



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

Our Ref: S230870

9th January 2024

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 a Lot – Two (2) into two (2) lot boundary
realignment at 479 Sandy Camp Road, Mount Perry QLD 4671 (Lots 31 & 32 on BN3721)**

On behalf of our client, Joel Lord, 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 Lauren McVicar if you require any further details or clarification.

Yours faithfully

JB Serisier Surveyors

Lauren McVicar

Town Planner

[Enc] As Above

Cc – Joel Lord – igagwp@outlook.com



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Cadastral Surveyor

Scott Archbold:

Registered Surveyor

Town Planning Report

CODE ASSESSABLE APPLICATION

For

RECONFIGURING A LOT
TWO (2) INTO TWO (2) LOT BOUNDARY REALIGNMENT

For

479 Sandy Camp Road, Mount Perry
QLD 4671

Described as

Lots 31 & 32 on BN3721

Prepared for

Joel Lord

By

JB Serisier Surveyors & Planners

Our Ref: S230870

January 2024

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ATTACHMENTS:

Appendix A – Plan of Proposed Lots 31 & 32, Cancelling Lots 31 & 32 on BN3721, S230870-Pro1

Appendix B – Locality Plan

Appendix C – Registered Survey Plan – BN3721

Appendix D – Current Certificate of Title

Appendix E – Pre-lodgement Advice – North Burnett Regional Council

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

Appendix G – Regulated Vegetation Management Maps – Lots 31 & 32 BN3721

- Reconfiguring a Lot (boundary realignment) and Associated Operational Work Code
- Natural Features or Resources Overlay Code

1.0 EXECUTIVE SUMMARY

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

The development is considered consistent with the surrounding land use of the area and will not have any significant or detrimental impact on the character of the surrounding area. Furthermore, it will not impose any constraints on the facilitation of services and infrastructure for future potential development on the subject site. In addition, it is considered that this realignment achieves a reasonable planning outcome with the creation of a single large rural lot containing all the existing improvements and most of the mapped vegetation areas without causing conflict, and a smaller rural lifestyle lot in an unconstrained and accessible position.

2.0 PROPOSAL

This report has been prepared for Joel Lord to accompany an application to the North Burnett Regional Council for a Reconfiguring a Lot – Two (2) into two (2) lot boundary realignment. The purpose of this report is to obtain approval from Council for the proposed realignment as shown on the Proposal Plan. Refer to **Appendix A – Plan of Proposed Lots 31 & 32, Cancelling Lots 31 & 32 on BN3721, S230870-Pro1**.

The subject site is located at 479 Sandy Camp Road, Mount Perry, and is formally described as Lots 31 & 32 on BN3721. 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. This boundary realignment does not result in any additional lots being created, and the lot sizes of the current subject lots are already well below the 100ha minimum outlined in Council's Planning Scheme.

This boundary realignment is being undertaken for family reasons, where it is the intention for our client to retain the larger lot with the existing dwelling (proposed Lot 32), then build a house on proposed Lot 31 for a family member. This boundary realignment will result in lot sizes of 58.07ha (proposed Lot 32) and 2.235ha (proposed Lot 31). It is acknowledged that these lot sizes are also below the required minimum lot size, however consideration is given to the provisions contained in AO1.2 of the Planning Scheme's boundary realignment code where it is stated that "if in the Rural zone, no proposed lot is less than 1.0 hectares in area". Given that the proposed lots are not 1ha or less in area, the proposed lot configuration is considered acceptable and compliant with the planning scheme provisions. In addition, the proposed realignment complies with the minimum frontage width requirements for land in the Rural zone (Intensive agricultural precinct). It is therefore considered that this boundary realignment will still maintain the character and overall purpose of the Rural zone, and achieves a reasonable planning outcome with the creation of a single large rural lot containing all the existing improvements and most of the mapped vegetation areas without causing conflict, and a smaller rural lifestyle lot in an unconstrained and accessible position.

The subject site is not located within the reticulated water and sewerage service areas, however the existing house is provided with an existing onsite water supply and an onsite effluent disposal system. This existing onsite water and sewerage infrastructure will be retained for proposed Lot 32. Proposed Lot 31 will be provided with onsite water and sewerage infrastructure when required (e.g. at the time of a future building approval for a dwelling).

With regards to electricity and telecommunications (Telstra) infrastructure, these networks are available for the subject site. There is an existing electricity and Telstra connection provided for the existing dwelling, and these existing connections will be retained by proposed Lot 32. New electricity and telecommunication connections will be required for proposed Lot 31.

The subject site has frontage and access to Sandy Camp Road, which is a local road. There is an existing vehicle access that will be retained and utilised for proposed Lot 32. A new vehicle access will be provided for proposed Lot 31 when required.

In relation to stormwater, given the subject site is in a rural area, it is expected that stormwater collection and discharge will be managed on site.

It has been identified that there is an unmapped watercourse (this is depicted by the “D line” on the proposal plan – refer to **Appendix A**) that traverses the subject site. Proposed Lot 31 is sited in the north-eastern corner of the subject land and in the vicinity of the unmapped watercourse/drainage feature. The new lot boundary will have no impact on this watercourse as the new boundary line avoids this natural feature. Furthermore, the proposal plan (refer to **Appendix A**) includes a dimensioned setback from the watercourse to the new boundary line. At the closest point, the new boundary will still be 15m away from the unmapped watercourse.

3.0 APPLICATION DETAILS

Application Type	Reconfiguring a Lot – Two (2) into two (2) lot boundary realignment
Level of Assessment	Code Assessment
Applicant	Joel Lord C/- JB Serisier Surveyors & Planners
Contact Person	Lauren McVicar C/- JB Serisier Surveyors & Planners Telephone: (07) 4124 7054 Email: surveying@cullenc.com.au / lauren@cullenc.com.au

4.0 SITE DETAILS

Street Address	479 Sandy Camp Road, Mount Perry QLD 4671 Refer to Appendix B – Locality Plan
Real Property Description	Lots 31 & 32 on BN3721 (refer to Appendix C – Registered Survey Plan BN3721)
Site Area	Existing lots: <ul style="list-style-type: none"> • Lot 31 – 29.846ha • Lot 32 – 30.857ha Proposed lots: <ul style="list-style-type: none"> • Lot 31 – 2.235ha • Lot 32 – 58.07ha
Land Use Zone	Rural Zone (Intensive agricultural precinct)
Registered Owners	Lot 31 BN3721 – Vicki Ann Lord & Joel Lawrence Lord Lot 32 BN3721 – Vicki Ann Lord & Joel Lawrence Lord
Road Frontage	Sandy Camp Road Unnamed road reserve
Existing Vegetation	There are areas of mapped vegetation on the subject lots (Category B, C R vegetation), however none of this mapped vegetation will be affected by this boundary realignment. All the mapped vegetation areas will be contained within proposed Lot 32 (refer to Appendix G for the regulated vegetation maps).
Existing Use and Lot Configuration	Rural land with existing dwelling and associated structures.
Topography	The site gradually falls from east to west towards the creek/watercourse then gradually rises again to the west of the creek/watercourse.
Surrounding Land Uses	Rural blocks border the subject land to the north, west and south. An unnamed road reserve adjoins the site to the south and Sandy Camp Road borders the site to the east.

5.0 STATUTORY ASSESSMENT

5.1 STATE INTEREST

5.1.1 STATE ASSESSMENT AND REFERRALS

The proposed development does not trigger any referrals under the provisions of the *Planning Regulation 2017*.

5.1.2. STATE PLANNING POLICY 2017

The current State Planning Policy (SPP) came into effect on 3 July 2017. The SPP contains interim development assessment requirements for certain state interests, with assessment only being required for state interest not appropriately addressed in the planning scheme. The development will be assessed under the *North Burnett Regional Planning Scheme 2014*, and therefore the development will be assessed against the assessment benchmarks in the SPP to the extent of any inconsistency.

The SPP Interactive Mapping System (IMS) indicates that the subject site is located within the following overlays:

- Environment and Heritage – Biodiversity – MSES Regulated Vegetation (Category R);
- Environment and Heritage – Biodiversity – MSES Regulated Vegetation (intersecting a watercourse);
- Safety and Resilience – Natural Hazards Risk and Resilience – Local government flood mapping area; and
- Safety and Resilience – Natural Hazards Risk and Resilience – Bushfire prone area (Potential impact buffer, Medium potential bushfire intensity, high potential bushfire intensity).

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. REGIONAL PLAN

The subject site sits within the Wide Bay Burnett Regional Plan area. The Minister has identified that the *North Burnett Regional Planning Scheme 2014* has appropriately integrated the Wide Bay Burnett Regional Plan 2011.

5.1.4. 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 LOCAL ASSESSMENT

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 work code – See **Appendix F**
- Natural features or resources overlay code - See **Appendix F**

6.0 PRE-LODGEMENT ADVICE

Pre-lodgement advice was requested from North Burnett Regional Council for this proposed development. A copy of this pre-lodgement advice is provided in **Appendix E**.

7.0 CONCLUSION

The development is for a Reconfiguring a Lot involving a two (2) 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.

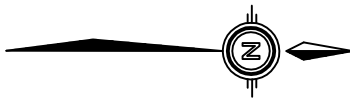
Therefore, based on the information presented within this report, it is submitted that the proposed development, as applied for, should be recommended for approval subject to reasonable and relevant conditions.

APPENDIX A
Plan of Proposed Lots 31 & 32, Cancelling Lots 31 & 32 on BN3721, S230870-Pro1



Scale 1:4000 – Lengths are in metres.

50 0 50 100 150 200 250 300 350 400 450 500 550



0 50mm 100mm 150mm

ACN 050 842 503

JB SERISIER

SURVEYORS & PLANNERS

PH: 07 4165 4468 Email : jbs.surv@bigpond.net.au

58 Lyons Street, Mundubbera QLD 4626

J LORD

Plan of Proposed Lots 31 & 32

Cancelling Lots 31 & 32 on BN3721

MERIDIAN	DATE	SCALE	SURVEYORS REF
MGA	7/12/2023	1:4000 @ A3	S230870

FORMAT

LOCALITY

LOCAL GOVERNMENT

S230870-Pro1

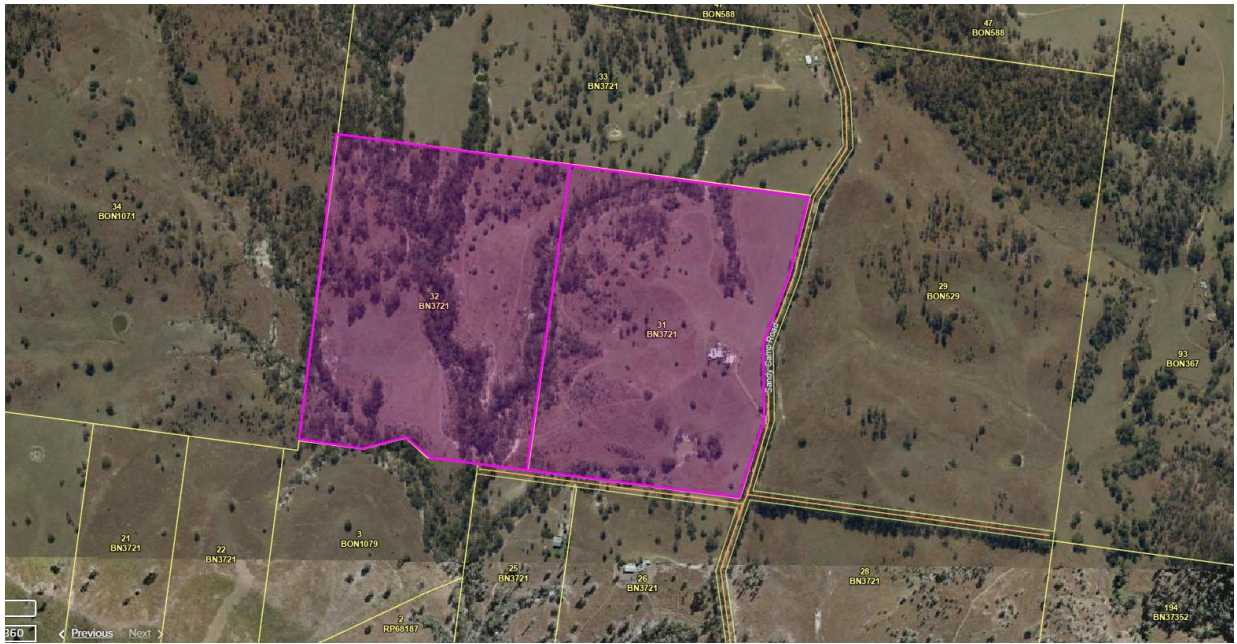
1. This plan was prepared for the purpose and exclusive use of Joel Lord to accompany an application to the North Burnett Regional Council for approval to reconfigure the land described in the plan and is not to be used for any other purpose or by any other person person or corporation. CULLEN & COUPER 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.

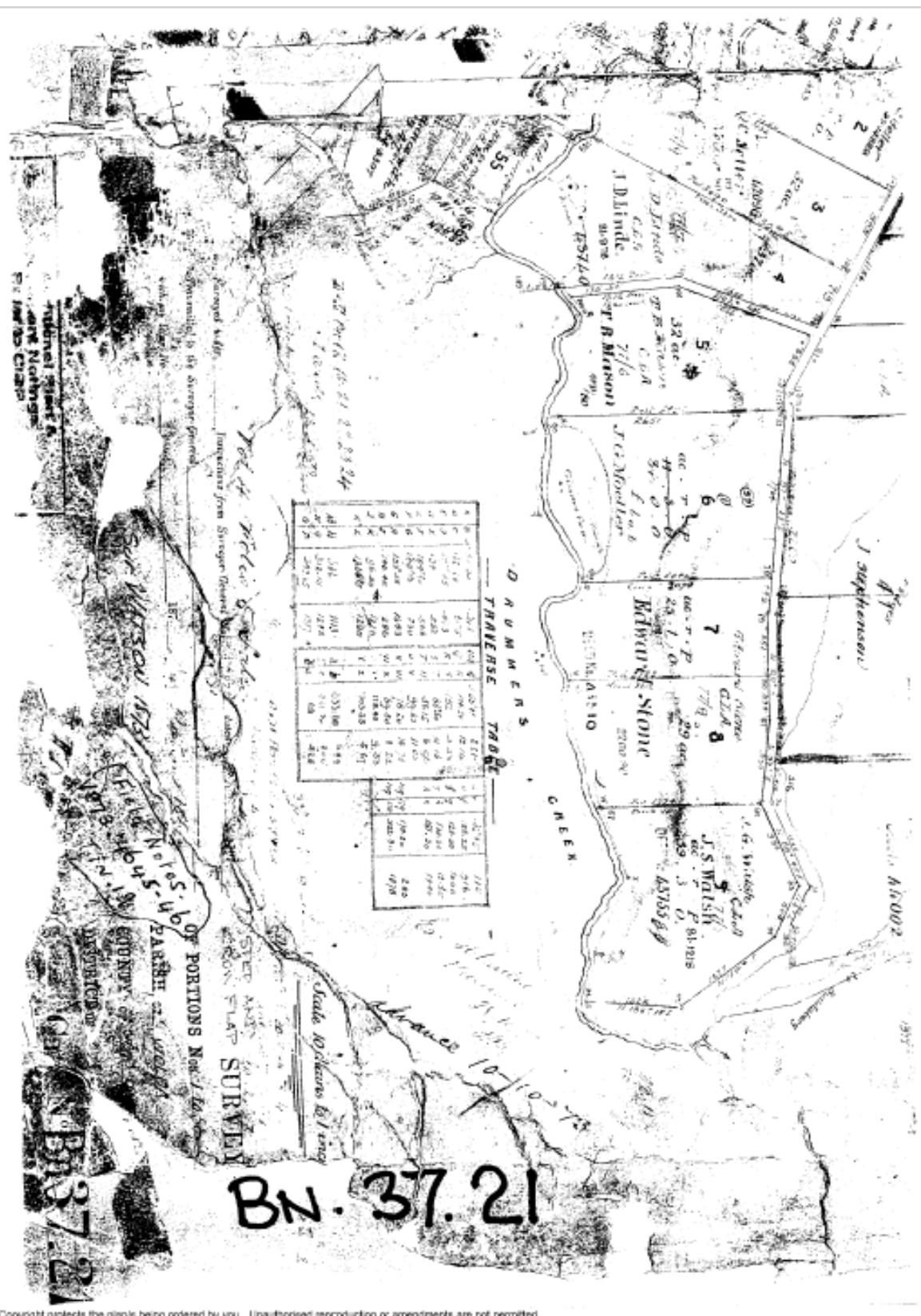
APPENDIX B

Locality Plan



(Source: QLD Globe, 2024)

APPENDIX C
Registered Survey Plan – BN3721



- UNABLE TO OBTAIN A CLEAR
COPY FOR IMAGING PURPOSES.
(1873 Survey)
-

- ORDER A COPY OF THE ORIGINAL
PLAN THROUGH LOCAL LAND
SERVICE CENTRE !
-

BN3721

APPENDIX D
Current Certificate of Title

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	18143164	Search Date:	04/12/2023 09:53
Date Title Created:	20/05/1991	Request No:	46488361
Previous Title:	11875212		

ESTATE AND LAND

Estate in Fee Simple

LOT 31 CROWN PLAN BN3721

Local Government: NORTH BURNETT

REGISTERED OWNER

Dealing No: 721294754 29/11/2021

VICKI ANN LORD

JOEL LAWRENCE LORD

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10526076 (POR 31)
2. MORTGAGE No 721294755 29/11/2021 at 14:44
AFSH NOMINEES PTY LTD A.C.N. 143 937 437

ADMINISTRATIVE ADVICES

NIL

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

Title Reference:	18227226	Search Date:	04/12/2023 09:53
Date Title Created:	14/11/1991	Request No:	46488361
Previous Title:	11875212		

ESTATE AND LAND

Estate in Fee Simple

LOT 32 CROWN PLAN BN3721

Local Government: NORTH BURNETT

REGISTERED OWNER

Dealing No: 721294754 29/11/2021

VICKI ANN LORD

JOEL LAWRENCE LORD

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10526076 (POR 32)
2. MORTGAGE No 721294755 29/11/2021 at 14:44
AFSH NOMINEES PTY LTD A.C.N. 143 937 437

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

APPENDIX E
Pre-lodgement Advice – North Burnett Regional Council

RE: S230870 Lord - request for pre-lodgement advice NP23-999-T01

Fri 20/10/2023 10:03 AM

Good Morning Lauren

Lyn at NBRC has requested us to respond to you on behalf of Council regarding pre-lodgement advice for a proposed Reconfiguring a Lot – 2 lots into 2 lots (boundary realignment) that you have enquired about (attached concept).

We and other Council officers have had an opportunity to review and generally concur with your general findings below regarding zoning, land area, overlays and no applicable referrals.

Please refer blue comments below regarding your specific enquiry points raised—

- That the application will be code assessable. [Yes this development for boundary realignment would be code assessable per Rural zone of Table 5.6.1 of the planning scheme. The overlays applicable to the land do not elevate the assessment.](#)
- Applicable assessment benchmarks to be addressed as part of the application. [The assessment benchmarks for this development would be: Reconfiguring a lot \(boundary realignment\) and associated operational work code and Natural features or resource overlays code.](#)
- The proposed lot sizes – Lot 31 = 2.25ha and Lot 32 = 50.5ha. The subject site is not mapped as good quality agricultural land, and the proposed reconfiguration does not result on any additional lots in the rural zone below the minimum lot size. With regards to AO1.2 of the Boundary Realignment Code, which notes that for the rural zone no proposed lot is less than 1 hectare in size, the proposed configuration meets the 1 hectare minimum requirement. Is this acceptable? [On preliminary review, the concept layout provided would appear to comply with AO1.2 requirement regarding created lots in rural zone not being created with 1ha area or less.](#)

Other comments—

- Water and sewerage: No reticulated services are available. All allotments must accommodate full on-site serviceability of necessary water and sewerage services
- Unmapped water course: Please refer to the attached Qld Globe map extract. The proposal involves creation of new lot smaller rural lot by boundary realignment in the sites north-east corner. Whilst not mapped as MSES vegetation, it's noted that an unmapped watercourse is shown proximate to this location that is consistent with land contours and appears to be well established with vegetated. With regard to PO1/AO1.1/AO1.3 of the Natural features and resources overlay code, it's recommended that the applicant considers this watercourse as part of their detail code response and related lot design to ensure avoidance or minimisation of any potential impact. One option to consider may be providing a dimensioned setback from the watercourse locality to new lot boundary.
- Council fees: Development application fees for the FY23/24 would be \$2500.00.

On balance, the concept proposed would result in a reasonable development outcome with merit through creation of a singular large rural lot with existing improvements that would compromise most of the mapped environmental values without conflict and a smaller rural lifestyle lot in an otherwise mostly unconstrained and accessible location.

Kind regards,

Cameron Sontor

Senior Town Planner

M 0478 748 572 | Dir 07 4100 9019

E cameron@insitesjc.com.au



Hervey Bay Office

56 Boat Harbour Drive, Pialba QLD 4655

PO Box 421, Hervey Bay QLD 4655

P 07 4124 6877

Bundaberg Office

67 Barolin Street, Bundaberg QLD 4670

PO Box 1073, Bundaberg QLD 4670

P 07 4151 6677

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From: Lauren McVicar <lauren@cullenc.com.au>
Sent: Wednesday, September 27, 2023 10:34 AM
To: North Burnett Regional Council <Admin@northburnett.qld.gov.au>
Cc: Dani Mares <dani@cullenc.com.au>; RMT <tamrayjorlucy@bigpond.com>
Subject: S230870 Lord - request for pre-lodgement advice

Good morning,

We are acting on behalf of our client regarding Lots 31 & 32 BN3721, 479 Sandy Camp Road, Mount Perry. Our clients are proposing to do a 2 into 2 lot boundary realignment, and the attached plan shows the preliminary layout that we are seeking advice on. There is an existing vehicle access to Sandy Camp Rd which will be retained for Lot 32. Lot 31 has frontage to Sandy Camp Rd, and a new vehicle access can be provided when required.

Our brief town planning assessment of the property is below:

- The subject land is in the Rural zone (Intensive animal precinct) which has a minimum lot size of 100ha.
- The current lot sizes are 29.846ha (current Lot 31) and 30.857ha (current Lot 32).
- Planning scheme overlays – Nil
- State Planning Policy Mapping – Regulated vegetation (Category R regrowth vegetation, intersecting a watercourse), bushfire prone area
- State referrals – Nil referrals identified
- The realigned boundaries do not bisect any mapped vegetation areas, with all the mapped vegetation on the subject site to be contained within proposed Lot 32.

I have listed below the information that we would like clarified:

- That the application will be code assessable.
- Applicable assessment benchmarks to be addressed as part of the application.
- The proposed lot sizes – Lot 31 = 2.25ha and Lot 32 = 50.5ha. The subject site is not mapped as good quality agricultural land, and the proposed reconfiguration does not result on any additional lots in the rural zone below the minimum lot size. With regards to AO1.2 of the Boundary Realignment Code, which notes that for the rural zone no proposed lot is less than 1 hectare in size, the proposed configuration meets the 1 hectare minimum requirement. Is this acceptable?

Can you also please confirm Council's current application fee for this application, and if there is any other advice relevant to this proposal, that would be greatly appreciated.

Please contact our office if there is any further information that 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
Email: surveying@cullenc.com.au

D.J.Matheson Surveyors
Email: survey@djmatheson.com.au

JB Serisier Surveyors
Email: jbs.surv@bigpond.net.au

A: 23 Stephenson St, Pialba, Qld 4655
P: PO Box 540, Pialba, Qld 4655
W: <http://www.cullenc.com.au/>
Ph: 07 4124 7054 Fax: 07 41247129

A: 320 Alice Street, Maryborough Qld 4650
P: PO Box 540, Pialba, Qld 4655
W: <http://www.djmatheson.com.au/>
Ph: 07 4122-2611 Fax: 07 4122-3214

A: 58 Lyons Street, Mundubbera, Qld 4626
Ph: 0427 424 787

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

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
Lot design		
PO1 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.	AO1.1 New boundaries do not increase any non-compliance with the building envelope requirements in— <ol style="list-style-type: none">(a) Table 6.3.1—Building envelope criteria (for buildings other than Class 1 or 10): All zones; or(b) the Dwelling house code or Dual occupancy code (for Class 1 or 10 buildings).	Will comply.

	<p>AO1.2 If in the Rural zone, no proposed lot is less than 1.0 hectares in area.</p> <p>AO1.3 The reconfiguring would not result in more than one rear lot behind a standard lot.</p> <p>AO1.4 The reconfiguration ensures that any existing buildings and structures are setback to any new property boundary in accordance with—</p> <ul style="list-style-type: none"> (a) Table 6.3.1—Building envelope criteria (for buildings other than Class 1 or 10): All zones; or (b) the Dwelling house code or Dual occupancy code (for Class 1 or 10 buildings). <p>AO1.5 The configuration of lots enables—</p> <ul style="list-style-type: none"> (a) proposed buildings and structures to avoid easements, such as easements for trunk sewer lines; (b) the construction of buildings and structures where they avoid existing or planned infrastructure. <p>AO1.6 No new boundary is created where the existing slope of the land is 15 per cent or greater.</p>	<p>Complies. This boundary realignment will result in lot sizes of 58.07ha (proposed Lot 32) and 2.235ha (proposed Lot 31).</p> <p>Not applicable to this realignment.</p> <p>Complies.</p> <p>Complies.</p> <p>Complies.</p>
--	--	---

Infrastructure		
<p>PO2 Lots have appropriate non-trunk infrastructure.</p>	<p>AO2.1 Either—</p> <ul style="list-style-type: none"> (a) for premises within a water supply area, each lot has a connection to the reticulated water supply system; or (b) for premises outside a water supply area, each lot is provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with the following— <ul style="list-style-type: none"> (i) residential premises – 45,000 litres; and (ii) other premises – 25,000 litres. <p>AO2.2 Either—</p> <ul style="list-style-type: none"> (a) for premises within a sewerage area, each lot has a connection to the sewerage service; or (b) 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>AO2.3 Either—</p> <ul style="list-style-type: none"> (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; or 	<ul style="list-style-type: none"> (a) The subject site is not within a reticulated water supply area. (b) Will comply. The existing house is provided with an existing onsite water supply, which will be retained for proposed Lot 32. Proposed Lot 31 will be provided with onsite water infrastructure when required. <ul style="list-style-type: none"> (a) The subject site is not within a sewerage area. (b) Will comply. The existing house is provided with an existing onsite effluent disposal system, which will be retained for proposed Lot 32. Proposed Lot 31 will be provided with an onsite effluent disposal system when required. <ul style="list-style-type: none"> (a) Not applicable.

	<p>(b) each lot in the Rural zone or Recreation and open space zone has on-site electricity generating infrastructure.</p> <p>AO2.4 Each lot has access to a telecommunications network.</p>	<p>(b) Will comply. Electricity infrastructure is available for the subject site. There is an existing electricity connection provided for the existing dwelling, which will be retained by proposed Lot 32. A new electricity connection will be required for proposed Lot 31.</p> <p>Will comply. Telecommunication (Telstra) infrastructure is available for the subject site. There is an existing telecommunication connection provided for the existing dwelling, which will be retained by proposed Lot 32. A new telecommunication connection will be required for proposed Lot 31.</p>
Access		
<p>PO3 Lots incorporate suitable vehicular and pedestrian access having regard to the zone and the context of the land.</p>	<p>AO3.1 Each lot has lawful, safe and practical access to the existing road network via—</p> <ul style="list-style-type: none"> (a) direct road frontage; or (b) an access strip (for a rear lot); or (c) an access easement. <p>AO3.2 Where access to a lot is proposed via an access strip or easement, the access strip or easement—</p> <ul style="list-style-type: none"> (a) has a minimum width of— <ul style="list-style-type: none"> (i) six metres in all zones except the Industry zone; or (ii) eight metres in the Industry zone; and (b) is designed and constructed in accordance with the— 	<p>Will comply. The subject site has frontage and access to Sandy Camp Road, which is a local road. There is an existing vehicle access that will be retained and utilised for proposed Lot 32. A new vehicle access will be provided for proposed Lot 31 when required.</p> <p>Not applicable.</p>

	<p>(i) Infrastructure and operational work code; and</p> <p>(ii) SC6.2 Design and construction standards for development works policy.</p> <p>A03.3 The maximum length of an access strip or easement is 50 metres.</p> <p>A03.4 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>A03.5 A driveway crossover to each lot is designed and constructed in accordance with the—</p> <p>(a) Infrastructure and operational work code; and</p> <p>(b) SC6.2 Design and construction standards for development works policy.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Will comply. There is an existing vehicle access that will be retained and utilised for proposed Lot 32. A new vehicle access will be provided for proposed Lot 31 when required.</p>
Stormwater		
PO4 Reconfiguring appropriately accommodates stormwater, having regard to the zone and the context of the land.	AO4.1 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> .	Noted. Given that the subject site is in a rural area, it is expected that stormwater collection and discharge will be managed on site.

	<p>AO4.2 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>AO4.3 Following filling or excavation—</p> <ul style="list-style-type: none"> (a) the site is self-draining and has a crossfall of 1 in 100; and (b) surface water flow is directed away from neighbouring properties or discharged to a lawful point of discharge. 	<p>Noted.</p> <p>Noted.</p>
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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	Acceptable outcomes	Comments
Protection of matters of environmental significance		
PO1 Development locates in areas that avoid adverse impacts on areas of environmental significance or where adverse impacts cannot be reasonably avoided, they are minimised.	AO1.1 Development has no adverse impacts on the relevant environmental values of the area of environmental significance. OR	Complies. There is an unmapped watercourse that traverses the subject site. Proposed Lot 31 is sited in the north-eastern corner of the subject land and in the vicinity of the unmapped watercourse. However, the new lot boundary will have no impact on this watercourse, as the new boundary line avoids this natural feature.

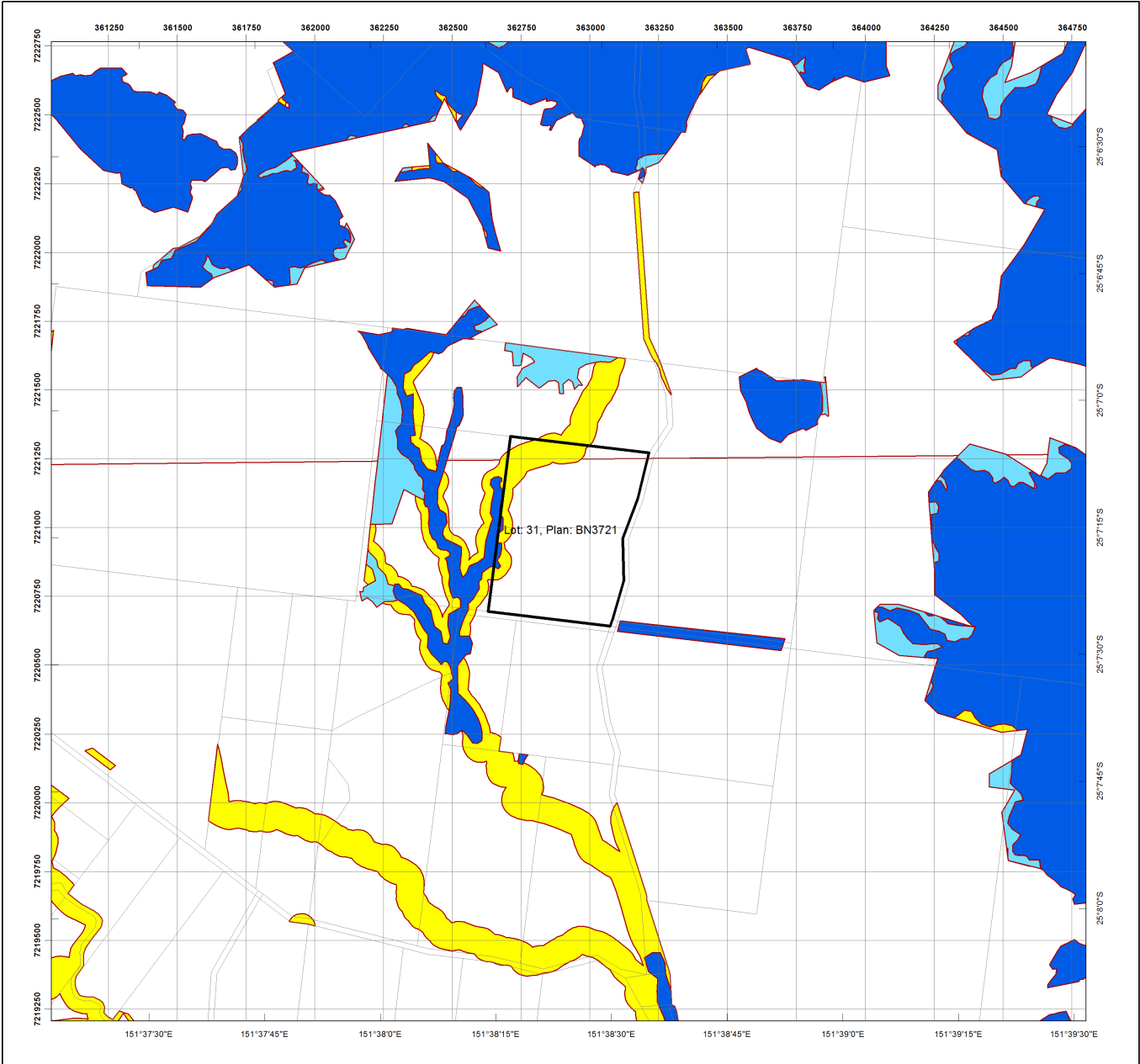
	<p>AO1.2 The development site does not contain any matters of environmental significance.</p> <p><i>Editor's note—A report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of environmental significance would be required through Planning Scheme Policy SC6.4 Information local government may request.</i></p> <p>OR</p> <p>AO1.3 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>	<p>Furthermore, the proposal plan (refer to Appendix A) includes a dimensioned setback from the watercourse to the new boundary line. At the closest point, the new boundary will still be 15m away from the unmapped watercourse.</p> <p>Not applicable.</p> <p>Complies. This boundary realignment development has been designed and located to avoid any impacts on the environmental values associated with the unmapped watercourse that traverses the subject site.</p>
PO2 An adequate buffer to high value wetland is provided and maintained.	<p>AO2.1 A buffer surrounding a high value wetland has a minimum width of—</p> <ul style="list-style-type: none"> (a) 200m where the wetland is located outside an urban area; or (b) 50m where the wetland is located within an urban area. <p>OR</p>	Not applicable.

	AO2.2 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.	Not applicable.
PO3 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	AO3.1 Development avoids the introduction of non-native pest species. AND AO3.2 The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.	Noted. Noted.
Improving ecological connectivity and expanding habitat extent of ecological corridors		
PO4 Development within an ecological corridor maintains or enhances ecological connectivity or habitat extent and avoids fragmentation.	AO4.1 Where development is within an ecological corridor, native vegetation is retained, regenerated, and rehabilitated. AND AO4.2 Development within an ecological corridor minimises adverse impacts on native fauna feeding, nesting, breeding and roosting sites and native fauna movements.	Not applicable. Not applicable.
Extractive resources and mining overlay		
PO5 KRA's and LRA's identified on Overlay maps OM-ER001 to OM-ER-008 are protected by— (a) the maintenance of the long-term availability of the extractive resources for extraction and continued access to them; (b) avoiding the location of new sensitive land uses or other incompatible land uses	AO5.1 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.

<p>that would impede the extraction of the resource, within the resource or processing areas or their separation areas;</p> <p>(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;</p> <p>(d) avoiding new development adjacent to the transport route that is likely to affect the safe and efficient haulage of extractive materials.</p>		
<p>PO6 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 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>AO6.1 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.</p> <p>AO6.2 Those parts of buildings where people live, work and congregate (habitable rooms) are furthestmost from the KRA or LRA resource or processing area and the KRA or LRA transport route and its separation area.</p> <p>AO6.3 Openings in walls closest to sources of nuisance are minimised.</p> <p>AO6.4 Buildings incorporate mechanical ventilation in habitable rooms.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>

	<p>AO6.5 Appropriate construction methods and materials including insulation, sealants and glazing materials are used in buildings.</p> <p>AO6.6 The air environment of habitable rooms meets the air quality objectives of the EPP (Air) for human health and wellbeing.</p> <p>AO6.7 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>
Agricultural Land Overlay		
<p>PO7 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>(iii) the loss or fragmentation is minimal; or</p> <p>(b) because there is no irreversible impact on its current or potential use for agriculture.</p>	no acceptable outcome identified	<p>Complies. The subject site is not mapped as agricultural land, therefore the proposed realignment does not result in any loss or fragmentation of mapped agricultural land.</p>

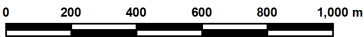
APPENDIX G
Regulated Vegetation Management Maps – Lots 31 & 32 BN3721



Regulated Vegetation Management Map

Legend

- Selected Lot and Plan
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries



This product is projected into:
GDA 1994 MGA Zone 56

Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Resources makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

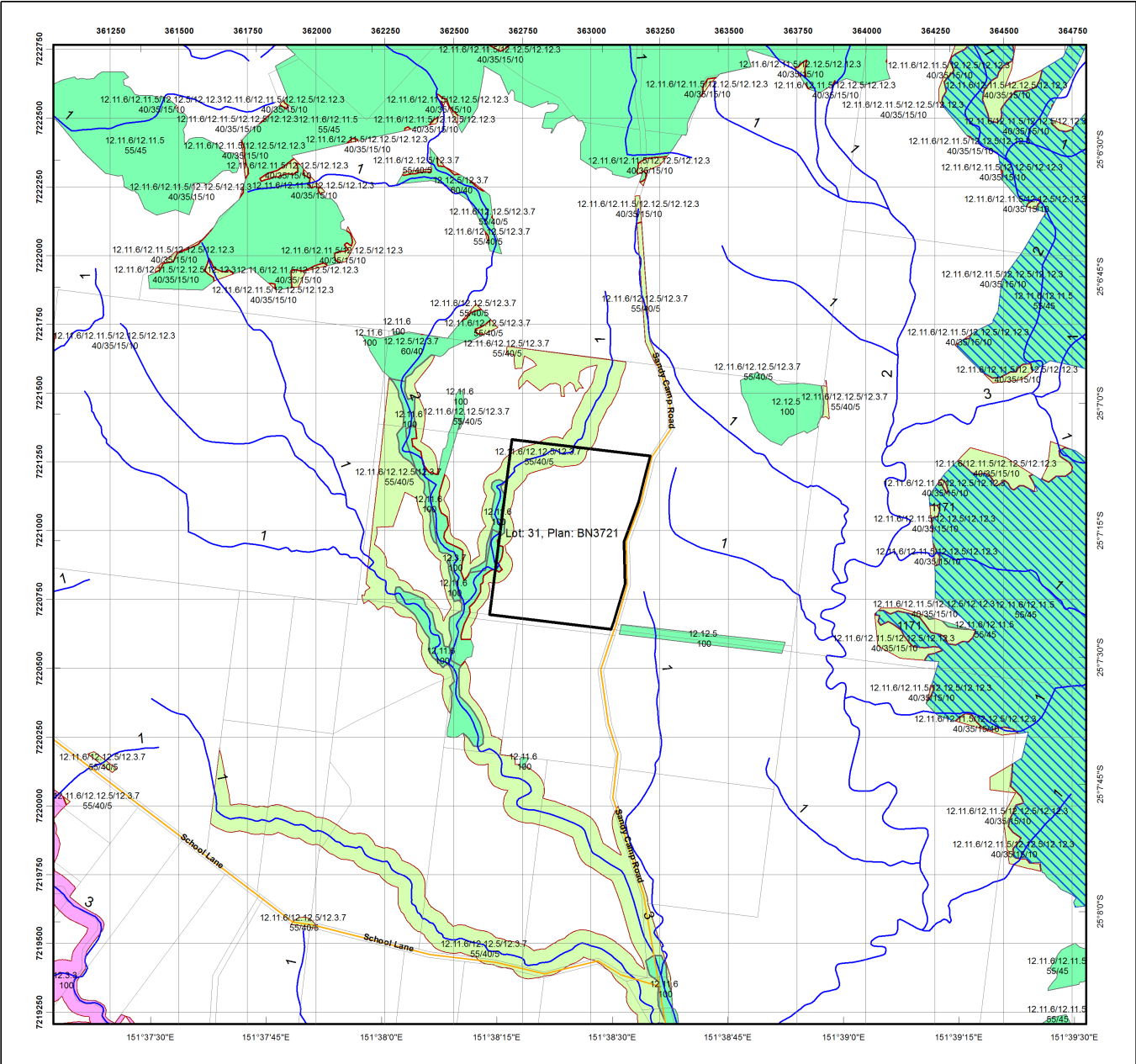
Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

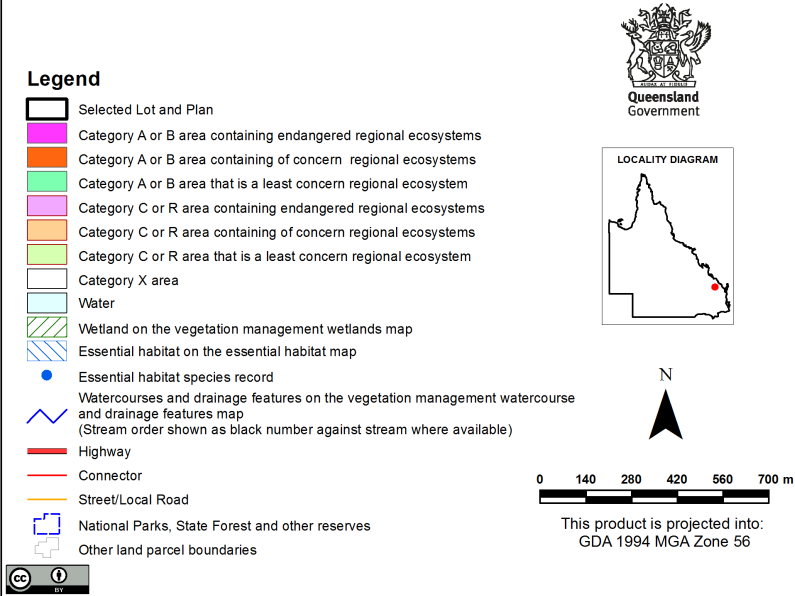
Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.





Vegetation Management Supporting Map



Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Resources makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.

Vegetation Management Act 1999 - Extract from the essential habitat database

Essential habitat is required for assessment under the:

- State Development Assessment Provisions - State Code 16: Native vegetation clearing which sets out the matters of interest to the state for development assessment under the *Planning Act 2016*; and
- Accepted development vegetation clearing codes made under the *Vegetation Management Act 1999*

Essential habitat for one or more of the following species is found on and within 1.1 km of the identified subject lot/s on the accompanying essential habitat map.

This report identifies essential habitat in Category A, B and Category C areas.

The numeric labels on the essential habitat map can be cross referenced with the database below to determine which essential habitat factors might exist for a particular species.

Essential habitat is compiled from a combination of species habitat models and buffered species records.

The Department of Resources website (<http://www.resources.qld.gov.au>) has more information on how the layer is applied under the State Development Assessment Provisions - State Code 16: Native vegetation clearing and the *Vegetation Management Act 1999*.

Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated.

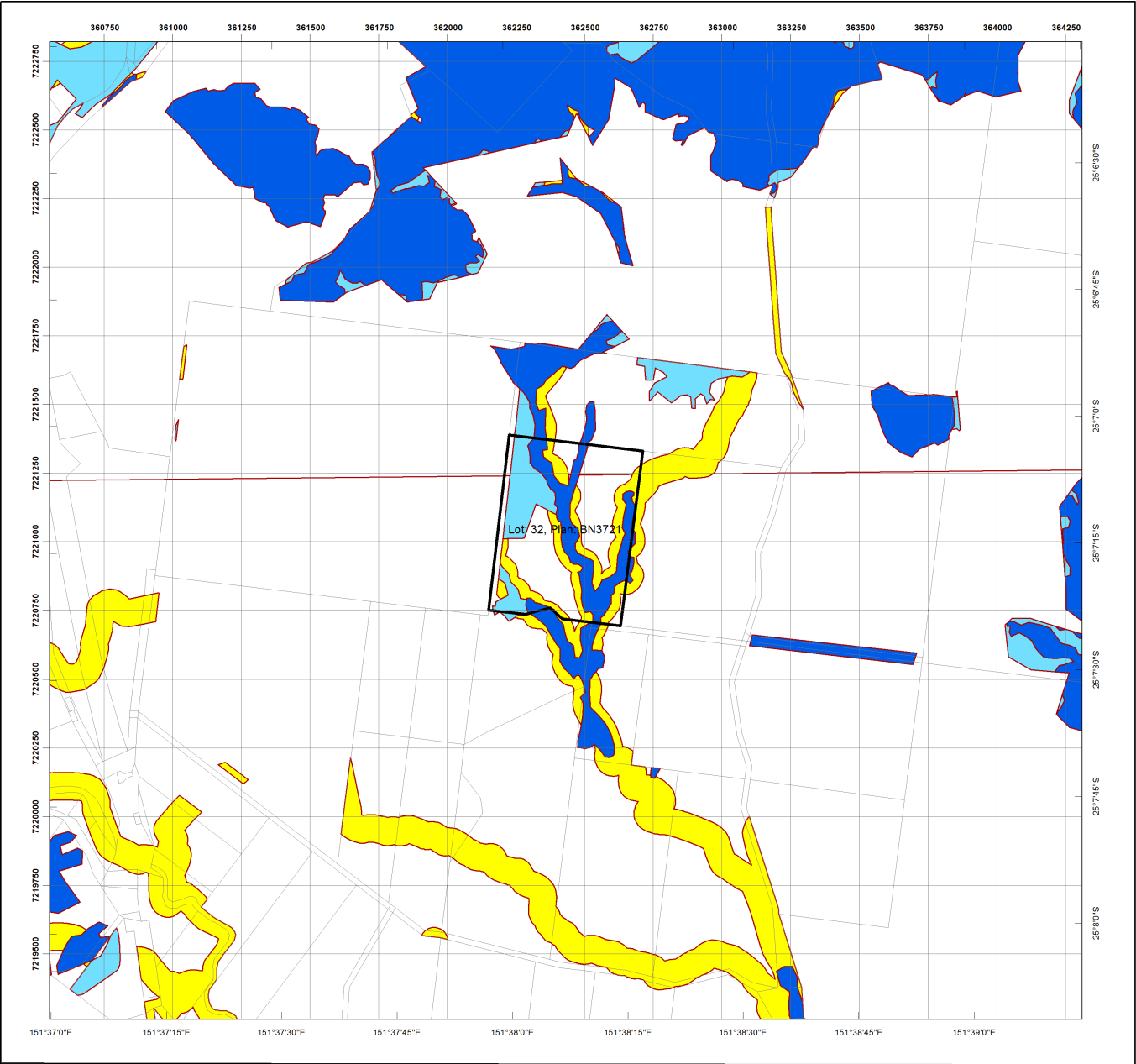
Essential habitat, for protected wildlife, means a category A area, a category B area or category C area shown on the regulated vegetation management map-

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

Protected wildlife includes critically endangered, endangered, vulnerable or near-threatened native wildlife prescribed under the *Nature Conservation Act 1992*.

Essential habitat in Category A and/or Category B and/or Category C

No records



Regulated Vegetation Management Map

Legend

- Selected Lot and Plan
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries



0 200 400 600 800 1,000 m

This product is projected into:
GDA 1994 MGA Zone 56

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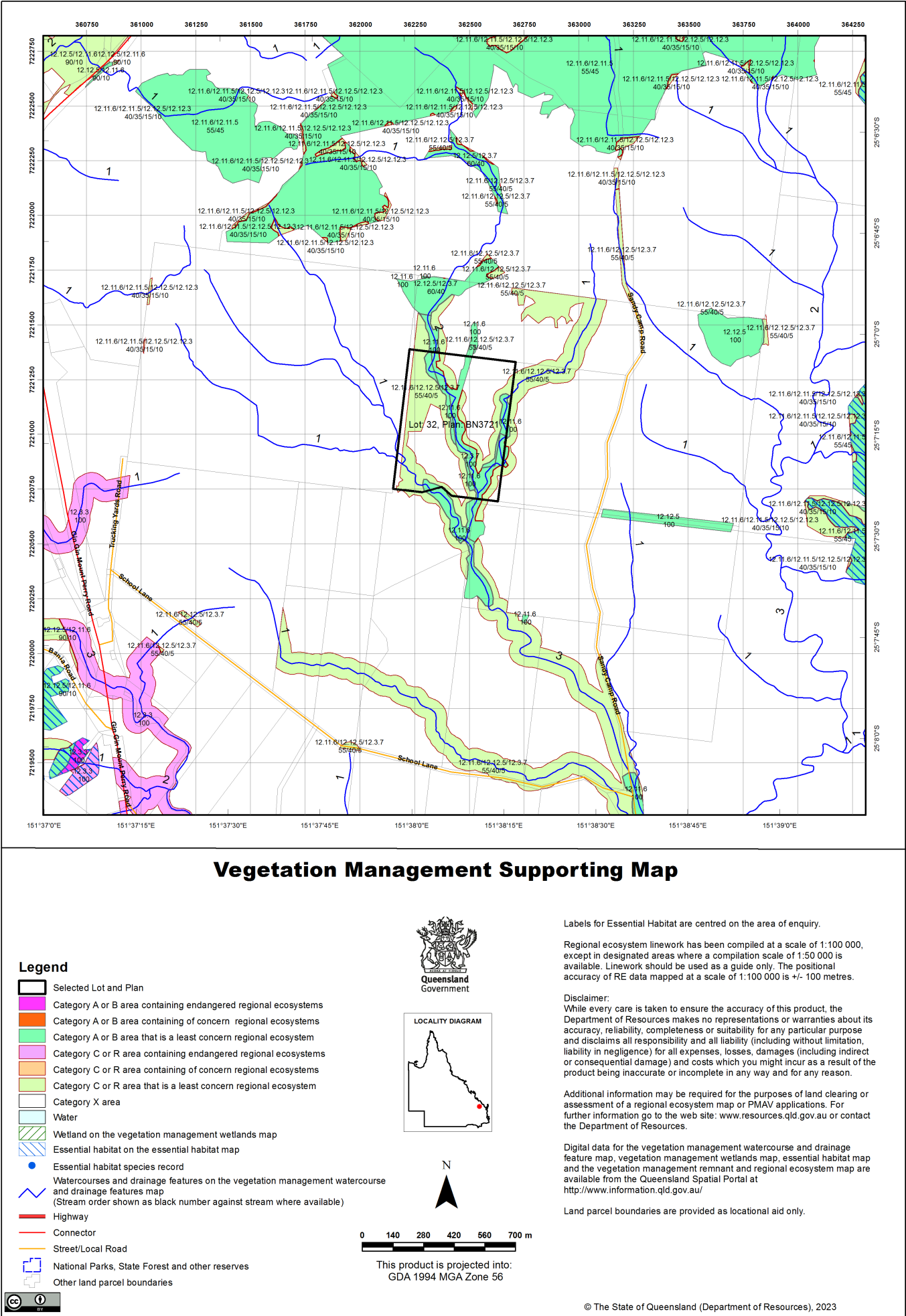
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- Accepted development vegetation clearing codes made under the *Vegetation Management Act 1999*

Essential habitat for one or more of the following species is found on and within 1.1 km of the identified subject lot/s on the accompanying essential habitat map.

This report identifies essential habitat in Category A, B and Category C areas.

The numeric labels on the essential habitat map can be cross referenced with the database below to determine which essential habitat factors might exist for a particular species.

Essential habitat is compiled from a combination of species habitat models and buffered species records.

The Department of Resources website (<http://www.resources.qld.gov.au>) has more information on how the layer is applied under the State Development Assessment Provisions - State Code 16: Native vegetation clearing and the *Vegetation Management Act 1999*.

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- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

Protected wildlife includes critically endangered, endangered, vulnerable or near-threatened native wildlife prescribed under the *Nature Conservation Act 1992*.

Essential habitat in Category A and/or Category B and/or Category C

No records

DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) 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)	Joel Lord C/- JB Serisier Surveyors
Contact name (only applicable for companies)	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)	surveying@cullenc.com.au / lauren@cullenc.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	S230870

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
		479	Sandy Camp Road	Mount Perry
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4671	31	BN3721	North Burnett Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		479	Sandy Camp Road	Mount Perry
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4671	32	BN3721	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 checked="" type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	Unnamed watercourse/creek
<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 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 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 <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 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 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 ²) (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 ²)	Lot on plan description	Area (m ²)
Lot 31 on BN3721	29.846ha (298,460m ²)	Proposed Lot 31	2.235ha (22,350m ²)
Lot 32 on BN3721	30.857ha (308,570m ²)	Proposed Lot 32	58.07ha (580,700m ²)
12.2) What is the reason for the boundary realignment?			
This boundary realignment is being undertaken for family reasons, where it is the intention for our client to retain the larger lot with the existing dwelling (proposed Lot 32), then build a house on proposed Lot 31 for a family member.			

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

Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • 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 <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <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 relevant port operator, 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 Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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

19) Information request under Part 3 of the DA Rules
<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
Note: By not agreeing to accept an information request I, the applicant, acknowledge:
<ul style="list-style-type: none"> • 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)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?	
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No	

23) Further legislative requirements			
<u>Environmentally relevant activities</u>			
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 <i>Environmental Protection Act 1994</i>?			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<u>Hazardous chemical facilities</u>			
23.2) Is this development application for a hazardous chemical facility?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> 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.dsdmp.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.dsdmp.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			
<i>Note: For completion by assessment manager if applicable</i>			
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*

I, Vicki Ann Lord & Joel Lawrence Lord

as owner of the premises identified as follows:

479 SANDY CAMP RD, MOUNT PERRY QLD 4671 described as Lot 31 on BN3721& Lot 32 on BN3721

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

JB Serisier Surveyors

on the premises described above for:

Development description – Reconfiguring a Lot – Boundary realignment (Two (2) into Two (2) lots)

Signature

Date

4-12-23

Signature

Date

4-12-23