

# 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)	LESLIE HAROLD ELLIS
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	10 BARROW STREET
Suburb	GAYNDAN
State	QLD
Postcode	4625
Country	AUSTRALIA
Contact number	0475 463 710.
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<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
		10	Barrow Street	Gayndah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		1	RP117146	NBRC
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

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

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: <input type="text"/>	

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="text"/>
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	Lot on plan description of strategic port land: <input type="text"/>
	Name of port authority for the lot: <input type="text"/>
<input type="checkbox"/> In a tidal area	Name of local government for the tidal area (if applicable): <input type="text"/>
	Name of port authority for tidal area (if applicable): <input type="text"/>
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	Name of airport: <input type="text"/>

<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>			
<b>a) What is the type of development? (tick only one box)</b>			
<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
<b>b) What is the approval type? (tick only one box)</b>			
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
<b>c) What is the level of assessment?</b>			
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment (requires public notification)		
<b>d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</b>			
Home-based business (mechanical workshop)			
<b>e) Relevant plans</b>			
<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			
<b>6.2) Provide details about the second development aspect</b>			
<b>a) What is the type of development? (tick only one box)</b>			
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
<b>b) What is the approval type? (tick only one box)</b>			
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
<b>c) What is the level of assessment?</b>			
<input type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment (requires public notification)		
<b>d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</b>			
<b>e) Relevant plans</b>			
<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			
<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 checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Mechanical workshop	Home-based business		

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

### Division 2 – Reconfiguring a lot

**Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

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

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

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

10.2) Will the subdivision be staged?

Yes – provide additional details below

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> )

12.2) What is the reason for the boundary realignment?

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

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

### Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

- Yes – specify number of new lots: \_\_\_\_\_
- No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$ \_\_\_\_\_

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

North Burnett Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

<input type="checkbox"/> Heritage places – Local heritage places
<b>Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:</b>
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
<b>Matters requiring referral to:</b>
<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
<b>Matters requiring referral to the Brisbane City Council:</b>
<input type="checkbox"/> Ports – Brisbane core port land
<b>Matters requiring referral to the 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
<b>Matters requiring referral to the relevant port operator, if applicant is not port operator:</b>
<input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits ( <i>below high-water mark</i> )
<b>Matters requiring referral to the Chief Executive of the relevant port authority:</b>
<input type="checkbox"/> Ports – Land within limits of another port ( <i>below high-water mark</i> )
<b>Matters requiring referral to the Gold Coast Waterways Authority:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district ( <i>in Gold Coast waters</i> )
<b>Matters requiring referral to the 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		
<b>Referral requirement</b>	<b>Referral agency</b>	<b>Date of referral response</b>
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> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> <li>• <i>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</i></li> <li>• <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i></li> </ul>
<i>Further advice about information requests is contained in the <a href="#">DA Forms Guide</a>.</i>

## 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***

I, FIONA ROBIN ELLIS, of LESLIE HAROLD ELLIS


as owner of the premises identified as follows:

10 BARROW ST  
GAYNDAN Q 4625

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

LESLIE HAROLD ELLIS.

on the premises described above for:

 17-8-2023. Leslie Harold Ellis 17/8/23

## 9.3.5 Home Based Business Code for 10 Barrow St Gayndah

### 9.3.5.2 Purpose and Overall outcomes

(1) The reason for the 'Material change of use' application is so that mechanical servicing and inspection of a car may occur at the above address. There is no observable difference in the streetscape from other houses in the street. A caravan park across the road and adjacent has significantly more traffic and noise throughout the day and night. The property behind also operates a business.

(2) The site is primarily a domestic residence in appearance and operation with the occupier being the only person working on site. Noise and traffic from this operation as stated above is significantly less than its neighbours. Because of the minimal traffic (less than 10 vehicles per week) and minimal noise generated being less than its surrounds *the amenity or function of the surrounding area will be unaffected.*

The operation of this home business has minimal impact and provides a *valuable, much needed service for this rural community.*

### **Performance Outcome:**

#### Scale and Nature:

PO1

AO1.1: The person conducting the business uses the dwelling as the principle place of residence.

AO1.2: The resident is the only person who works on site

AO1.3: No non-resident employees work at the site.

AO1.4: The total gross floor area is less than 50 sq m.

AO1.5: No goods are sold or items hired from the premises.

No goods are displayed outside the premises or the building.

No vehicles are fuelled or chemicals, gases, hazardous materials are stored on site.

*The reason for the 'Material change of use' application is so that mechanical servicing and inspection of a vehicle may occur. There will only be one vehicle on site at any time.*

*Approximately 6 vehicles will receive maintenance or inspection each week. Such activity should not impede/diminish the neighbourhood amenity.*

AO1.6: N/A

AO1.7: No signs are displayed on the premises.

#### Amenity:

AO2.1: No extra utilities are utilised on site other than normal household use.

AO2.2: There will be no emissions of ash, dust grit, smell, smoke, soot steam, vapour, vibration and waste water. Waste engine oil is removed by Cleanaway company. Replacement parts are disposed of by Richards Co.

AO2.3: There is no radio or electrical interference caused by operation of the business.



AO2.4: There are no external lights, with only two fluorescent lights operated with the double garage being less than the maximum eight lux emission.

Traffic and Parking:

AO3.1: Customer cars will be parked on the premises and not on the street. No more than two cars will be on site at any one time.

AO3.2: N/A

AO3.3: A maximum of one delivery vehicle will occur each day.

Hours of Operation:

AO4.1 Hours of Operation are 8am to 5pm from Monday to Friday, excluding public holidays.

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

### 9.3.5 Home-based business code

#### 9.3.5.1 Application

(1) This code applies to development that is accepted subject to requirements or assessable, involving a material change of use for a home-based business to the extent identified in Part 5 Tables of assessment.

(2) When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5 Tables of assessment.

#### 9.3.5.2 Purpose and overall outcomes

	Response	Comments about compliance
(1) The purpose of the home-based business code is to enable home-based businesses to operate from a dwelling in a manner consistent with the character and amenity of the locality.	<input type="checkbox"/> complies <input type="checkbox"/> conflicts	
(2) The purpose of the code will be achieved through the following overall outcomes— (a) Home-based businesses— <ul style="list-style-type: none"> <li>i. are of a domestic scale and secondary to the primary residential use of the site; and</li> <li>ii. are not distinguishable from other dwellings in terms of visual appearance, noise emissions and traffic generation; and</li> <li>iii. do not adversely affect the character, amenity or function of the surrounding area.</li> </ul>	<input type="checkbox"/> complies <input type="checkbox"/> conflicts	

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

## 9.3.5.3 Performance and acceptable outcomes

Table 9.3.7—Home-based business code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about response
<p><b>Scale and nature</b></p> <p><b>PO1</b> The use has a scale and nature that is consistent with that of a single dwelling and maintains the safety and security of the locality.</p>	<p><b>AO1.1</b> The person conducting the business uses the dwelling as the principal place of residence. ✓</p> <p><b>AO1.2</b> No more than one permanent resident of the dwelling works within the business. ✓</p> <p><b>AO1.3</b> Only one non-resident employee is on the premises at any one time. ✓</p> <p><b>AO1.4</b> Except for bed and breakfast, farm stay or home based childcare the total gross floor area used exclusively for the home business activity, including storage is a maximum of 50m<sup>2</sup>. ✓</p> <p><b>AO1.5</b> There is no—                      (a) sale of any goods from the premises other than those manufactured or serviced in the home based business;                      (b) hiring out of materials, goods, appliances or vehicles; ✓                      (c) display of goods visible from outside the premises;                      (d) storage of goods external to a</p>	<p><input type="checkbox"/> n.a.  <input type="checkbox"/> complies  <input type="checkbox"/> PO complies  <input type="checkbox"/> conflicts</p>	<p>20L hydraulic                      60L engine oil.                      coolant.                      waste oils                      1000L 12-Bynth's                      pad.                      storage capacity</p> <p>stored not in shed</p>

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	<p>building;                  (e) fuelling of vehicles;                  (f) servicing or repairing vehicles for gain or reward; or                  (g) storage of chemicals, gases or other hazardous materials.</p> <p><b>A01.6</b> Premises used for a bed and breakfast or farm stay —                  (a) accommodate no more than six paying guests at any one time; and                  (b) have no more than two accommodation units for accommodating guests.</p> <p><b>A01.7</b> There is only one sign not exceeding 0.3m<sup>2</sup> in area displayed on the premises.</p>		
<p><b>Amenity</b>  <b>PO2</b> There are no significant impacts on the amenity of the surrounding area from the operation of the business and no interference with the provision of utility services to premises in the vicinity.</p>	<p><b>A02.1</b> The use imposes no greater requirements on any public utility than would be reasonably expected from the residential use of the same premises.</p> <p><b>A02.2</b> There is no emission of ash, dust, fumes, grit, noise, smell, oil, smoke, soot, steam, vapour, vibration, wastewater, or waste products.</p> <p><b>A02.3</b> There is no radio or electrical</p>	<p><input type="checkbox"/> n.a.  <input type="checkbox"/> complies  <input type="checkbox"/> PO complies  <input type="checkbox"/> conflicts</p>	

**Extract from the North Burnnett Regional Council Planning Scheme v1.4**

	<p>interference caused by business operations. ✓</p> <p><b>AO2.4</b> The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site. ✓</p>		
<p><b>Traffic and parking</b></p> <p><b>PO3</b> Extra traffic generation is minimal and causes no disruption or inconvenience to traffic movement within the locality.</p>	<p><b>AO3.1</b> A maximum of two customer or client vehicles park on the premises or in the street at any one time. ✓</p> <p><b>AO3.2</b> Commercial vehicles, associated with the operation of the business, parking on the premises or in the street do not exceed two tonnes capacity. ✓</p> <p><b>AO3.3</b> The maximum number of delivery vehicle visits is one per day. ✓</p>	<p><input type="checkbox"/> n.a.</p> <p><input type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>28/September 2023</p>
<p><b>Hours of operation</b></p> <p><b>PO4</b> Hours of operation do not adversely affect the amenity and operation of surrounding uses.</p>	<p><b>AO4.1</b> Except for bed and breakfast, farm stay or home based childcare, the home-based business operates between the hours of 8.00 am and 7.00 pm daily Monday to Saturday, excluding public holidays. ✓</p>	<p><input type="checkbox"/> n.a.</p> <p><input type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	





8/17/2023

1:600

10 BARROW STREET,  
GAYNDAH  
1RP117146

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