



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

4 April 2024

Our reference: 1216963
Application no. DA240013

Ellendee Park and Accommodation
122 Shepherds Road
GAYNDAH QLD 4625
via Email—lisa-jensen@bigpond.com

Dear Applicant

ACTION NOTICE—NOT PROPERLY MADE APPLICATION
(Given under section 3.1 of the Development Assessment Rules)

The North Burnett Regional Council received your development application for the following premises on 20 March 2024.

Location details

Street address:	16191 BURNETT HIGHWAY, GAYNDAH
Real property description:	Lot 3 RP32461 Lot 3 RP32462
Local government area:	North Burnett Regional Council

Application details

Application number:	DA240013
Approval sought:	Development Permit
Nature of development proposed:	Material change of use
Description of development proposed:	Rooming accommodation and short-term accommodation

This development application is not a properly made application under section 51(5) of the *Planning Act 2016*.

The reasons why North Burnett Regional Council is not satisfied that the application is properly made are:

- invoice 27590 (copy attached) for Council's application lodgement fee of \$7445.00 remains outstanding;
- the Real Property Description is incomplete;
- the consents of all landowners have not been provided.

Address all correspondence to the Chief Executive Officer

The following actions must be taken to make the development application comply with section 51(5) of the *Planning Act 2016*:

- pay invoice 27590 (copy attached) for Council's lodgement fee;
- amend the application form to include all four lots involved in the proposed development, including the former rail corridor land—Lot 1 RP32461, Lot 3 32461, Lot 3 RP32462 and Lot 26 SP102268;
- obtain the owner's consent from the State in respect of the former rail corridor (information on owner's consent on State land is available at <https://www.qld.gov.au/environment/land/state/application/forms/services/owners-consent-for-a-development-application>)
- the application form states that the applicant is 'Ellendee Park and Accommodation', whereas the registered owner is 'David James Madden and Lisa Renee Madden'—while related entities, David James Madden and Lisa Renee Madden need to authorise Ellendee Park and Accommodation to make the development application.

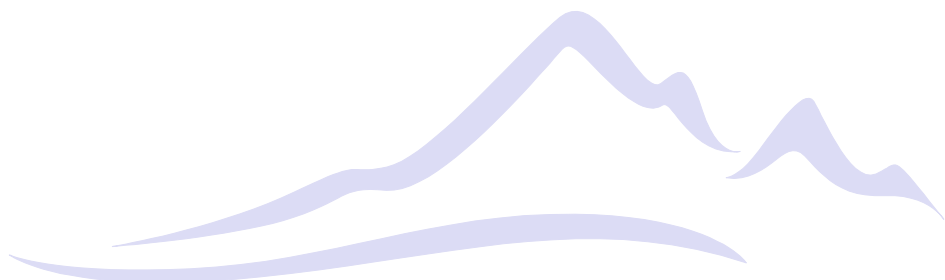
The above actions must be completed and a notice given to North Burnett Regional Council advising that the action notice has been complied with, within 20 business days starting the day after receiving this notice, or a further period agreed with North Burnett Regional Council; otherwise the application will be taken to have not been made in accordance with section 3.7 of the Development Assessment Rules.

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

Yours faithfully



Michael Lisle
Planning and Environment Manager





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Tax Invoice:	27590
Customer No:	10804
Date:	27/03/24
Bill Code:	909838
BPay Reference:	37055290

Order No: DA240013

DA240013 - MCU for Rooming & Short-term accommodation
Site: 16191 Burnett Highway Gayndah
RPD: lot 3RP32461 & 3RP32462

Qty	Description	Rate	Amount	
1	MCU - Short-term and Rooming Accommodation (base fee)	3,725.00	3,725.00	OG
1	MCU - Short-term accommodation (unit fee \$155 each)	3,720.00	3,720.00	OG
Sub Total			7,445.00	
GST			0.00	

\$7,445.00 total



NORTH BURNETT REGIONAL COUNCIL - REMITTANCE ADVICE SLIP
Please return this slip with payment to PO Box 390, Gayndah Qld 4625

Ellendee Park and Accommodation
122 Shepherds Road
GAYNDAH QLD 4625

DUE DATE:	27/03/24	AMOUNT DUE:	\$7,445.00
ACCOUNT No.:	10804	INVOICE No.:	27590

Remit To - North Burnett Regional Council