style-type: none"> <li>(a) fire maintenance trails located as close as possible to the boundaries of the lots and between the adjoining bushfire hazard, that— <ul style="list-style-type: none"> <li>(i) have a minimum cleared width of 6 metres; and</li> <li>(ii) have a formed width and gradient, and erosion control devices in accordance with the Infrastructure and operational work code; and</li> <li>(iii) provide passing bays and turning areas for fire-fighting appliances; and</li> <li>(iv) are either located on public land, or within an access easement that is granted in favour of the local</li> </ul> </li> </ul>	Not applicable.
		Not applicable.

	<p>government and Queensland Fire and Rescue Service;</p> <p>(v) have vehicular access at each end; and</p> <p>(b) sufficient cleared breaks of 6 metres minimum width in retained bushland within the development site (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.</p> <p><b>AO5.3</b> Residential lots are designed so that their size and shape allows for efficient emergency access to buildings for firefighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings)</p> <p><b>AO5.4</b> Roads—</p> <p>(a) are designed and constructed in accordance with applicable local government and State government standards; and</p> <p>(b) have a maximum gradient of 12.5 per cent; and</p> <p>(c) are not cul-de-sacs, except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sacs are provided with alternative access linking the cul-de-sac to other through roads.</p>	<p>Not applicable.</p> <p>Not applicable.</p>
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### 8.2.3 Flood hazard overlay code

#### 8.2.3.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving material change of use, reconfiguring a lot, operational work or building work where the premises is located partially or fully in the Natural Hazard Management Area (Flood) to the extent identified in Part 5 Tables of assessment.

#### 8.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Flood hazard overlay code is to minimise the exposure of people and property to flood hazards.
- (2) The purpose of the code will be achieved through the following overall outcomes—
  - (a) the siting and design of development maintains or increases safety and comfort for people and property during flood events; and,
  - (b) uses and works minimise the potential for property damage due to flooding.

#### 8.2.3.3 Performance and acceptable outcomes

**Table 8.2.2—Flood hazard overlay code: Accepted subject to requirements and assessable development POs and AOs**

Performance outcomes (PO)	Acceptable outcomes (AO)	Comments
<b>For accepted subject to requirements and assessable development</b>		
<b>If involving material change of use or building work</b>		
<b>PO1</b> People on the development site are safe from floodwaters during all floods up to and including a 1 per cent AEP flood event.	<b>AO1.1</b> New buildings without habitable rooms locate— <ol style="list-style-type: none"><li>(a) outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH-008; or</li><li>(b) above the defined flood level for the DFE identified on Overlay maps OM-FH-009 to OM-FH-015; or</li><li>(c) above the flood level of a 1 per cent AEP flood event.</li></ol>	Not applicable.
	OR <b>AO1.2</b> New buildings with habitable rooms (Class 1, 2, 3 and 4 buildings under the BCA)— <ol style="list-style-type: none"><li>(a) locate outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH008; or</li></ol>	Not applicable.

	<p>(b) on premises below the defined flood level identified on Overlay maps OM-FH-009 to OM-FH-015 – have habitable rooms with finished floor levels at least 300 millimetres above the defined flood level; or</p> <p>(c) below the flood level of a 1 per cent AEP flood event – have habitable rooms with finished floor levels at least 300 millimetres above the flood level of a 1 per cent AEP flood event.</p> <p><b>AO1.3</b> Where involving extensions to an existing Class 1 building situated below the Flooding and inundation area, or the defined flood level, or the flood level of a 1 per cent AEP flood event, and the additions constitute less than 50% of the existing floor area of the building—</p> <p>(a) the extension has a floor area not exceeding 50m<sup>2</sup>; and</p> <p>(b) the finished floor level of habitable rooms is not less than the floor level of existing habitable rooms.</p> <p><b>AO1.4</b> Development incorporates clear and direct pedestrian and vehicle evacuation routes from the site.</p> <p><i>Editor's note—Building work in a designated flood hazard area must meet the requirements of the relevant building assessment provisions under the Building Act 1975</i></p>	<p>Not applicable.</p> <p>Not applicable.</p>
<b>P02</b> The impacts of floodwater on hazardous materials manufactured or stored in bulk causes no adverse effect on public safety or the environment.	<p><b>AO2.1</b> The manufacture or bulk storage of hazardous materials of 50 litres or more of chemicals of class C1 or C2 combustible liquids under Australian Standard AS1940 occurs—</p> <p>(a) outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH008; or</p> <p>(b) above the defined flood level identified on Overlay maps OM-FH-009 to OM-FH-015; or</p>	<p>Not applicable.</p>



<b>If involving reconfiguring a lot</b>		
<b>PO6</b> New lots provide for an appropriate level of flood immunity.	<b>AO6.1</b> All lots contain an appropriate building envelope— <ul style="list-style-type: none"> <li>(a) outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH-008; or</li> <li>(b) outside the defined flood event identified on Overlay maps OM-FH-009 to OM-FH015; or</li> <li>(c) above the flood level of a 1 per cent AEP flood event.</li> </ul>	Noted. The boundary realignment does not result in any additional lots being created. The boundary realignment will make no changes to the mapped flood hazard area on site, which is predominantly mapped within Lot 8, to the east of the existing buildings. All existing buildings are located well outside the mapped flood hazard areas, and the boundary realignment will make no changes to the location of the existing buildings. Therefore, a building envelope is not considered necessary for this boundary realignment.
<b>If involving operational work or building work involving filling or excavation</b>		
<b>PO7</b> Filling or excavation does not directly, indirectly or cumulatively, cause any significant increase in water flow depth, duration or velocity on the site and does not result in an unacceptable risk to people or property from flood hazard.	<b>AO7.1</b> Filling or excavation does not result a net increase in filling of more than 50m <sup>3</sup> — <ul style="list-style-type: none"> <li>(a) within 100 metres of a wetland or waterway; or</li> <li>(b) within the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH-008; or</li> <li>(c) within the Defined flood event identified on Overlay maps OM-FH-009 to OM-FH015; or</li> <li>(d) below the flood level of a 1 per cent AEP flood event.</li> </ul> <b>AO7.2</b> On-site flood storage capacity remains the same.	Not applicable.
<b>PO8</b> Works avoid changes to flood characteristics outside the site that may result— <ul style="list-style-type: none"> <li>(a) in loss of flood storage;</li> <li>(b) alterations to flow paths;</li> <li>(c) acceleration or retardation of flows; or</li> <li>(d) reductions in flood warning times elsewhere in the flood plain.</li> </ul>	no acceptable outcome identified	Not applicable.
<b>PO9</b> If the development is for community infrastructure for power lines of an electricity entity it is able to function effectively during and immediately after flood events.	no acceptable outcome identified	Not applicable.

## 8.2.5 Natural features or resources overlays code

### 8.2.5.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving material change of use, building work, operational work and reconfiguring a lot within a KRA or LRA resource or processing area, separation area or transport route separation area, abutting an identified mine, or in the Rural zone and identified as Agricultural Land Classification Class A and Class B, or within an area identified as containing a matter of environmental significance to the extent identified in Part 5 Tables of assessment.

### 8.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Natural features or resources overlays code is to ensure development maintains the productivity, environmental function and visual appeal of identified natural features or resources.
- (2) The purpose of the code will be achieved through the following overall outcomes—
  - (a) the productive capacity of or ability to exploit identified natural features and resources is maintained;
  - (b) the avoidance of land use conflict between uses or activities;
  - (c) the environmental impacts of extractive industry are within acceptable limits in relation to on-site operations and off-site activities, including haulage;
  - (d) on-going site rehabilitation and preparation enables a suitable use of the premises after the extraction activities cease;
  - (e) the environmental values of identified natural features and resources are maintained;
  - (f) the physical form and visual appearance of identified natural resources, except for extractive resources is retained; and
  - (g) matters of environmental significance are valued and protected and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity.

### 8.2.5.3 Performance and acceptable outcomes

**Table 8.2.4—Natural features or resources overlays code: Assessable development POs and AOs**

Performance outcomes (PO)	Acceptable outcomes (AO)	Comments
<b>Protection of matters of environmental significance</b>		
<b>PO1</b> Development locates in areas that avoid adverse impacts on areas of environmental significance or where adverse impacts cannot be reasonably avoided, they are minimised.	<b>AO1.1</b> Development has no adverse impacts on the relevant environmental values of the area of environmental significance.  OR  <b>AO1.2</b> The development site does not contain any matters of environmental significance.  <i>Editor's note—A report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that</i>	Complies. There is only a low-level watercourse mapped in the northern section of the site, and given that the new boundary line follows an existing fence line, there will be no impacts on any environmental areas.

	<p><i>the development site does not contain any matters of environmental significance would be required through Planning Scheme Policy SC6.4 Information local government may request.</i></p> <p>OR</p> <p><b>AO1.3</b> Development is located, designed and operated to minimise adverse impacts on the relevant environmental values of the area of environmental significance.</p> <p><i>Editor's note—Providing a report certified by an appropriately qualified person demonstrating how the proposed development mitigates impacts, including on water quality, hydrology, and biological processes would be required through Planning Scheme Policy SC6.4 Information local government may request.</i></p>	
<b>PO2</b> An adequate buffer to high value wetland is provided and maintained.	<p><b>AO2.1</b> A buffer surrounding a high value wetland has a minimum width of—</p> <ul style="list-style-type: none"> <li>(a) 200m where the wetland is located outside an urban area; or</li> <li>(b) 50m where the wetland is located within an urban area.</li> </ul> <p>OR</p> <p><b>AO2.2</b> A buffer surrounding an area containing a high value wetland is applied and maintained, the width of which is supported by an evaluation of the environmental values, functioning and threats to matters of environmental significance</p>	Not applicable.
<b>PO3</b> Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	<p><b>AO3.1</b> Development avoids the introduction of non-native pest species.</p> <p>AND</p> <p><b>AO3.2</b> The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity</p>	<p>Noted.</p> <p>Noted.</p>

<b>Improving ecological connectivity and expanding habitat extent of ecological corridors</b>		
<b>PO4</b> Development within an ecological corridor maintains or enhances ecological connectivity or habitat extent and avoids fragmentation.	<b>AO4.1</b> Where development is within an ecological corridor, native vegetation is retained, regenerated, and rehabilitated.  AND	Not applicable.
	<b>AO4.2</b> Development within an ecological corridor minimises adverse impacts on native fauna feeding, nesting, breeding and roosting sites and native fauna movements.	Not applicable.
<b>Extractive resources and mining overlay</b>		
<b>PO5</b> KRA's and LRA's identified on Overlay maps OM-ER001 to OM-ER-008 are protected by— <ul style="list-style-type: none"> <li>(a) the maintenance of the long-term availability of the extractive resources for extraction and continued access to them;</li> <li>(b) avoiding the location of new sensitive land uses or other incompatible land uses that would impede the extraction of the resource, within the resource or processing areas or their separation areas;</li> <li>(c) avoiding the location of land uses along the transport route and within its separation area that are likely to compromise the ongoing use of the route for the haulage of the resource;</li> <li>(d) avoiding new development adjacent to the transport route that is likely to affect the safe and efficient haulage of extractive materials.</li> </ul>	<b>AO5.1</b> Only extraction or processing of the resource, activities directly associated with its extraction or processing, or development that does not impede extraction or processing occurs within KRA or LRA resource and processing areas.	Not applicable.
<b>PO6</b> Development not associated with extractive industry does not increase the number of people living, working or congregating in a KRA or LRA resource or processing area, KRA or LRA separation area or transport route separation area unless the location, design and construction of the development minimises the actual and potential adverse impacts on human	<b>AO6.1</b> Buildings and structures are located the greatest distance practicable from the KRA or LRA resource or processing area, KRA or LRA separation area and the KRA or LRA transport route and its separation area.	Not applicable.

<p>health and wellbeing from existing and future extractive industries including noise and air emissions, and ground vibration generated by haulage of the extractive resource.</p>	<p><b>AO6.2</b> Those parts of buildings where people live, work and congregate (habitable rooms) are furthest from the KRA or LRA resource or processing area and the KRA or LRA transport route and its separation area.</p> <p><b>AO6.3</b> Openings in walls closest to sources of nuisance are minimised.</p> <p><b>AO6.4</b> Buildings incorporate mechanical ventilation in habitable rooms.</p> <p><b>AO6.5</b> Appropriate construction methods and materials including insulation, sealants and glazing materials are used in buildings.</p> <p><b>AO6.6</b> The air environment of habitable rooms meets the air quality objectives of the EPP (Air) for human health and wellbeing.</p> <p><b>AO6.7</b> The noise environment of habitable rooms meets the noise quality objectives of the EPP (Noise).</p> <p><i>Editor's note: QDC MP4.4 contains solutions for mitigating traffic noise impacts. Editor's note: Refer also to AS/NZS 1276.1:1999 – Acoustics- Rating of sound insulation in buildings and of building elements.</i></p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>
<p><b>Agricultural Land Overlay</b></p>		
<p><b>PO7</b> Development avoids the loss or fragmentation of Agricultural Land Classification (ALC) Class A and Class B—</p> <p>(a) unless—</p> <p>(i) there is an overriding need for the development in terms of public benefit; and</p> <p>(ii) no suitable alternative site exists; and</p>	<p>no acceptable outcome identified</p>	<p>Complies. There is a small area of mapped agricultural land in the south-eastern section of proposed Lot 2. The new boundary line does not impact on this mapped area, and it will remain within Lot 2. This boundary realignment seeks to create more even lot sizes between the two subject parcels. Even though the new boundary line creates irregular lot shapes, it follows an existing fence line, and therefore will not</p>

(iii) the loss or fragmentation is minimal; or (b) because there is no irreversible impact on its current or potential use for agriculture.		create any significant issues or impact negatively on the agricultural productivity of the land and does not fragment the mapped agricultural land.
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#### 9.4.4 Reconfiguring a lot (boundary realignment) and associated operational work code

##### 9.4.4.1 Application

This code applies to assessable development for reconfiguring a lot involving rearranging the boundaries of a lot, and the operational work associated with such reconfiguring to the extent identified in Part 5 Tables of assessment.

##### 9.4.4.2 Purpose and overall outcomes

- (1) The purpose of the Reconfiguring a lot (boundary realignment) and associated operational work code is to ensure that reconfigured lots are appropriate to their intended or likely use and minimise adverse impacts on the environment.
- (2) The purpose of the Reconfiguring a lot (boundary realignment) and associated operational work code will be achieved through the following overall outcomes—
  - (a) lots are suitable for the intended use, or probable uses having regard to the zone in which the site is included;
  - (b) the reconfiguration avoids creating access to lots that is likely to create or exacerbate a traffic problem or adversely affect the function of a road;
  - (c) lots do not compromise the future development of adjoining premises;
  - (d) non-trunk infrastructure services the lots to a suitable level that meets the anticipated needs of users;
  - (e) the reconfiguration protects environmental values, including areas and sites of conservation significance, cultural heritage, and scenic amenity.

##### 9.4.4.3 Performance and acceptable outcomes

**Table 9.4.8—Reconfiguring a lot (boundary realignment) and associated operational work code: Assessable development POs and AOs**

Performance outcomes (PO)	Acceptable outcomes (AO)	Comments
<b>Lot design</b>		
<b>PO1</b> The reconfiguring results in functional and practical lots having regard to their likely use and the purpose of the zone in which the land is situated.	<b>AO1.1</b> New boundaries do not increase any non-compliance with the building envelope requirements in— <ol style="list-style-type: none"><li>(a) Table 6.3.1—Building envelope criteria (for buildings other than Class 1 or 10): All zones; or</li><li>(b) the Dwelling house code or Dual occupancy code (for Class 1 or 10 buildings).</li></ol>	Will comply.
	<b>AO1.2</b> If in the Rural zone, no proposed lot is less than 1.0 hectares in area.	Complies.
	<b>AO1.3</b> The reconfiguring would not result in more than one rear lot behind a standard lot.	Complies.



	<p>(b) or for premises outside a sewerage area, each lot provides for an effluent treatment and disposal system in compliance with the <i>Plumbing and Drainage Act 2002</i>.</p> <p><b>AO2.3</b> Either—</p> <p>(a) in all zones other than the Rural zone and the Recreation and open space zone, each lot has a connection to an electricity supply network;</p> <p>(b) or each lot in the Rural zone or Recreation and open space zone has on-site electricity generating infrastructure.</p> <p><b>AO2.4</b> Each lot has access to a telecommunications network.</p>	<p>Complies. The subject site is not located within the reticulated sewerage area, therefore, any existing connections to onsite effluent disposal systems will be retained, with any new onsite infrastructure provided when required.</p> <p>Complies. There are existing Ergon electricity connections for Lot 8, and these existing connections will be retained for proposed Lot 8. Proposed Lot 2 will be connected to the available electricity network when required.</p> <p>Complies. There are existing Telstra connections for Lot 8, and these existing connections will be retained for proposed Lot 8. Proposed Lot 2 will be connected to the available telecommunication network when required.</p>
<b>Access</b>		
<p><b>PO3</b> Lots incorporate suitable vehicular and pedestrian access having regard to the zone and the context of the land.</p>	<p><b>AO3.1</b> Each lot has lawful, safe and practical access to the existing road network via—</p> <p>(a) direct road frontage; or</p> <p>(b) an access strip (for a rear lot); or</p> <p>(c) an access easement</p> <p><b>AO3.2</b> Where access to a lot is proposed via an access strip or easement, the access strip or easement—</p> <p>(a) has a minimum width of—</p> <p>(i) six metres in all zones except the Industry zone; or</p> <p>(ii) eight metres in the Industry zone; and</p>	<p>Complies. There is an existing vehicle access point for proposed Lot 8 which will be retained by the boundary realignment, and which provides vehicle access to Coonambula Road. A vehicle access can be constructed for proposed Lot 2, when required, and can utilise an existing gate in the block's south-eastern corner.</p> <p>Not applicable.</p>

	<p>(b) is designed and constructed in accordance with the—</p> <ul style="list-style-type: none"> <li>(i) Infrastructure and operational work code; and</li> <li>(ii) SC6.2 Design and construction standards for development works policy.</li> </ul> <p><b>A03.3</b> The maximum length of an access strip or easement is 50 metres.</p> <p><b>A03.4</b> The gradient of an access strip or easement does not exceed any maximum grade stated in SC6.2 Design and construction standards for development works policy.</p> <p><b>A03.5</b> A driveway crossover to each lot is designed and constructed in accordance with the—</p> <ul style="list-style-type: none"> <li>(a) Infrastructure and operational work code; and</li> <li>(b) SC6.2 Design and construction standards for development works policy.</li> </ul>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Noted.</p>
<b>Stormwater</b>		
<b>PO4</b> Reconfiguring appropriately accommodates stormwater, having regard to the zone and the context of the land.	<p><b>A04.1</b> For land intended to be used for urban purposes—an erosion and sediment control plan prepared by a suitably qualified person and implemented on-site guides design, installation, construction, operation, monitoring and maintenance of erosion and sediment control practices in accordance with the <i>Urban Stormwater Quality Planning Guidelines 2010</i>.</p> <p><b>A04.2</b> Filling or excavation on the premises does not exceed a maximum of one-metre vertical change in natural ground level at any point.</p>	<p>Not applicable. The lots are not intended to be used for urban purposes. Given the subject site is in a rural area, the existing stormwater collection and discharge arrangements will remain unchanged as a result of this boundary realignment.</p>

	<p><b>AO4.3</b> Following filling or excavation—</p> <ul style="list-style-type: none"><li>(a) the site is self-draining and has a crossfall of 1 in 100; and</li><li>(b) surface water flow is directed away from neighbouring properties or discharged to a lawful point of discharge.</li></ul>	
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