

0.0 APPLICATION FOR RECONFIGURING A LOT (BOUNDARY REALIGNMENT - 4 LOTS INTO 3 LOTS) AT BARRON PARK DRIVE, KINGAROY (AND DESCRIBED AS LOTS 70, 71, 72, 73 ON SP341242) APPLICANT: G BARRON C/- ONF SURVEYORS

File Number: RAL23/0016
Author: Planning Officer
Authoriser: Coordinator Development Services

coordinator development services MANAGER		SIGNATURE	DATE
GM		[Redacted Signature]	12/09/23
CEO			12-09-2023

PRÉCIS

Development Application for Reconfiguring of a Lot – Boundary Realignment (4 Lots into 3 Lots) over land described as Lots 70, 71, 72, 73 on SP341242 and Situated at Barron Park Drive, Kingaroy. The applicant is G Barron C/- ONF Surveyors and the application referenced is RAL23/0016.

SUMMARY

- Application for Reconfigure a Lot – development permit (South Burnett Regional Council Planning Scheme 2017);
- Boundary Realignment - 4 Lots into 3 Lots within the Specialised Centre Zone;
- Proposal triggered code assessment as the proposal is a boundary realignment.
- The subject site is 11,417m² in area;
- The development application is assessed against the relevant codes of the South Burnett Regional Council Planning Scheme including:
 - Specialised Centre Zone Code
 - Reconfiguring a Lot Code
 - Services & Works Code
- Council did not issue an information request.
- Application did not trigger referral to SARA for state-controlled road matters as the total number of lots are not being increased and no new or change access are proposed (*Planning Regulations 2017 Schedule 10 Part 9 Division 4 Subdivision 2*)
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant codes or has been conditioned to comply (refer Attachment A – Statement of Reasons:
- Refer Attachment B – Infrastructure Charges Notice;
- Application recommended for approval subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION'

That Council approve the Development Application for a Reconfigure a Lot (Boundary Realignment (4 Lots into 3 Lots)) located at Barron Park Drive, KINGAROY (formally described as Lots 70, 71, 72, 73 on SP341242), subject to the following conditions. Applicant: G Barron C/- ONF Surveyors

General:

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Ref no.	Rev	Date
Boundary Realignment	ONF Surveyors	11316P/1	A	30/06/2023

GEN2. All works, including the repair or relation of services (Telstra & Lighting) is to be completed at no cost to Council.

Compliance Assessment:

GEN3. All conditions of this approval are to be satisfied prior to Council issuing a compliance certificate for the sealing of the survey plan, and it is the applicant's responsibility to notify council to inspect compliance with conditions.

A compliance certificate fee will be charged, with payment required prior to council approval of the associated documentation requiring compliance assessment

Survey Marks:

RAL1. Prior to the submission of the Survey Plan to Council, the applicant is to reinstate survey marks and install new survey marks in their correct position in accordance with the Survey Plan, and the work is to be certified in writing by a licensed surveyor.

Natural Resources Valuation Fees:

RAL2. Payment of Department of Natural Resources, Mines and Energy valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$156.00 (3 x \$52.00); however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

Advice:

ADV1. Section 85 (1)(c) of the *Planning Act 2016* provides that, if this approval is not acted upon within the period of two (2) years the approval will lapse.

ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searched, consultation, or a Cultural heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

Infrastructure Charges

ADV4. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*

Development Incentive Scheme

ADV5. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2023. Eligible development under this scheme is required to be completed by 31 December 2023.

For further information or application form please refer to the rules and procedures available on Council's website.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

No CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

REPORT

1. APPLICATION DETAILS			
Site address	Barron Park Drive		
Real property description	Lots 70, 71, 72 & 73 on SP341242		
Easements or encumbrances on title	Nil		
Area of Site	11,417m ²		
Current Use	Vacant Land		
Environmental Management Register or Contaminated Land Register	Nil		
Applicant's name	G Barron C/- ONF Surveyors		
Zone	Specialised Centre Zone		
Applicable Overlays	OM1 – Airport Environment Overlay OM8 – Agricultural Land Classification		
Proposed use as defined	Boundary Alignment from 4 Lots to 3 Lots		
	Reconfiguring a Lot (RALs)		
	• Number of existing lots	4 Lots	
	• Easements or leases proposed	N/A	
	• Number of proposed lots	3 Lots	
	• Lot areas	Lot 6: 4125m ² Lot 7: 3646m ² Lot 8: 3646m ²	
	• Access	Barron Park Drive via Bunya Highway	
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		
	Reconfiguration of a Lot (RAL)		X
	Building Work (BW)		
	Operational Work (OPW)		
Level of Assessment	Code Assessment		
Pre-lodgement / Consultation history	Nil		
Key planning issues e.g. vegetation, waterway corridors, overland flow	Nil		
Referral agencies	Agency	Concurrence/ Advice	
	N/A	Application did not trigger referral to SARA for state-controlled road matters as the total number of lots are not being increased and no new or change access are proposed (<i>Planning Regulations</i>)	

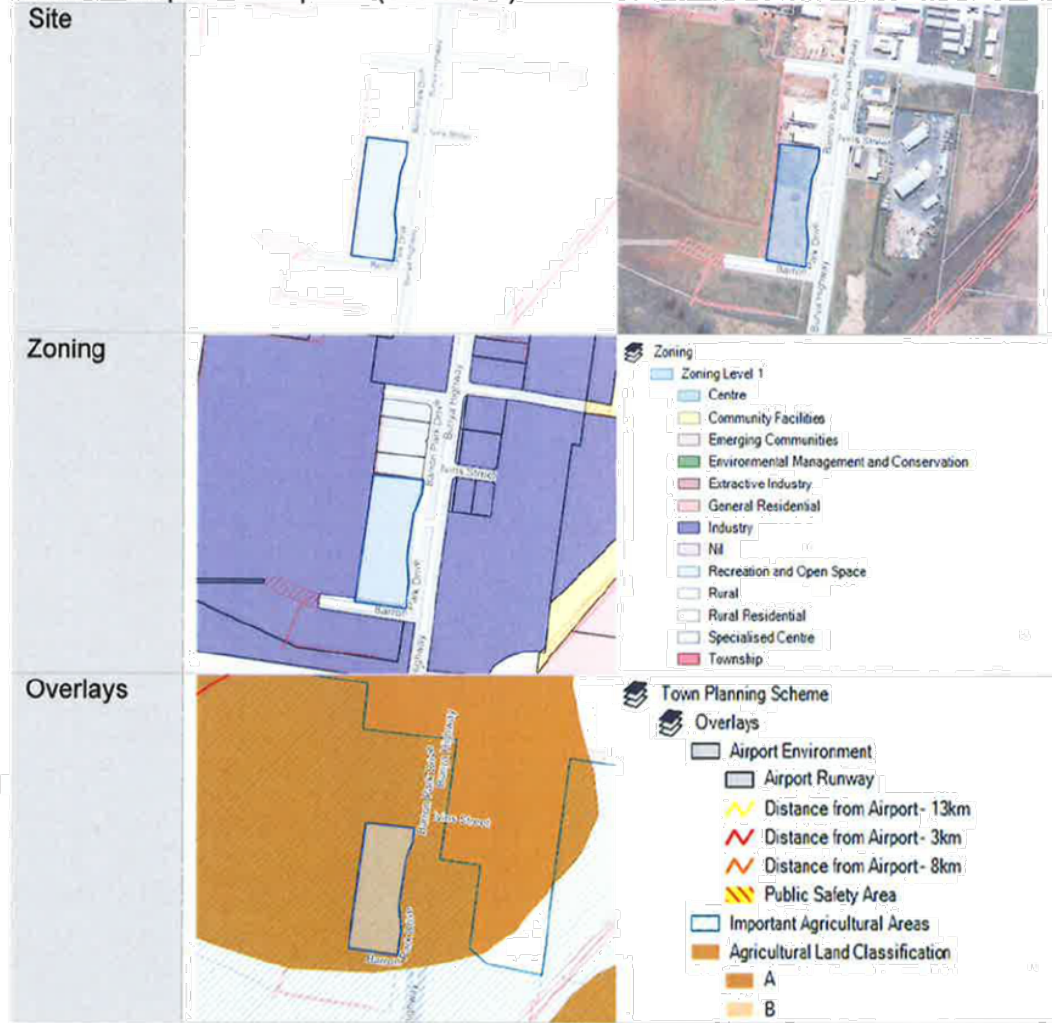
		2017 Schedule 10 Part 9 Division 4 Subdivision 2)
Public notification	N/A	
Planning Regulation 2017	N/A	

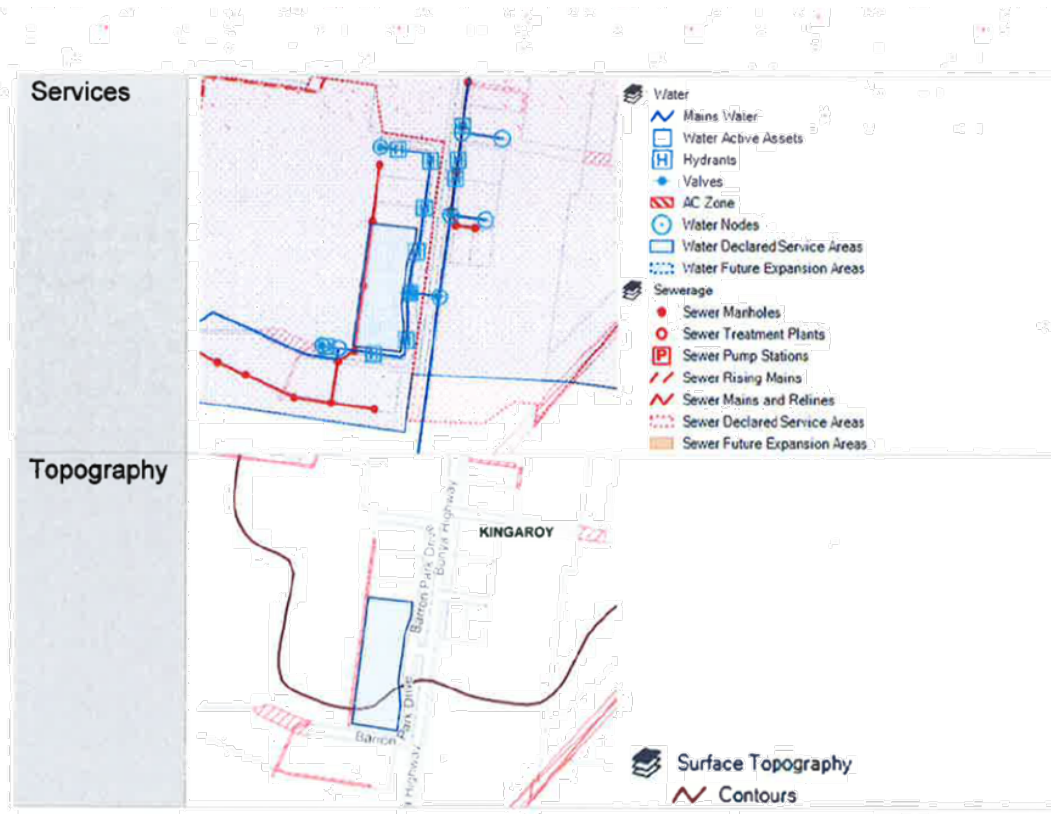
2. THE SITE

This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

2.1. SITE DESCRIPTION & EXISTING USE

Table 1 – Maps & Descriptions (Source: Int)





2.2. DEVELOPMENT HISTORY OF THE SITE

Development Application	Proposed changes
CAP2016/0014 30 January 2017	Reconfiguration of a Lot from 1 Lot into 14 Lots (Lots 3 – 6, Lots 70 – 79 & Balance Lot 189 on Bunya Highway Kingaroy on Lot 8 on SP249675
POS23/0008 29 May 2023	Lots 70 – 75 and Lot 89 boundary survey plan was registered under SP341242

3. PROPOSAL DETAILS

The Applicant seeks a Development Permit for a Boundary Realignment (4 Lots into 3 Lots). The proposal to realign the boundaries seeking to create slightly larger lots to cater for potential future commercial/industrial uses. The proposed lot reconfiguration will result in lots 1500m² larger than prescribed in adjoining Medium impact industry zone as per previous approvals with access to Barron Park Drive.

4. ASSESSMENT OF ASSESSMENT BENCHMARKS

Framework for Assessment
 Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

CODE ASSESSMENT

Planning Act 2016, Section 26 – Assessment Benchmarks generally

- (1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

- (2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—
- (a) the assessment benchmarks stated in—
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (iii) a temporary State planning policy applying to the premises;
 - (b) if the local government is an infrastructure provider—the local government’s LGIP.
- (3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

4.1. PLANNING REGULATION 2017

The Planning Regulation 2017 forms the mechanism by which the provisions of the Act are administered. In particular the Regulation has the ability to regulate and prohibit development and determines the assessment manager and the matters that trigger State interests.

PLANNING REGULATION 2017 DETAILS	
WBB Regional Plan Designation:	<p>Wide Bay Burnett Regional Plan 2011 – Urban Footprint</p> <p>The Urban Footprint identifies land that can meet the region’s projected urban development needs to at least 2031.</p> <p>The regional plan provides for business and industry growth by:</p> <ul style="list-style-type: none"> • Setting the preconditions required to enable growth opportunities for existing and future business and industry. • Strengthening economic activity around centres and facilities • Encouraging diversification within existing business and industries and promoting new business and industry to build on regional and subregional competitive advantages. • Facilitating innovation and the development of technology and skills • Identifying and securing sufficient land, marine areas, and infrastructure to facilitate economic growth. <p>The Wide Bay Burnett Regional Plan 2011, currently being reviewed, identifies the township of Kingaroy as one of the key inland towns for the Wide Bay Burnett region, and together with Bundaberg, Gympie, Hervey Bay and Maryborough, is intended to provide a range of higher order services and functions for the urban communities and to support the region’s rural activities. More particularly, the Regional Plan identifies Kingaroy as a Major Regional Activity Centre within the South Burnett Regional Council area.</p>
Adopted Economic Support Instrument:	<p>under section 68E of the Planning Regulation 2017 that on 24 February 2021, South Burnett Regional Council adopted an economic support instrument. The instrument is in effect until 31st December 2023</p> <p>Economic support provisions</p> <p>4.1. The instrument applies the following provisions in accordance with section 68D(1) of the <i>Planning Regulation 2017</i>:</p> <ul style="list-style-type: none"> 4.1.1 Part 8B, Division 3 – Development that requires code assessment; 4.1.2 Schedule 6, Part 2, Section 7A – Particular material change of use involving an existing building, and 4.1.3 Schedule 6, Part 2, Section 7B – Material change of use for home-based business in particular zones. <p>The adopted instrument does not change the categories of development and assessment for this development</p>

4.2. REFERRAL AGENCIES

To determine whether the development application requires referral to the State Assessment and Referral Agency (SARA) or 'another entity', an assessment of the proposal against Schedule 10 of the Regulation has been undertaken.

The application does not require referral to any referral agencies prescribed under Schedule 10, as demonstrated in [Table 3](#).

Note: Grey shading indicates no provisions.

Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
1	Airport Land	N/A		N/A	N/A	N/A
2	Brothels	N/A	N/A	N/A		N/A
3	Clearing Native Vegetation	N/A	N/A	N/A	N/A	N/A
4	Contaminated Land	N/A		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: <ul style="list-style-type: none"> • Aquaculture • Declared Fish Habitat • Marine Plants • Waterway Barrier works 	N/A N/A N/A N/A		N/A	N/A	N/A
7	Hazardous Chemical Facilities	N/A		N/A	N/A	N/A
8	Heritage Place: <ul style="list-style-type: none"> • Local Heritage Place • Queensland Heritage Place 	N/A		N/A	N/A	N/A
9	Infrastructure Related: <ul style="list-style-type: none"> • Designated Premises • Electricity • Oil and Gas • State Transport Corridors and Future State Transport Corridors • State-controlled transport tunnels and future state-controlled transport tunnels 	N/A N/A N/A N/A N/A			N/A	N/A
10	Koala Habitat in SEQ region	N/A	N/A			N/A
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A			

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
12	Operational Work for Reconfiguring a Lot	N/A		N/A		
12A	Walkable Neighbourhoods – particular reconfiguring a lot	N/A		N/A		N/A
13	Ports: <ul style="list-style-type: none"> • Brisbane Core Port Land • Within the port limits of the Port of Brisbane • Within the limits of another port • Strategic Port Land 	N/A N/A N/A N/A		N/A	N/A	N/A
14	Reconfiguring a Lot under the Land Title Act	N/A		N/A	N/A	N/A
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: <ul style="list-style-type: none"> • Community Activity • Indoor Recreation • Residential Development • Urban Activity 	N/A	N/A	N/A	N/A	N/A
16A	Southport Spit	N/A	N/A			
17	Tidal Works or Work in a Coastal Management District	N/A		N/A	N/A	N/A
18	Urban Design	N/A			N/A	N/A
19	Water Related Development: <ul style="list-style-type: none"> • Taking or interfering with water • Removing quarry material • Referral dams • Levees 	N/A N/A N/A N/A		N/A	N/A	N/A
20	Wetland Protection Area	N/A	N/A	N/A	N/A	N/A
21	Wind Farms	N/A		N/A		N/A

Based on the findings in [Table 3](#) it has been concluded that the application does not require referral to a Referral Agency in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 of the *Planning Regulation 2017*.

4.3. STATE PLANNING POLICY

The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 (PR 2017) states the assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme.

In accordance with section (8)(4)(a) of the Act, the State Planning Policy applies to the extent of any inconsistency with the Planning Scheme.

State Planning Policy Part E	
Liveable communities and housing	No applicable assessment benchmarks.
Economic growth <ul style="list-style-type: none"> • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism. 	The site is within an important agriculture area and contains Class A Agricultural land. With the location of the site under the Specialised Centre Zone the use of the land will be for industries as per CAP2016/0014 for Barron Park Drive.
Planning for the environment and heritage. <ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality 	No applicable assessment benchmarks
Safety and resilience to hazards. <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	No applicable assessment benchmarks
Infrastructure <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	All appropriate industrial services, infrastructure and connections can be made and are conditioned as part of the approval.

4.4. DEVELOPMENT CODE ASSESSMENTS

Pursuant to under Section 5.6, Table 5.6.1 – Level of Assessment in the Specialised Centre Zone for Reconfiguring a Lot is subject to Code Assessment. The relevant assessment benchmarks are:

- Specialised Centre Zone Code
- Reconfiguring a Lot Code
- Services & Works Code

Specialised Centre Zone Code

Table 6.2.15—Accepted development subject to requirements and assessable development.

Performance Outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
General		
PO1 The scale, bulk and design of buildings provides a safe and welcoming built environment that reflects a commercial environment despite the industrial scaled and proportioned buildings.	AO1.1 Buildings are a maximum of 10m high. and AO1.2 Buildings are set back at least 6m from the street alignment. and	Not Applicable The proposed lots are vacant and have no new proposed uses. This boundary realignment will facilitate future development that align with the Acceptable Outcomes of PO1 .

	<p>AO1.3 Architectural features are used to make building entrances clearly distinguishable from the street.</p> <p>and</p> <p>AO1.4 At least 50% of parking sits behind the front building line.</p> <p>and</p> <p>AO1.5 The façade incorporates substantial articulation or fenestration.</p> <p>and</p> <p>AO1.6 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into buildings.</p>	
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<p>PO2 Development provides a safe and secure environment.</p>	<p>AO2.1 Development provides:</p> <ul style="list-style-type: none"> a) opportunities for casual surveillance and sightlines to and from open spaces, streets and adjacent development. b) activity areas adjacent to pedestrian pathways; c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners; d) lighting of external areas; e) increased visibility of high risk areas such as car parks, stairwells and the like; f) entrances to buildings that are oriented to face open or 'active' spaces; and g) clear sight lines from within the building at the entry point. <p>and</p> <p>AO2.2 Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises.</p> <p>and</p> <p>AO2.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p> <p>and</p> <p>AO2.4 The ground level of buildings facing the primary frontage comprises at least 50% glass.</p>	<p>Not Applicable The proposed lots are vacant and have no new proposed uses. This boundary realignment will facilitate future development that align with the Acceptable Outcomes of PO2.</p>
<p>PO3 Development is adequately serviced.</p>	<p>AO3.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO3.2 Stormwater is discharged to a lawful point of discharge.</p>	<p>Complies The existing lots are connected to services as part of the original 14 lot layout subdivision in Cap2016/0014</p> <p>Complies An existing easement is located at the rear of the subject lots for both stormwater and sewer mains.</p>

<p>PO4 Refuse storage areas are located for convenient collection, screened from public view, and provided with facilities for self-contained cleaning.</p>	<p>AO4.1 Refuse storage areas allow the appropriately sized collection vehicle to enter and exit in a forward gear. The use of staff car parking areas to accommodate internal manoeuvring is permissible.</p> <p>and</p> <p>AO4.2 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles.</p> <p>and</p> <p>AO4.3 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p>	<p>Not Applicable The proposal is for a boundary realignment and have no new proposed uses.</p>
<p>PO5 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> a) Areas that pose a health risk from previous activities; and b) Unacceptable levels of contaminants 	<p>AO5.1 Development does not occur:</p> <ul style="list-style-type: none"> a) In areas that pose a health risk from previous activities; and b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO5.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>Complies The proposed lots are vacant with no known contaminates located on site (<i>The Environmental Management Register & Contaminated Land Register 2015</i>).</p> <p>Complies The proposed lots are vacant with no known contaminates located on site.</p>
<p>Section 2 – For development affected by one or more overlays</p>		
<p>Airport Environs Overlay</p>		
<p>Wildlife Hazards sub-area</p>		
<p>PO6 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace</p>	<p>No outcome specified.</p>	<p>Not Applicable No new uses proposed that would affect Airport Environs Overlay</p>

Summary of Compliance with Specialised Centre Zone Code

The Proposed development complies with the acceptable outcomes of the Specialised Centre Zone Code

Reconfiguring a Lot Code

Table 8.4.1—Accepted development.

Performance Outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
General		
<p>PO1 The boundary realignment:</p> <ul style="list-style-type: none"> a) results in lots that are consistent with the established subdivision pattern of the local area; b) maintains or improves the utility of the lots; c) does not create a situation where the use or buildings on the resulting lots become unlawful. 	<p>AO1.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2, except where the reconfiguration is boundary realignment, and the outcome is preferable to the current allotment configuration.</p> <p>and</p> <p>AO1.2 The utility of the lots is maintained or improved where:</p> <ul style="list-style-type: none"> a. a frontage to depth ratio exceeds that of the existing allotments; b. access is provided to an allotment that previously had no access or an unsuitable access; c. an existing boundary encroachment by a building or areas is corrected; <p>and</p> <p>AO1.3 The realignment does not result in a building contravening the setback, standards required by this Planning Scheme or relevant building regulations.</p> <p>and</p> <p>AO1.4 The realignment results in a larger lot that is a more viable farming unit.</p>	<p>Complies No minimum lot size are prescribed for lots in the Specialised Centre Zone in Table 8.4.2. The applicant proposed to utilise the minimal lot prescribed to the existing neighbouring industrial development (Medium Impact Industry Code).</p> <p>Not Applicable The proposal is for a boundary realignment without any current development; therefore, no setbacks have been changed.</p> <p>Not Applicable The proposal is for a boundary realignment without any current development; therefore, no setbacks have been changed.</p> <p>Not Applicable The proposed development is located in Specialised Centre Zone and will not be used for farming.</p>

<p>PO2 The boundary realignment facilitates the creation or consolidation of a viable farming unit.</p>	<p>AO2.1 Where covered by the Overlay Map 08:</p> <ul style="list-style-type: none"> a. new lot boundaries enhance viable farming units; and b. the boundaries ensure that a new dwelling is not on agricultural land. and c. the reconfiguration satisfies the acceptable outcomes in section 6 of the Rural Zone code. 	<p>Not Applicable The proposed development is in Specialised Centre Zone and will not be used for farming.</p>
<p>PO3 to PO15</p>	<p>Not Applicable</p>	
<p>Section 4 – All reconfiguring subject to an overlay</p>		
<p>Agricultural Land Overlay</p>		
<p>PO16 The productive capacity and utility of agricultural land for rural activities is maintained.</p>	<p>AO16.1 In the Rural zone only, no additional allotments are created in the area identified as agricultural land on SPP Interactive Mapping (Plan Making);</p> <p>or</p> <p>AO16.2 In the Rural zone only, a Farm management plan prepared by a suitably qualified agronomist demonstrates that the existing productivity of the land area is not reduced.</p>	<p>Not Applicable The proposed development is not located within the Rural Zone.</p>
<p>Airport Environs Overlay</p>		
<p>Public Safety sub-area</p>		
<p>PO17 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO17.1 Development does not include a significant increase in the number of people living, working or congregating in an airport's public safety area as depicted on Overlay Map 01</p>	<p>Not Applicable The proposed development is for a boundary realignment outside of the public safety areas of the airport</p>

Summary of Compliance with Reconfiguring a Lot Code

The proposed development seeks for a Boundary Realignment (4 Lots into 3 Lots). The proposed lots are considered to be of an appropriate size and will be beneficial for specialised land uses. The development will not have any adverse impacts on the surrounding Specialised Centre Zone allotments. The Proposed development complies with the acceptable outcomes of the Reconfiguring a Lot Code.

Services and Works Code

Table 8.4.3 – Assessable Development

Performance Outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
General		
<p>PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.</p>	<p>AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.</p>	<p>Complies In the general conditions of Stage 1 of the Subdivision, a Stormwater quality and management plans was completed, and without new proposed uses, is still relevant within this plan.</p>
<p>PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.</p>	<p>AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> a. wastewater type; b. climatic conditions; c. water quality objectives; d. best-practice environmental management; <p>and</p> <p>AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: avoids wastewater discharge to waterways; or minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p>	<p>Not Applicable A Wastewater Management Plan is not required as the lot is vacant with no new proposed uses. Note: Sewer infrastructure exists at the rear of the subject lots.</p>
<p>PO3 Construction activities avoid or minimise adverse impacts on stormwater quality</p>	<p>AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.</p>	<p>Not Applicable No construction activities are proposed as part of this boundary realignment</p>
<p>PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow</p>	<p>AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the postconstruction phase in Table 9.4.4.</p>	<p>Not Applicable No construction activities are proposed as part of this boundary realignment</p>
Section 2 Infrastructure		

<p>PO5 Development is provided with infrastructure which:</p> <ul style="list-style-type: none"> a) conforms with industry standards for quality; b) is reliable and service failures are minimised; and c) is functional and readily augmented. 	<p>AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road.</p> <p>and</p> <p>AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>Complies The proposed lots have access to Barron Park Drive, which is a sealed road as part of the original 14 lot subdivision proposed in CAP2016/0014</p>
<p>Section 3 – Vehicle Parking</p>		
<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>and</p> <p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>and</p> <p>AO6.4 Vehicle parking and maneuvering areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>Complies The proposal is for reconfiguring a lot only so no formal parking is warranted. Future land uses will be subject to the parking provisions in accordance with the Planning Scheme</p> <p>Complies As Above</p> <p>Complies The site currently has layback kerbs. Future land uses will be subject to Driveways that comply with the standard.</p> <p>Not Applicable The proposed development is for a boundary realignment. Future land uses will be subject to the parking provisions in accordance with the Planning Scheme</p>
<p>Section 4 – Landscaping</p>		
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs</p>	<p>Not Applicable The proposed lots are vacant and have no new proposed uses</p>

	(understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.	
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO8.2 Species selection avoids non-invasive plants.</p> <p>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>	Not Applicable The proposed lots are vacant and have no new proposed uses
Section 5 Filling and excavation		
PO9 Development results in ground levels that retain: a) access to natural light; b) aesthetic amenity; privacy; and c) safety.	<p>AO9.1 The depth of: a) fill is less than 2m above ground level; or b) excavation is less than 2m below ground level.</p> <p>and</p> <p>AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and</p> <p>AO9.3 Works do not occur on slopes over 15% in grade.</p> <p>and</p> <p>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p>AO9.6 Filling or excavation for the purpose or retention of water: a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.</p>	Not Applicable The proposed lots are vacant and have no new proposed uses

<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>	<p>Not Applicable The proposed lots are vacant and have no new proposed uses</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p>AO11.1 Following filling or excavation:</p> <ul style="list-style-type: none"> a) the premises: <ul style="list-style-type: none"> i. are self-draining; and, ii. has a minimum slope of 0.25%; and, b) surface water flow is: <ul style="list-style-type: none"> i. directed away from neighboring properties; or ii. discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2. 	<p>Not Applicable The proposed lots are vacant and have no new proposed uses</p>

5. CONSULTATION

Referral Agencies

<p>State Assessment and Referral Agency</p>	<p>The boundary realignment did not trigger referral as there were no new accesses or changed accesses proposed.</p>
<p>Other</p>	<p>N/A</p>

Council Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
<p>Development Engineer</p>	<p>Council's Development Engineer provided comments in relation to Infrastructure Charges</p>
<p>Infrastructure Charges Unit</p>	<p>Council adopted the LGIP on 24 June 2019 which commenced on 1 July 2019</p> <p>The types of Development that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> a) Reconfiguring a Lot; b) Making a Material Change of Use; c) Carrying out Building Work. <p>Refer to Attachment B for the Infrastructure Charges Notice.</p>

6. RECOMMENDATION

Grounds to support the development.

- The boundary realignment is appropriate for the site, anticipated by the planning scheme.
- The boundary realignment (4 lots into 3 Lots) will result in lot sizes consistent with the surrounding Specialised Centre Zone.
- The access to each allotment can be managed from Barron Park Drive as originally intended.

On this basis, we recommend Council approve the proposed development, subject to the conditions outlines within this report.

ATTACHMENTS

- 1. Attachment A: Statement of Reasons**
- 2. Attachment B: Infrastructure Charges Notice**
- 3. Attachment C: Proposed Plans**

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

Applicant:	G Barron C/- ONF Surveyors
Application No:	RAL23/0016
Proposal:	Boundary Alignment from 4 Lots to 3 Lots
Street Address:	Barron Park Drive
RP Description:	Lots 70, 71, 72 & 73 on SP341242
Assessment Type:	Code

On 12 September 2023 the above development was recommended for:

Approval

1. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Specialised Centre Zone Code
- Reconfiguring a Lot Code
- Services & Works Code

2. Reasons for the Decision

The reasons for this decision are:

- The boundary realignment is appropriate for the site, anticipated by the planning scheme.
- The boundary realignment (4 lots into 3 Lots) will result in lot sizes consistent with the surrounding Specialised Centre Zone.
- The access to each allotment can be managed from Barron Park Drive as originally intended.

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

Note: Each application submitted to Council is assessed individually on its own merit.

INFRASTRUCTURE CHARGES NOTICE*(Section 119 of the Planning Act 2016)*

APPLICANT:	G Barron ONF Surveyors PO Box 896 KINGAROY QLD 4610	
APPLICATION:	Reconfiguration of a Lot - Boundary Realignment (4 Lots into 3 Lots)	
DATE:	09/08/2023	
FILE REFERENCE:	RAL23/0016	
AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	\$0.00	Total
	\$0.00	Water Supply Network
	\$0.00	Sewerage Network
	\$0.00	Transport Network
	\$0.00	Parks and Land for Community Facilities Network
	\$0.00	Stormwater Network
AUTOMATIC INCREASE OF LEVIED CHARGE:	The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.	
LAND TO WHICH CHARGE APPLIES:	Lots 70, 71, 72 & 73 on SP341242	
SITE ADDRESS:	Barron Park Drive	
PAYABLE TO:	South Burnett Regional Council	
WHEN PAYABLE: <i>(In accordance with the timing stated in Section 122 of the Planning Act 2016)</i>	Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.	
OFFSET OR REFUND:	Not Applicable.	
This charge is made in accordance with South Burnett Regional Council's Charges Resolution (No. 3) 2019		

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant Allotments	3	Allotments	\$0.00	CR Table 2.3	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (4 into 3)	3	Allotments	\$0.00	CR Table 2.3	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant Allotments	3	Allotments	\$0.00	CR Table 2.3	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (4 into 3)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

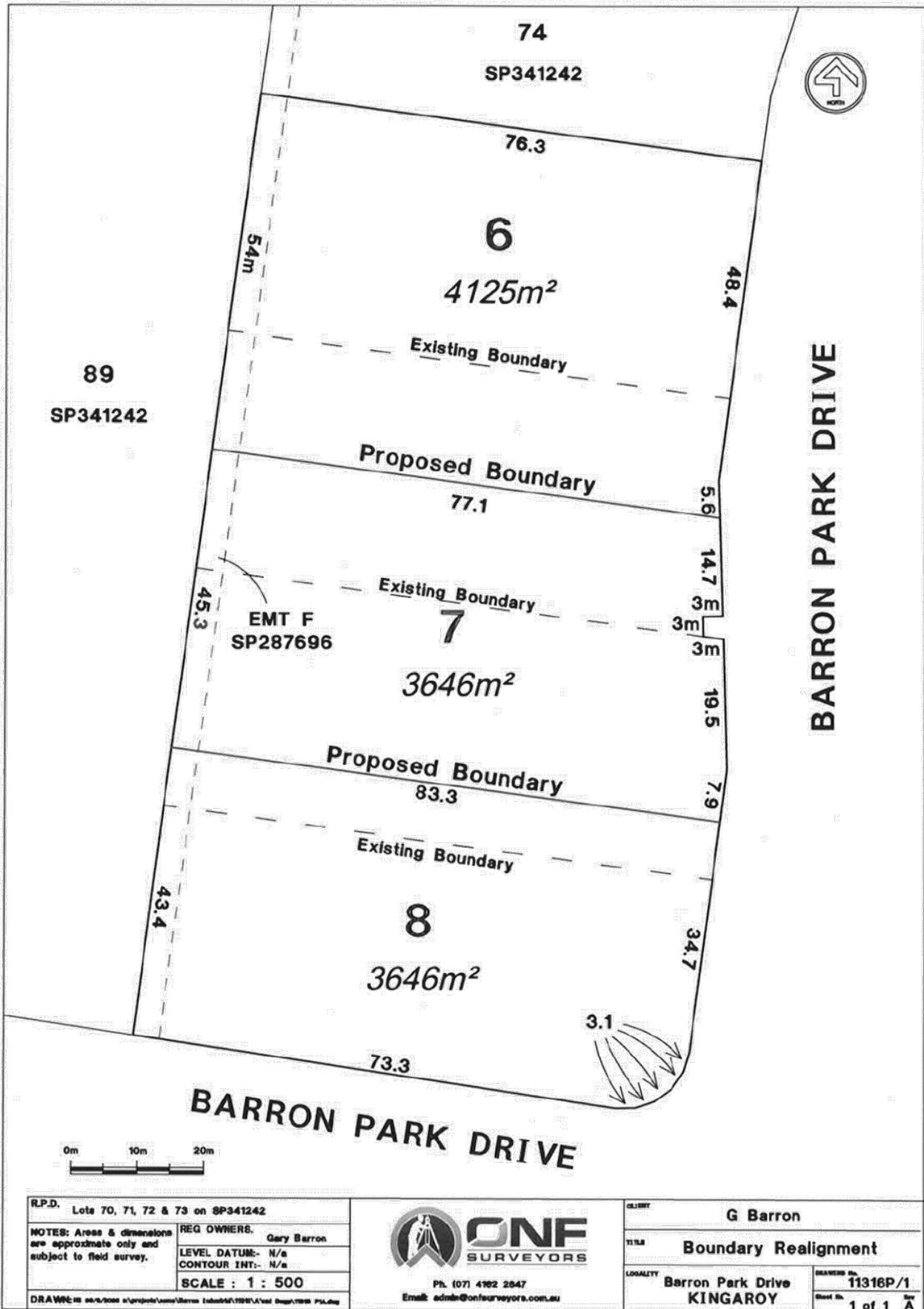
* In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au



Delegated Authority:

Date:

0.0 MINOR CHANGE - AMENDMENT OF SURVEY PLANS AT 2504 NIAGARA ROAD, BOYNSIDE (AND DESCRIBED AS LOT 3 ON BO21 & LOT 81 & 83 & 85 & 86 ON BO192 & LOT 87 & 89 ON BO193 & LOT 88 ON BO427 & LOT 80 ON BO457 & LOT 79 ON BO469 & LOT 90 ON BO470 & LOT 91 ON SP303223) - APPLICANT: AGL ENERGY LIMITED C/- ONF SURVEYORS

File Number: RAL23/0025
Author: Planning Officer
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
Coordinator MANAGER	[Redacted]	10/09/23
GM	[Redacted]	
CEO	[Redacted]	13-09-2023

PRECIS

Change Application (Minor Change) for Reconfiguring a Lot - facilitate excluded Lease A in Lot 87 on BO193 and correct the omitted survey plans (SP322613, 322614, 322615, 322616, 322623 and 325161) for Coopers Gap Windfarm – Applicant: AGL Energy Ltd C/- ONF Surveyors.

SUMMARY

- Applicant submitted a Change Application (Minor) to Reconfigure a Lot.
- Decision Notice was issued on 7 December 2023 for Reconfiguration of a Lot Lease Exceeding 10 years.
- The proposed changes summarised:
 - Inclusion of Lease A in Lot 87 on BO193.
 - Include omitted survey plans (SP322613, SP322614, SP322615, SP322616, SP322623 and SP325161) to the decision notice approved plans.
 - Amended Error within Lease C, Lot 85 (should read Lot 83) on BO192.
- No technical reports have been submitted to support the requested changes.
- Subject site located in the Rural Zone under the South Burnett Regional Council Planning Scheme.
- The approved use was Code Assessable in the Rural Zone. However, the assessment process will be consistent with a Change Application (Minor) under the *Planning Act 2016* (Section 81);
- Request to Change an Existing Approval application was assessed against *Planning Act 2016* Section 81 (Assessing and deciding application for minor changes);
- Include details referencing amended Attachment A – Statement of Reasons, Attachment B - Infrastructure Charges Notice and Attachment C - Approved Plans
- Recommendation that Council approve the requested Change Application (Minor) subject to amending the existing conditions in response to the requested change:
 - Amend Condition GEN1.
 - Amend Condition RAL2.
 - Amend Condition RAL6.

OFFICER’S RECOMMENDATION

That Council *approve* the Request to Change Approval (Reconfiguring a Lot) pursuant to the provisions of Section 81 of the *Planning Act 2016* and subject to the amendments listed below (deleted text in ~~strikethrough~~ and new text in **bold**):

GENERAL

GEN1. The development must be completed and maintained in accordance with the approved plans and documents and conditions to this development approval:

SP322613

Drawing Title	Prepared by	Ref no.	Sheet	Date
Plan of Lease A in Lot 3 on BO21	ONF Surveyors	8880	1 of 2	10/09/2021
Plan of Lease A in Lot 3 on BO21	ONF Surveyors	8880	2 of 2	10/09/2021

Delegated Authority:

Date:

(continued)				
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SP322614

Drawing Title	Prepared by	Ref no.	Sheet	Date
Plan of Lease B & D in Lot 86 on BO192	ONF Surveyors	8880	1 of 4	10/09/2021
Plan of Lease B & D in Lot 86 on BO192 (continued)	ONF Surveyors	8880	2 of 4	10/09/2021
Plan of Lease B & D in Lot 86 on BO192 (continued)	ONF Surveyors	8880	3 of 4	10/09/2021
Plan of Lease B & D in Lot 86 on BO192 (continued)	ONF Surveyors	8880	4 of 4	10/09/2021

SP322615

Drawing Title	Prepared by	Ref no.	Sheet	Date
Plan of Leases A & B,C,D & E,F,G & H,I & K,L & M	ONF Surveyors	8880	1 of 23	10/09/2021
Plan of Leases A & B,C,D & E,F,G & H,I & K,L & M (continued)	ONF Surveyors	8880	2 of 23	10/09/2021
Diagram A (Additional Sheet)	ONF Surveyors	8880	3 of 23	10/09/2021
Diagrams C,D, & E (Additional Sheet)	ONF Surveyors	8880	4 of 23	10/09/2021
Diagrams F & G (Additional Sheet)	ONF Surveyors	8880	5 of 23	10/09/2021
Diagrams H, I, & J (Additional Sheet)	ONF Surveyors	8880	6 of 23	10/09/2021
Diagram K (Additional Sheet)	ONF Surveyors	8880	7 of 23	10/09/2021
Diagrams L & M (Additional Sheet)	ONF Surveyors	8880	8 of 23	10/09/2021
Diagrams N & O (Additional Sheet)	ONF Surveyors	8880	9 of 23	10/09/2021
Diagram P (Additional Sheet)	ONF Surveyors	8880	10 of 23	10/09/2021
Diagram Q (Additional Sheet)	ONF Surveyors	8880	11 of 23	10/09/2021

Delegated Authority:

Date:

Drawing Title	Prepared by	Ref no.	Sheet	Date
Diagrams R,S,T & U (Additional Sheet)	ONF Surveyors	8880	12 of 23	10/09/2021
Diagrams V & W (Additional Sheet)	ONF Surveyors	8880	13 of 23	10/09/2021
Diagrams X & Y (Additional Sheet)	ONF Surveyors	8880	14 of 23	10/09/2021
Diagrams Z & AA (Additional Sheet)	ONF Surveyors	8880	15 of 23	10/09/2021
Diagrams AB,AC,AE, & AF (Additional Sheet)	ONF Surveyors	8880	16 of 23	10/09/2021
Diagrams AF,AI, & AJ (Additional Sheet)	ONF Surveyors	8880	17 of 23	10/09/2021
Diagram AK (Additional Sheet)	ONF Surveyors	8880	18 of 23	10/09/2021
Diagrams AL (Additional Sheet)	ONF Surveyors	8880	19 of 23	10/09/2021
Diagrams AM, AN, & AO (Additional Sheet)	ONF Surveyors	8880	20 of 23	10/09/2021
Diagrams AP,AR, & AS (Additional Sheet)	ONF Surveyors	8880	21 of 23	10/09/2021
Diagram AT (Additional Sheet)	ONF Surveyors	8880	22 of 23	10/09/2021
Reference Marks	ONF Surveyors	8880	23 of 23	10/09/2021

SP322616

Drawing Title	Prepared by	Ref no.	Sheet	Date
Plan of Lease A, B, C & D in Lot 88 on BO427	ONF Surveyors	8880	1 of 5	10/09/2021
Plan of Lease A, B, C & D in Lot 88 on BO427 (continued)	ONF Surveyors	8880	2 of 5	10/09/2021
Diagrams A & B	ONF Surveyors	8880	3 of 5	10/09/2021
Diagrams C, D & E	ONF Surveyors	8880	4 of 5	10/09/2021
Diagram F	ONF	8880	5 of 5	10/09/2021

Delegated Authority:

Date:

Drawing Title	Prepared by	Ref no.	Sheet	Date
	Surveyors			

SP322618

Drawing Title	Prepared by	Ref no.	Sheet	Date
Plan of Lease A in Lot 87 on BO193	ONF Surveyors	8880	1 of 3	10/09/2021
Plan of Lease A in Lot 87 on BO193 (continued)	ONF Surveyors	8880	2 of 3	10/09/2021
Diagrams A & B	ONF Surveyors	8880	3 of 3	10/09/2021

SP322623

Drawing Title	Prepared by	Ref no.	Sheet	Date
Plan of Lease A & B in Lot 85 on BO192	ONF Surveyors	8880	1 of 2	10/09/2021
Plan of Lease A & B in Lot 85 on BO192 (continued)	ONF Surveyors	8880	2 of 2	10/09/2021

SP325161

Drawing Title	Prepared by	Ref no.	Sheet	Date
Plan of Lease C in Lot83 on BO192	ONF Surveyors	8880	1 of 2	10/09/2021
Plan of Lease C in Lot83 on BO192 (continued)	ONF Surveyors	8880	2 of 2	10/09/2021

Amendment Made - Update approval plans list to reflect all plans submitted by the Applicant

DEVELOPMENT PERIOD - RAL

GEN2. The currency period for this development approval for reconfiguring a lot is four (4) years after the development approval starts to have effect. The development approval will lapse unless the survey plan for all works and stages required to be given to Council for approval is provided within this period.

RAL GENERAL

RAL1. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

RAL2. Any new earthworks must be fully contained within the extent of lease areas identified on the ONF Survey Plan (ONF 8880) Sheets 1 to 23 (including diagrams) and be consistent with purposes for which the lease is intended.

RAL2. Any new earthworks must be fully contained within the extent of lease areas identified on the ONF Survey Plans SP322613, 322614, 322615, 322616, 322623 and 325161 and be consistent with purposes for which the lease is intended in RAL22/0040

Delegated Authority:

Date:

Amendment Made - Update condition to reference all submitted plans

- RAL3. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.
A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.
- RAL4. Prior to sealing the Plan of Survey the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the *Planning Act Regulation 2017*.
- RAL5. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.

VALUATION FEES

~~RAL6. Payment of Department of Natural Resources, Mines and Energy valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$48.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.~~

RAL6. Payment of Department of Natural Resources, Mines and Energy valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$52.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

Amendment Made – Update of the Valuation Fee**LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS**

- ENG1. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG2. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

DEVELOPER INCENTIVE

ADV1. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2023. Eligible development under this scheme is required to be completed by 31 December 2023.

For further information or application form please refer to the rules and procedures available on Council's website.

HERITAGE

ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out

Delegated Authority:

Date:

an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

FILLING & EXCAVATION

ADV3. It is the operator's responsibility to ensure that any subsequent earthworks required as a consequence of this approval and/or ongoing operations complies with all aspects of Council's planning scheme either directly or indirectly. All erosion and sediment control measures should be to a standard as specified by a suitably qualified professional.

APPEAL RIGHTS

ADV4. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

INFRASTRUCTURE CHARGES

ADV5. Infrastructure charges are not levied by way of an infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

Delegated Authority:

Date:

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council's consultant engineer provided updated conditions in relation to the requested change.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Applicant has a right of appeal against council's decision pursuant to the *Planning Act 2016*.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority:

Date:

REPORT
S81 Minor change

The applicant seeks approval for a development permit for a Change Application (Minor Change) – Reconfiguring a Lot – Subdivision

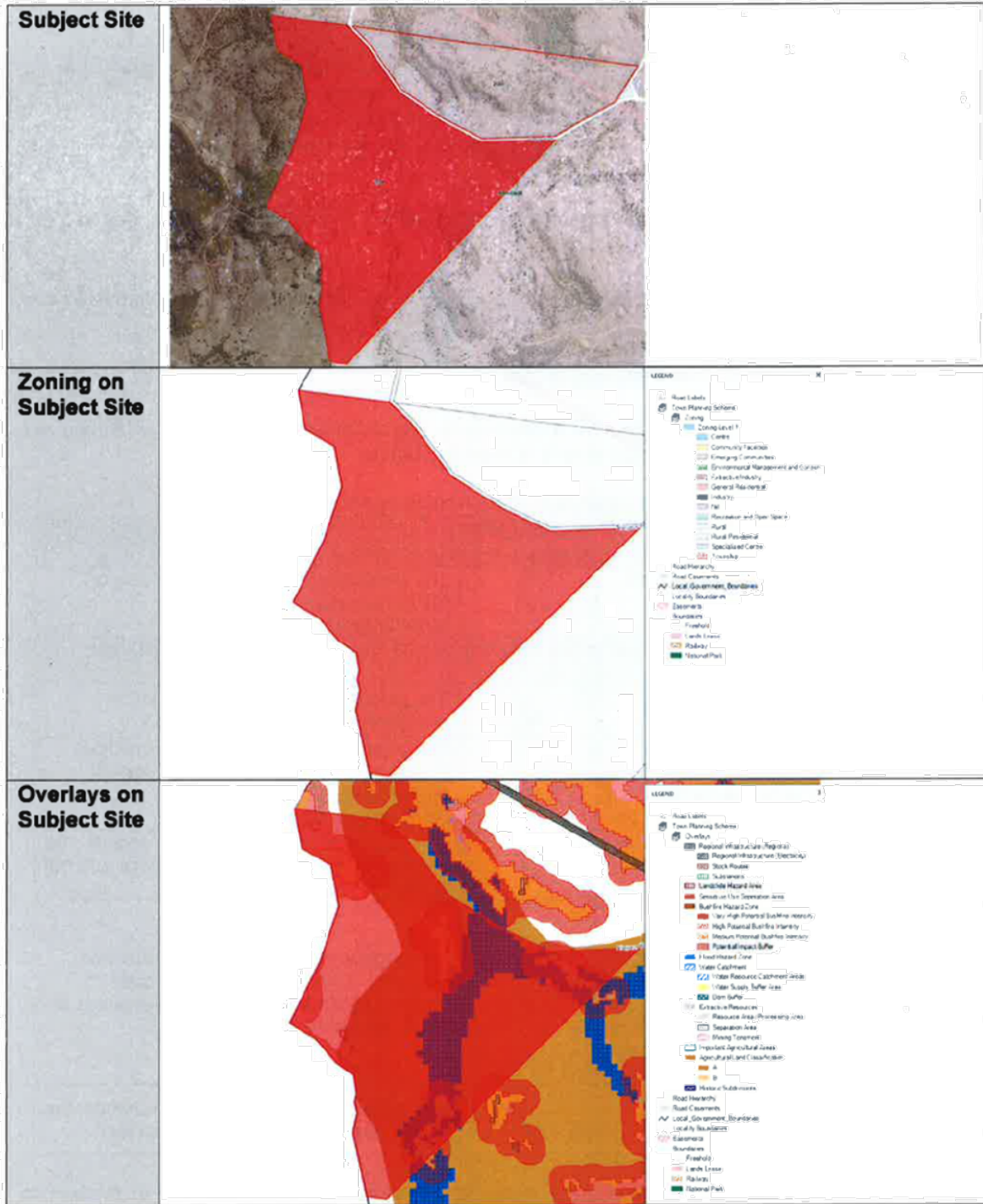
APPLICATION SUMMARY	
Applicant	AGL Energy Limited C/- ONF Surveyors
Proposal	Minor change to facilitate excluded Lease A in Lot 87 on BO193 and correct the omitted survey plans (SP322613, SP322614, SP322615, SP322616, SP322623 and SP325161)
Properly Made Date	22 August 2023
Site Address	Sarum Road, IRONPOT 99 Bilboa Road, BOYNESIDE Bilboa Road, BOYNESIDE Niagara Road, BOYNESIDE Niagara Road, BOYNESIDE 2880 Niagara Road, BOYNESIDE Niagara Road, BOYNESIDE 964 Niagara Road, BOYNESIDE Niagara Road, BOYNESIDE 1229 Jarail Road, IRONPOT
RP Description	Lot 3 on BO21 Lot 81 & 83 & 85 & 86 on BO192 Lot 87 & 89 on BO193 Lot 88 on BO427 Lot 80 on BO457 Lot 79 on BO469 Lot 90 on BO470 Lot 91 on SP303223
Assessment Type	Code
Number of Submissions	N/A
State Referral Agencies	N/A
Referred Internal Specialist	Development Engineer
Site Area	3,856 Hectares
Zone	Emerging Communities Zone
Overlays	OM2 – Bushfire Hazard Overlay OM3 – Flood Hazard Overlay OM8 – Agricultural Overlay
Level of Assessment	Code
Affected Entity	South Burnett Regional Council
Existing Use	Renewable Energy Facility (Wind Turbines – Coopers Gap Wind Farm) & Rural uses
Surrounding uses	Rural uses

INCLUSION OF LOT 87 ON BO193, LEASE A TO PROPOSAL

Table 1. Subject Site Location and planning constraints (IntraMaps)

Delegated Authority:

Date:



Background / Site History

APPLICATION NO.	DECISION
RAL22/0040	Combined application for a Reconfiguration of a Lot – Lease Exceeding 10 years.

The Proposed Change

The applicant submits changes to the reconfiguring of lot, with the following changes included:

Delegated Authority:

Date:

- In the decision notice for the original report (RAL22/0040) the applicant informed Council that decision notice only referenced plan SP325161. The Applicant requests Council include the other plans of SP322613, SP322614, SP322616, SP322618, SP322623 & SP325161 within the Minor Change Report decision notice.
- Amended Error within Lease C, Lot 85 (should read Lot 83) on BO192.
- Amended Error that did not form part of the original application material, Lease A in Lot 87 on BO193 to the application.

The remaining leases and lots on the original application will not be changed, only changes to the original approval being that of above.

Refer to Attachment C for Changed plans regarding Lease C on Lot 83 BO192 and Lease A on Lot 87 BO193.

MINOR CHANGE CRITERIA ASSESSMENT

A minor change is a change application to a development approval as per s81 of *The Planning Act 2016*. A response to the minor change criteria is provided below.

Table 3. Assessment against Minor Change Criteria (Planning Act 2016, Schedule 2)

MINOR CHANGE CRITERIA	COMPLIES	RESPONSE
A minor change, for a development approval, means a change would not--		
i. Result in a substantially different development; or	✓	The proposed change does not create or result in a substantially different reconfiguration.
If a development application for the development, including the change, were made when the change application is made would not cause--		
A. The inclusion of prohibited development in the application; or	✓	The proposed changes will not result in prohibited development.
B. Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	✓	The original report triggered a referral from Powerlink. Changes to the report doesn't trigger additional referral agency response as per Schedule 10, Part 9, Division 2.
C. Referral to extra referral agencies, other than to the chief executive; or	✓	The proposed changes do not require the application to be referred to extra referral agencies.
D. A referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or	✓	The original report triggered a referral from Powerlink. Changes to the report doesn't trigger additional referral agency response as per Schedule 10, Part 9, Division 2.
E. Public notification if public notification not required for the development application.	✓	The proposed changes do not change the level of assessment (Code Assessment).

The Development Assessment Rules 2017 (Schedule 1) provides guiding criteria in relation to 'substantially different development'. The proposed change is assessed against these criteria in **Table 4**.

Table 4. Assessment against Substantially Different Development Criteria (Development Assessment Rules 2017)

SUBSTANTIALLY DIFFERENT DEVELOPMENT CRITERIA	COMPLIES	RESPONSE
A Change may be considered to result in a substantially different development if the proposed change:		

Delegated Authority:

Date:

A. Involves a new change.	✓	There are no additional uses proposed.
B. Results in the application applying to a new parcel of land.	✓	The proposed changes includes a new parcel land for Lease A in Lot 87 on B0193. Although this lot is an inclusion to the existing approval, this doesn't result in a substantially different development.
C. Dramatically changes the built form in terms of scale, bulk and appearance.	✓	There is no change to scale, bulk and appearance of the development.
D. Changes the ability of the proposal to operate as intended.	✓	The proposes changes do not change the ability of the proposal to operate as intended, the minor change is for amending of errors within the survey plans SP325161 and SP322618 as well as the addition of the original survey plans which should have been attached to the original Decision Notice for RAL22/0040.
E. Removes a component that is integral to the operation of the development.	✓	The change proposed does not involve the removal of any critical components of the reconfiguration. Access and services to the approval with the changes remain the same.
F. Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	✓	The proposed change to the approval does not change the ultimate traffic or transport arrangements.
G. Introduces new impacts or increases the severity of known impacts	✓	There are no new impacts or increased impacts raised by the change to the internal or external environment.
H. Removes an incentive or offset component that would have balanced a negative impact of the development.	✓	There were no incentives or offsets as part of the original decision and there is no change because of this application.
I. Impacts on infrastructure provision.	✓	The proposed change to the approval does not impact on infrastructure provision

CONCLUSION & RECOMMENDATIONS

Proposed changes to approval RAL22/0040 are determined to be minor pursuant to *Planning Act 2016*.

- The proposal retains the (accepted) use of the reconfiguration, of a long-term lease (exceeding 10 years).
- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 requirements.
- The proposed changes are not substantially different from the approved development.
- Referencing of all submitted plans.

CHANGE TO CONDITIONS

Conditions of approval to be amended to include:

- GEN1 – Update approval plans list to reflect all plans.
- RAL2 – Update condition to reference all submitted plans
- RAL6 – Update of the Valuation Fee as a result of the minor change.

(No other changes to conditions required)

ATTACHMENTS

1. **Attachment A: Statement of Reasons**
2. **Attachment B: Infrastructure Charges Notice**
3. **Attachment C: Approved Plans**

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

Applicant:	AGL Energy Limited C/- ONF Surveyors
Application No:	RAL23/0025
Proposal:	A change of the existing approval is requested for a minor change to reference survey plans lodged and to update errors discovered within document
Street Address:	Sarum Road, IRONPOT 99 Bilboa Road, BOYNESIDE Bilboa Road, BOYNESIDE Niagara Road, BOYNESIDE Niagara Road, BOYNESIDE 2880 Niagara Road, BOYNESIDE Niagara Road, BOYNESIDE 964 Niagara Road, BOYNESIDE Niagara Road, BOYNESIDE 1229 Jarail Road, IRONPOT
RP Description:	Lot 3 on BO21 Lot 81 & 83 & 85 & 86 on BO192 Lot 87 & 89 on BO193 Lot 88 on BO427 Lot 80 on BO457 Lot 79 on BO469 Lot 90 on BO470 Lot 91 on SP303223
Assessment Type:	Code

On **[DATE DECIDED]** the above development was recommended for:

Approval

1. Assessment Benchmarks

The following are the benchmarks apply to this development:

- S81 Planning Act 2016
- The Planning Act 2016 (Schedule 2)
- Development Assessment Rules 2017 (Schedule 1)

2. Reasons for the Decision

The reasons for this decision are:

- The proposal retains the (accepted) use of the reconfiguration, of an long term lease (exceeding 10 years).

- The inclusion of Plans not referenced within the original Decision Notice as per Applicants Request.
- The Inclusion of Lease A in Lot 87 BO193 as per error from the Applicant.
- Include amendment of Plan SP325161 to reference Lease C within Lot 83 on BO192 instead of Lot 85 on BO192 as per applicant error.
- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 requirements.
- The proposed changes are assessed to not be Substantially Different from the approved development.

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

Note: Each application submitted to Council is assessed individually on its own merit.

INFRASTRUCTURE CHARGES NOTICE*(Section 119 of the Planning Act 2016)*

APPLICANT:	AGL Energy C/- ONF Surveyors PO BOX 896 KINGAROY QLD 4610	
APPLICATION:	Minor change to facilitate excluded Lease A in Lot 87 on BO193 and correct the omitted survey plans (SP322613, 322614, 322615, 322616, 322623 and 325161)	
DATE:	13/09/2023	
FILE REFERENCE:	RAL23/0025	
AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	\$53,028	Total
	\$0.00	Water Supply Network
	\$0.00	Sewerage Network
	\$53,028	Transport Network
	\$0.00	Parks and Land for Community Facilities Network
	\$0.00	Stormwater Network
AUTOMATIC INCREASE OF LEVIED CHARGE:	The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.	
LAND TO WHICH CHARGE APPLIES:	Lot 3 on BO21, Lot 81 & 83 & 85 & 86 on BO192, Lot 87 & 89 on BO193, Lot 88 on BO427, Lot 80 on BO457, Lot 79 on BO469, Lot 90 on BO470, Lot 91 on SP303223	
SITE ADDRESS:	Sarum Road, IRONPOT, 99 Bilboa Road, BOYNESIDE, Bilboa Road, BOYNESIDE, Niagara Road, BOYNESIDE, Niagara Road, BOYNESIDE, 2880 Niagara Road, BOYNESIDE, Niagara Road, BOYNESIDE, 964 Niagara Road, BOYNESIDE, Niagara Road, BOYNESIDE, 1229 Jarail Road, IRONPOT	
PAYABLE TO:	South Burnett Regional Council	
WHEN PAYABLE: <i>(In accordance with the timing stated in Section 122 of the Planning Act 2016)</i>	Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.	
OFFSET OR REFUND:	Not Applicable.	
This charge is made in accordance with South Burnett Regional Council's Charges Resolution (No. 3) 2019		

Table with multiple columns and rows, containing various data points and text. The content is extremely faint and largely illegible.

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot	12	Allotments	\$4,419	[CR Table 2.3]	\$53,028

Discounts*

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguration a Lot	\$0.00	\$0.00	\$53,028	\$0.00	\$0.00	\$53,028
Total	\$0.00	\$0.00	\$53,028	\$0.00	\$0.00	\$53,028

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p>

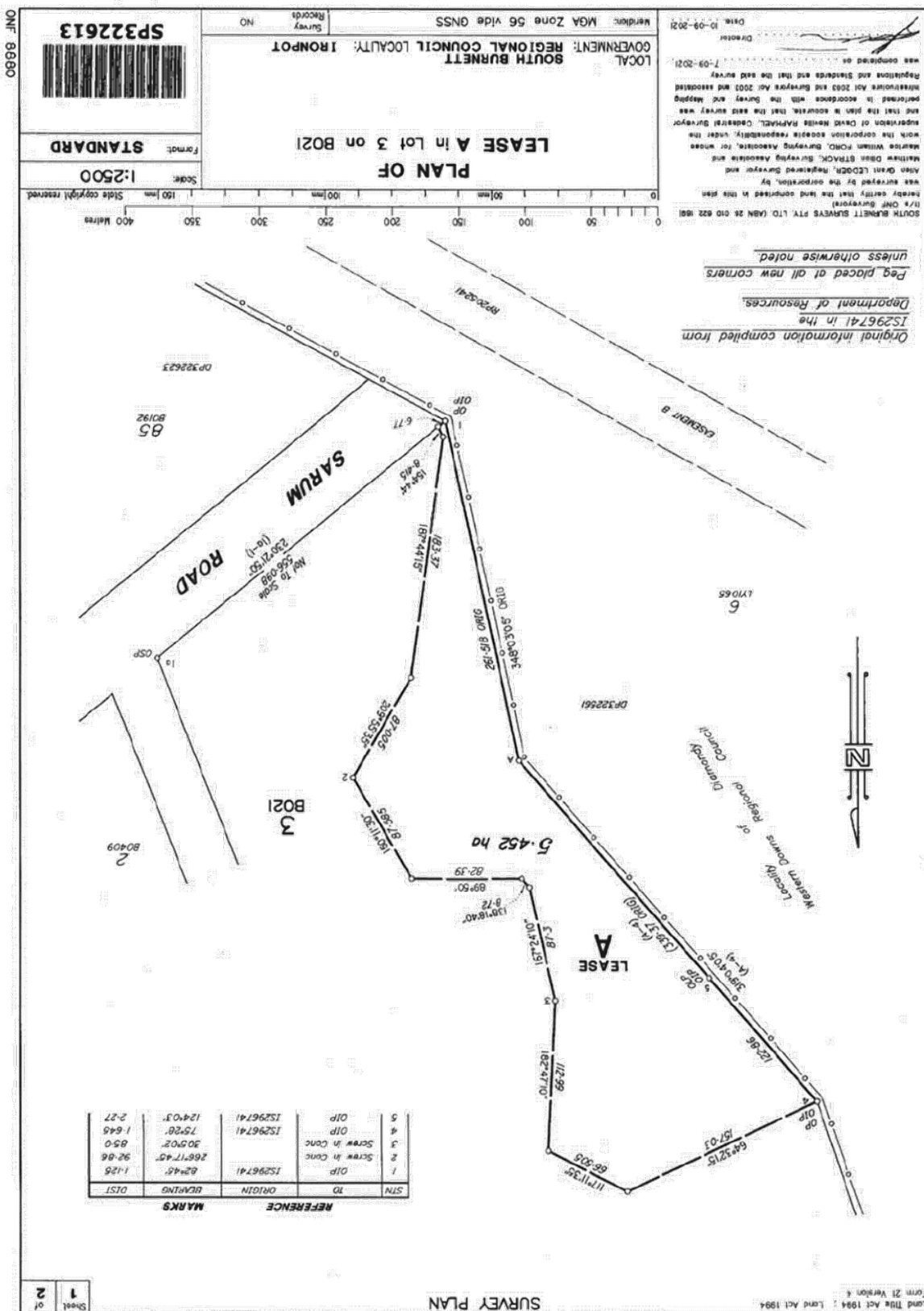
¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

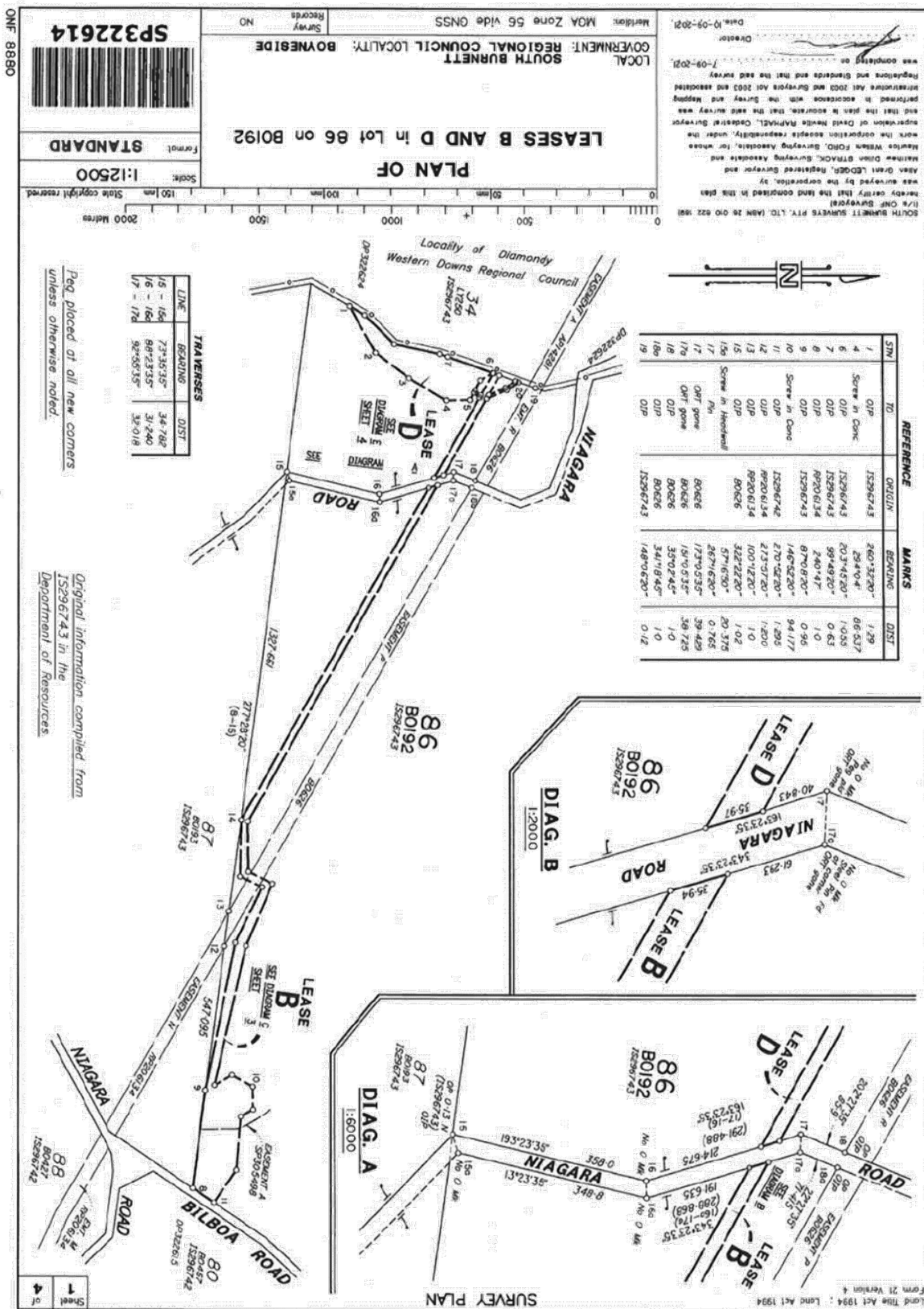
- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

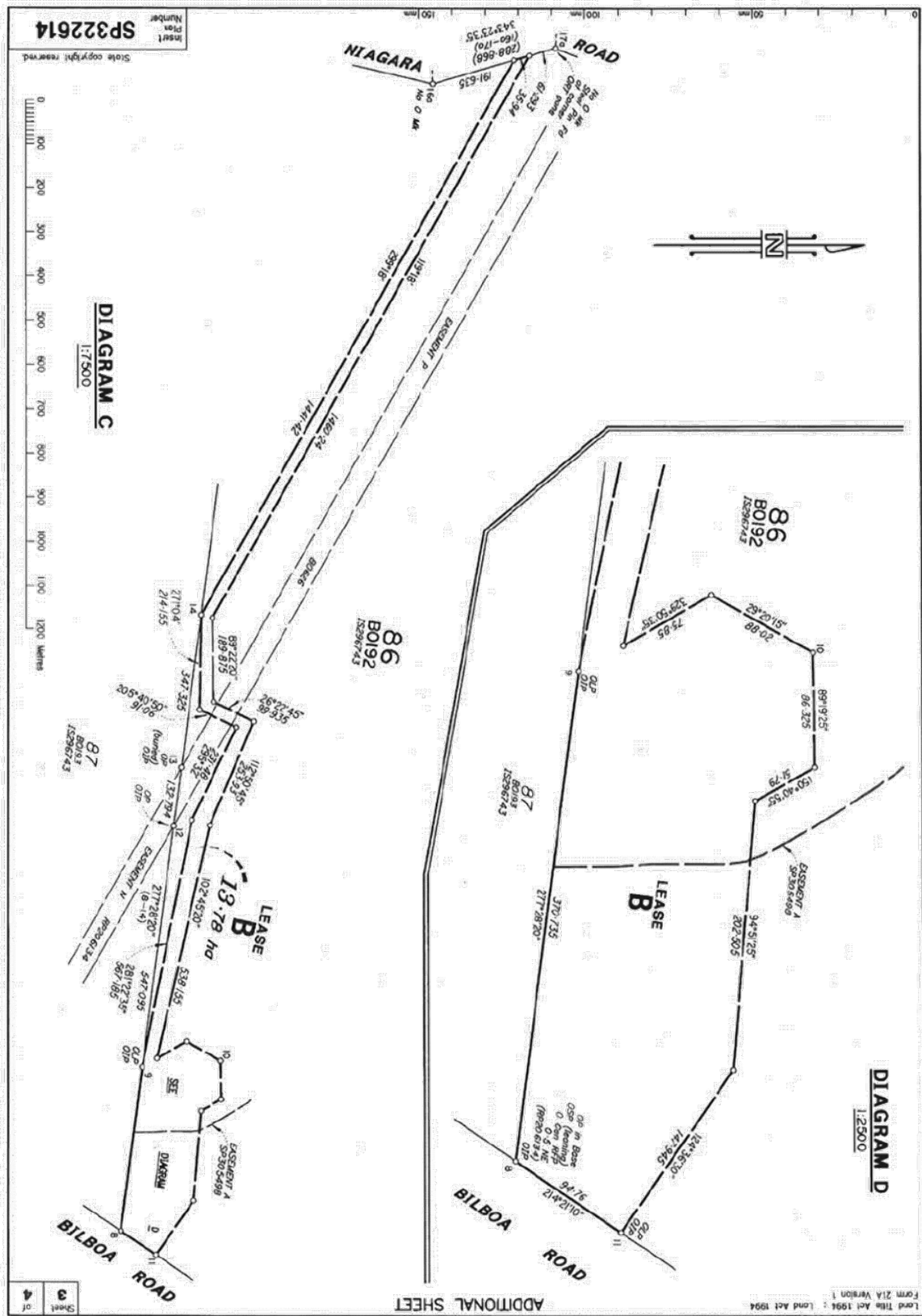
Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Town Planning Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

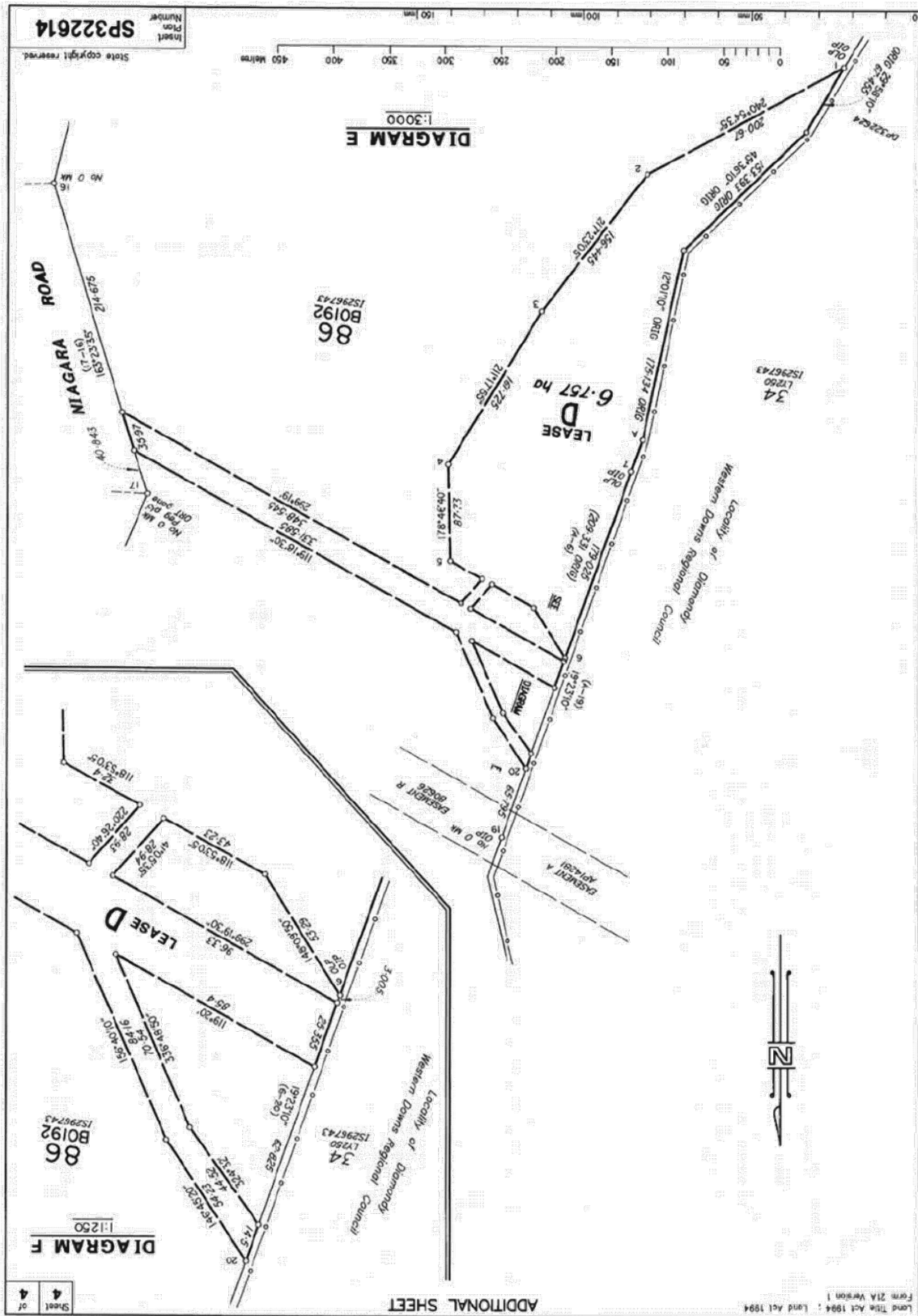


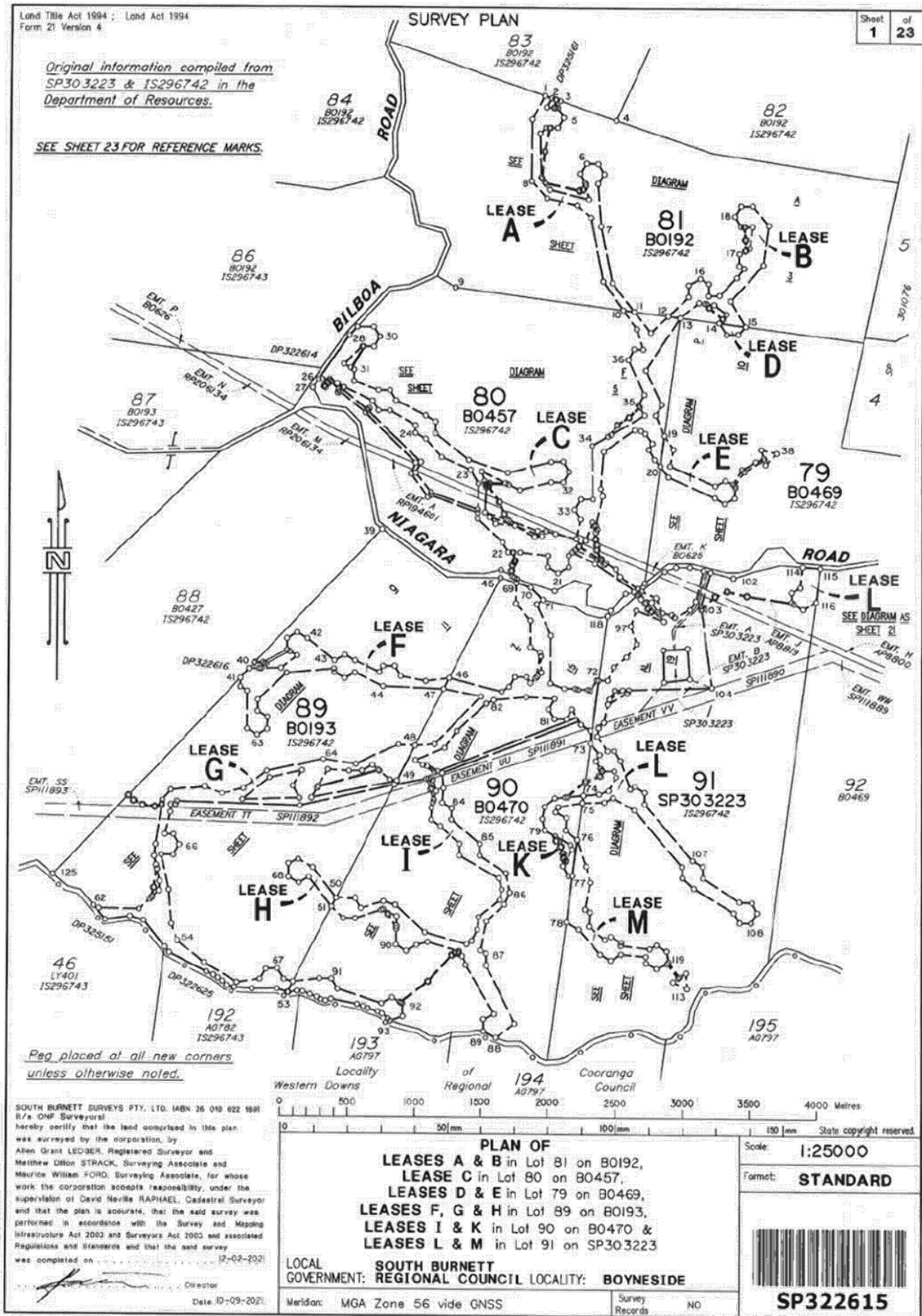
<p>SP222613</p> <p>Insert Plan Number</p>	<p>By: South Burnett Surveys Pty. Ltd. Date: 07-08-2022 Signed: [Signature] Designation: Liaison Officer</p>	<p>Surveyor: 8880 Local Govt: [Blank] Dept File: [Blank]</p>				
<p>7. Lodgement Fees:</p> <p>Survey Deposit \$</p> <p>Lodgement \$</p> <p>New Titles \$</p> <p>Photocopy \$</p> <p>Postage \$</p> <p>TOTAL \$</p>	<p>2. Orig Grant Allocation:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Lots</th> <th style="width: 50%;">Orig</th> </tr> </thead> <tbody> <tr> <td style="height: 100px;">[Blank]</td> <td style="height: 100px;">[Blank]</td> </tr> </tbody> </table>		Lots	Orig	[Blank]	[Blank]
Lots	Orig					
[Blank]	[Blank]					
<p>REINSTATEMENT REPORT</p> <p>• Reinstatement is in agreement with IS296741</p>						
<p>6. Building Format Plans only.</p> <p>I certify that:</p> <ul style="list-style-type: none"> • As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads. • Part of the building shown on this plan encroaches onto adjoining lots and roads. • encroaches onto adjoining lots and roads. <p>Lodgement Surveyor/Director: [Signature] Date: [Blank] (Date words not required)</p>	<p>1. Title Reference: 50454957</p> <p>Description: LOT 3 ON B021</p> <p>Existing</p> <p>(Include address, phone number, reference, and Lodger Code)</p> <p>Lodged by: [Signature]</p> <p>Created</p> <p>New Lots</p> <p>Road</p> <p>Secondary Interests</p> <p>LEASE A</p>					
<p>WARNING: Folded or Mutilated Plans will not be accepted.</p> <p>Plans may be rolled.</p> <p>Information may not be placed in the outer margins.</p>						
<p>Sheet 2 of 2</p>	<p>Land Title Act 1994 - Land Act 1994 Form 218 Version 2</p>					



<p>SP222614</p> <p>Sheet 2 of 4</p> <p>WARNING: Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.</p>	<p>Lodged by</p> <p>(include address, phone number, reference, and Lodger Code)</p>	<p>Existing</p> <p>(Dealing No.)</p>	<p>18338139</p> <p>Reference</p>	<p>LOT 86 ON 80192</p> <p>Description</p>	<p>LEASES B & D</p> <p>Road</p> <p>Secondary Interests</p> <p>Created</p>				
<p>REINSTATEMENT REPORT</p> <p>Reinstatement is in agreement with IS296742 & IS296743</p>									
<p>7. Lodgement Fees:</p> <p>Survey Deposit: \$</p> <p>Lodgement: \$</p> <p>New Titles: \$</p> <p>Photocopy: \$</p> <p>Postage: \$</p> <p>TOTAL: \$</p>									
<p>8. Building Format Plans only.</p> <p>I certify that:</p> <ul style="list-style-type: none"> As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road. Part of the building shown on this plan encroaches onto adjoining lots and road. Guides words not required. <p>Lodgement Surveyor/Director: _____ Date: _____</p>									
<p>9. Passed & Endorsed:</p> <p>By: South Burnett Surveyors Pty. Ltd.</p> <p>Date: 2-03-2022</p> <p>Signed: _____</p> <p>Designation: Liaison Officer</p>									
<p>2. Orig Grant Allocation:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Lots</th> <th style="width: 50%;">Orig</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>						Lots	Orig		
Lots	Orig								
<p>3. References:</p> <p>Surveyor: 8880</p> <p>Dept File: _____</p> <p>Local Gov: _____</p>									







Land Title Act 1994 : Land Act 1994
Form 21B Version 2

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Sheet **2** of **23**

4. Lodged by _____

(include address, phone number, reference, and Lodger Code)

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
13380064	LOT 81 ON B0192			LEASE A & B
14141179	LOT 89 ON B0193			LEASE F, G & H
14325163	LOT 80 ON B0457			LEASE C
14489029	LOT 90 ON B0470			LEASE I & K
17203107	LOT 79 ON B0469			LEASE D & E
51164301	LOT 91 ON SP303223			LEASE L & M

REINSTATEMENT REPORT

- Reinstatement is in agreement with IS296742

6. Building Format Plans only.

I certify that :

- * As far as it is practicable to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.
- * Part of the building shown on this plan encroaches onto adjoining lots and roads.

Cadastral Surveyor/Director * Date _____

*Delete words not required

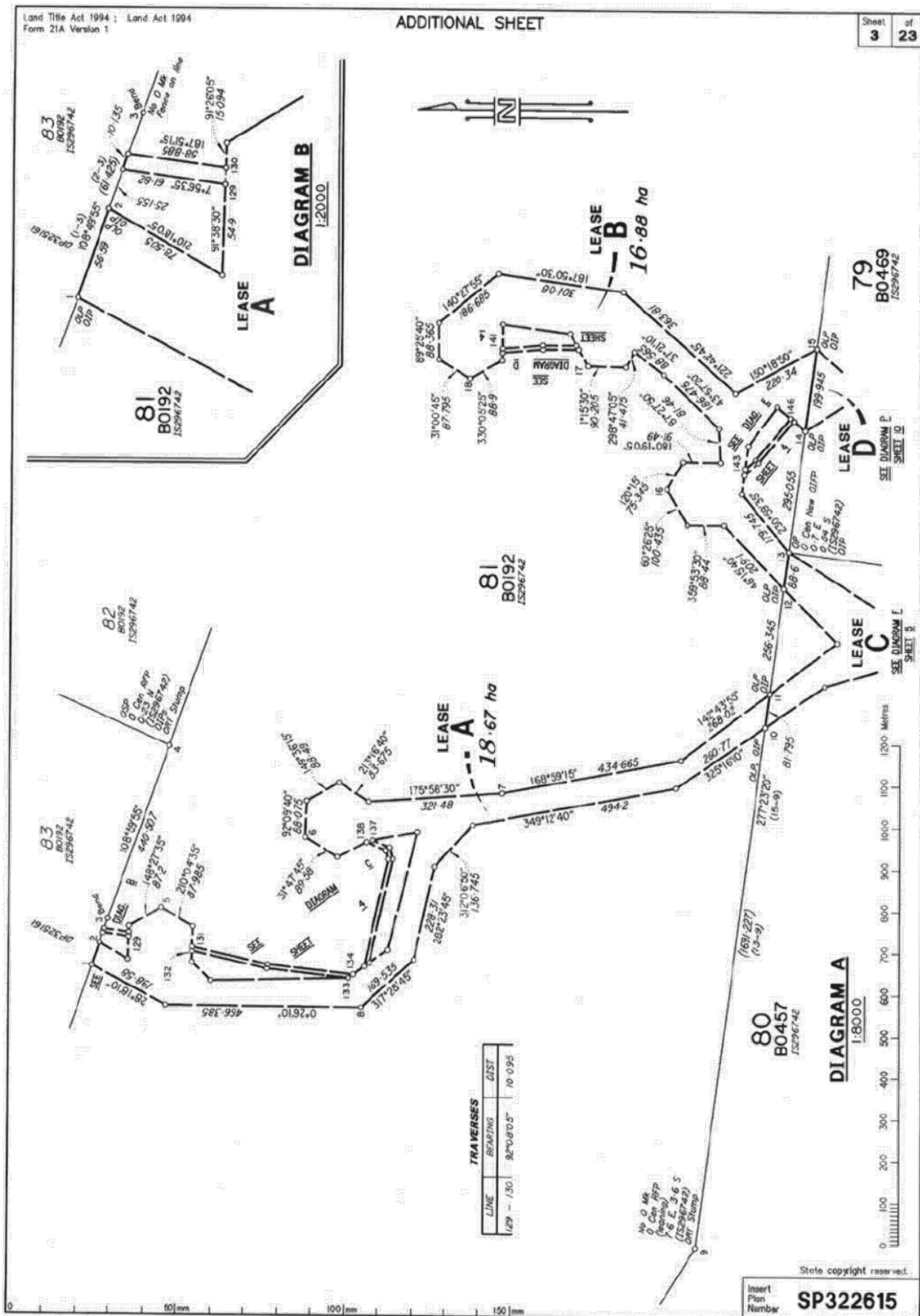
7. Lodgement Fees :

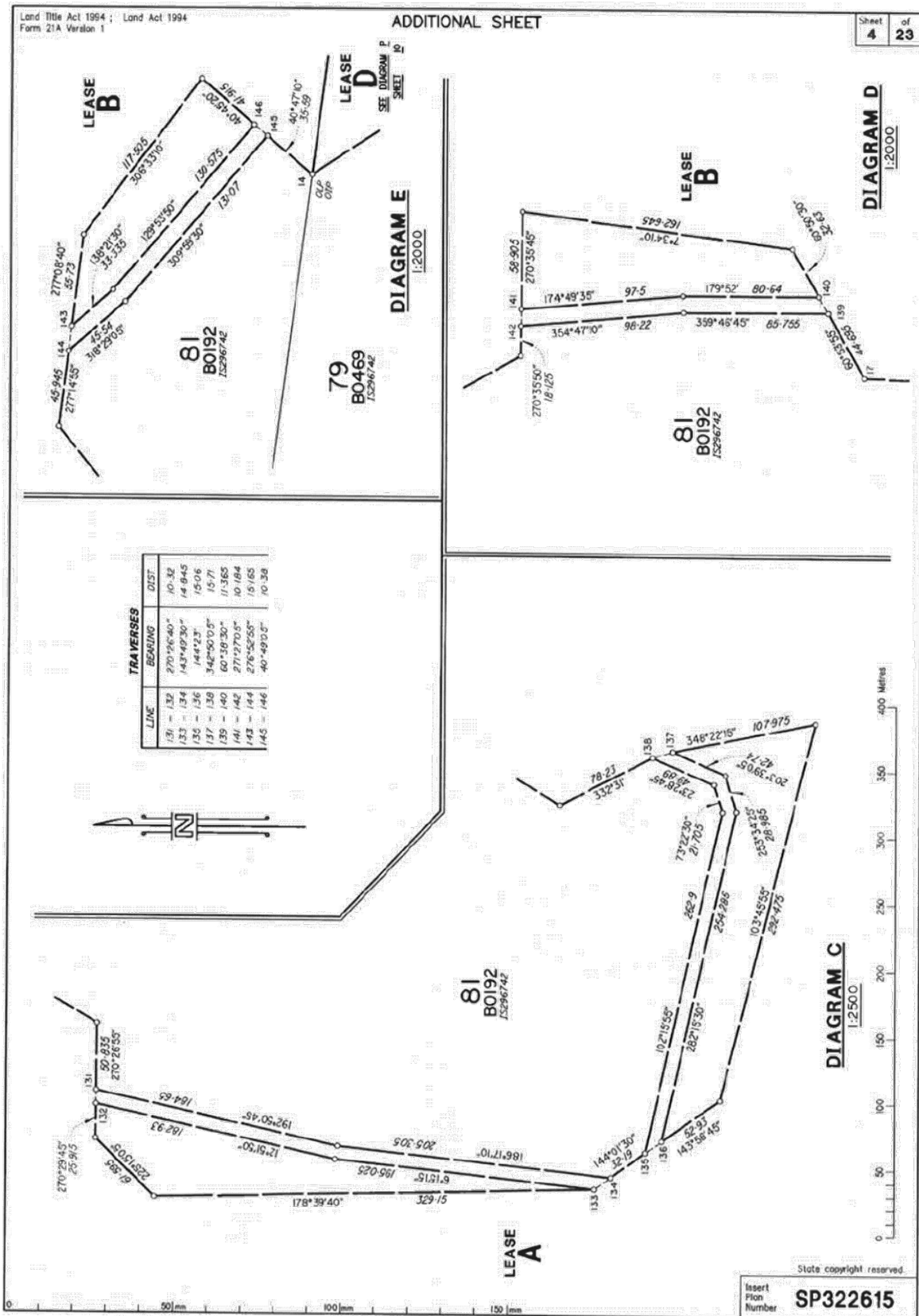
Survey Deposit	\$
Lodgement	\$
New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

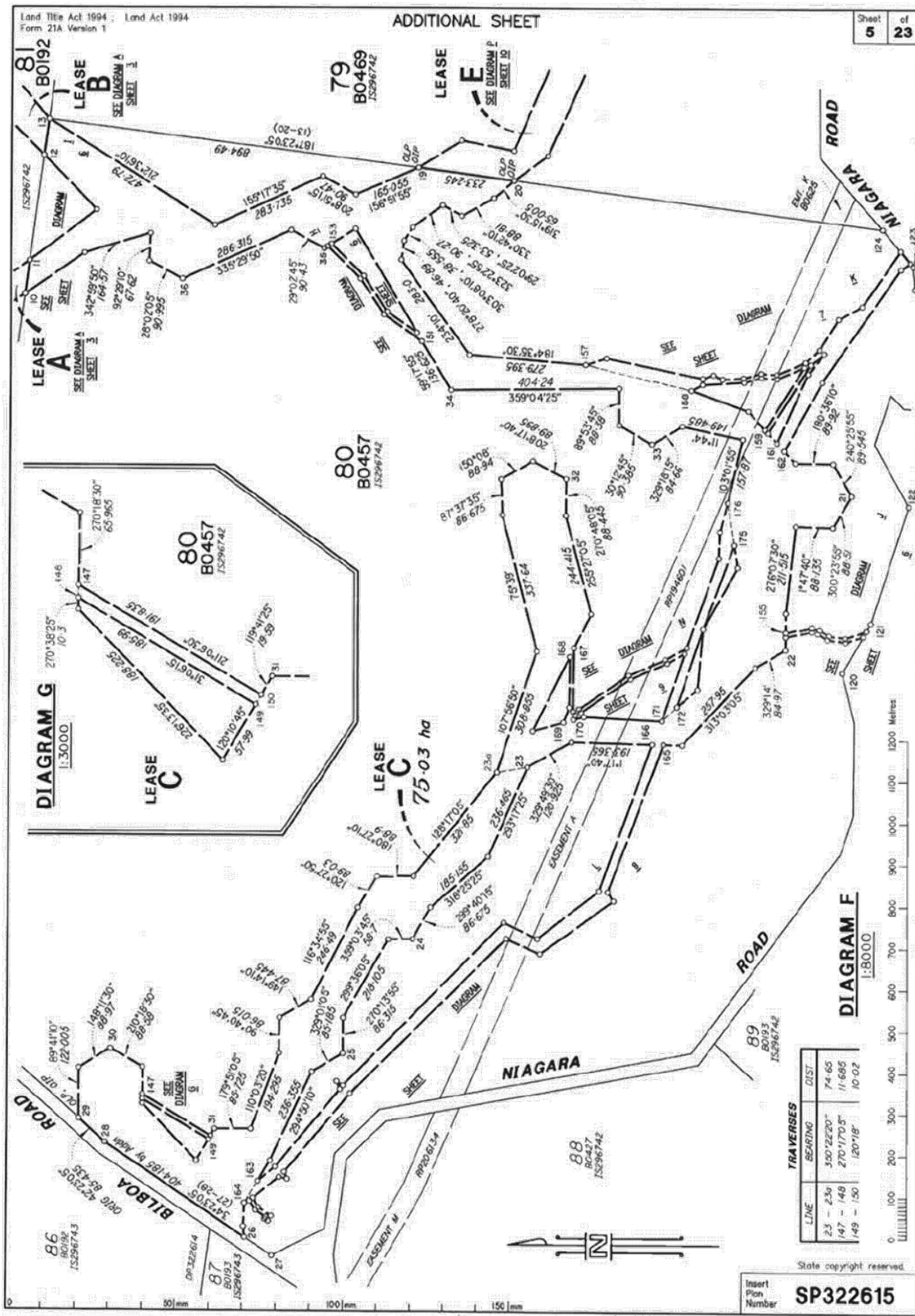
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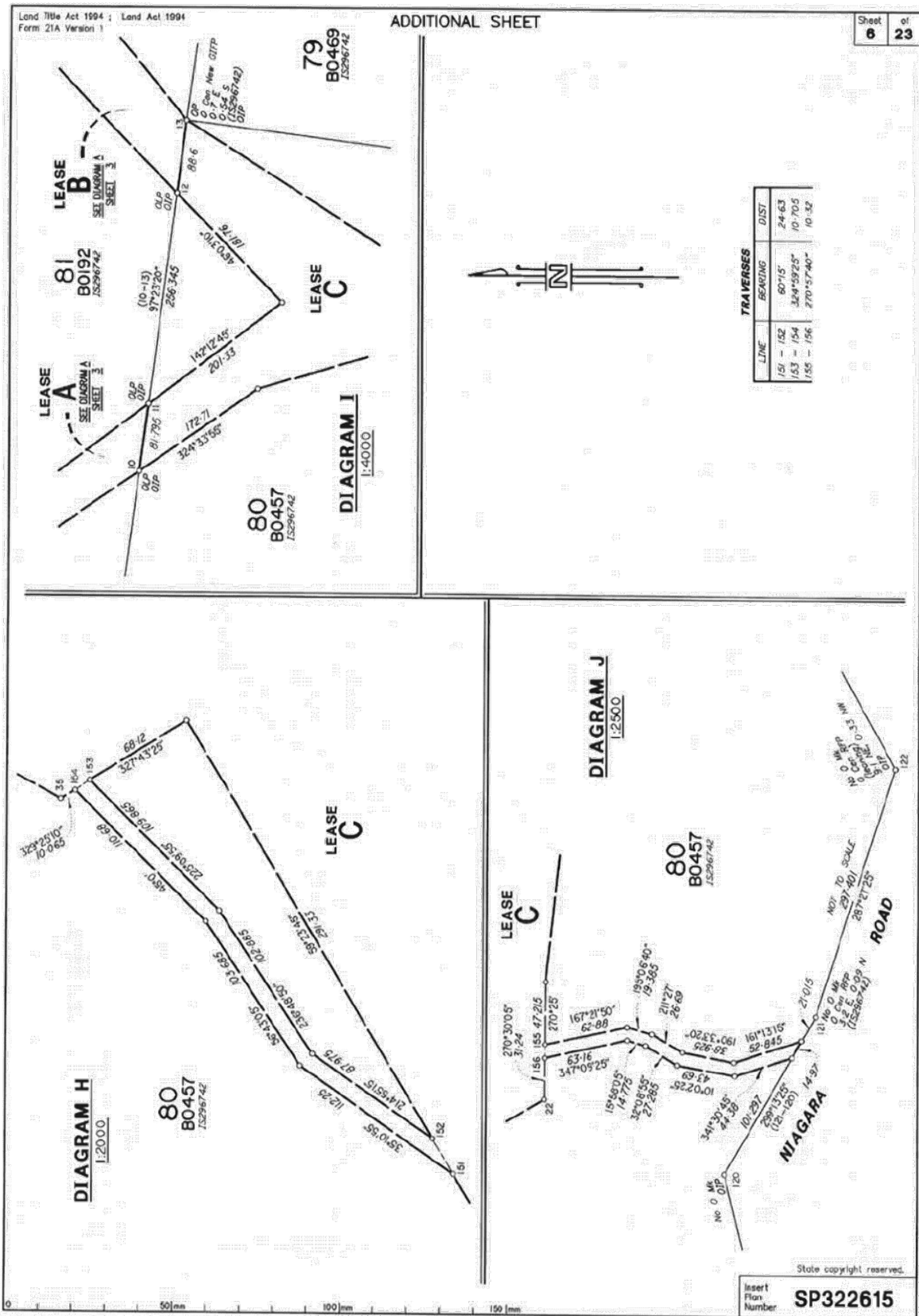
<p>2. Orig Grant Allocation :</p> <p>3. References :</p> <p>Dept File _____</p> <p>Local Govt _____</p> <p>Surveyor : 8880</p>	<p>5. Passed & Endorsed :</p> <p>By : South Burnett Surveys Pty. Ltd.</p> <p>Date : 13/05/2022</p> <p>Signed : _____</p> <p>Designation : Liaison Officer</p>
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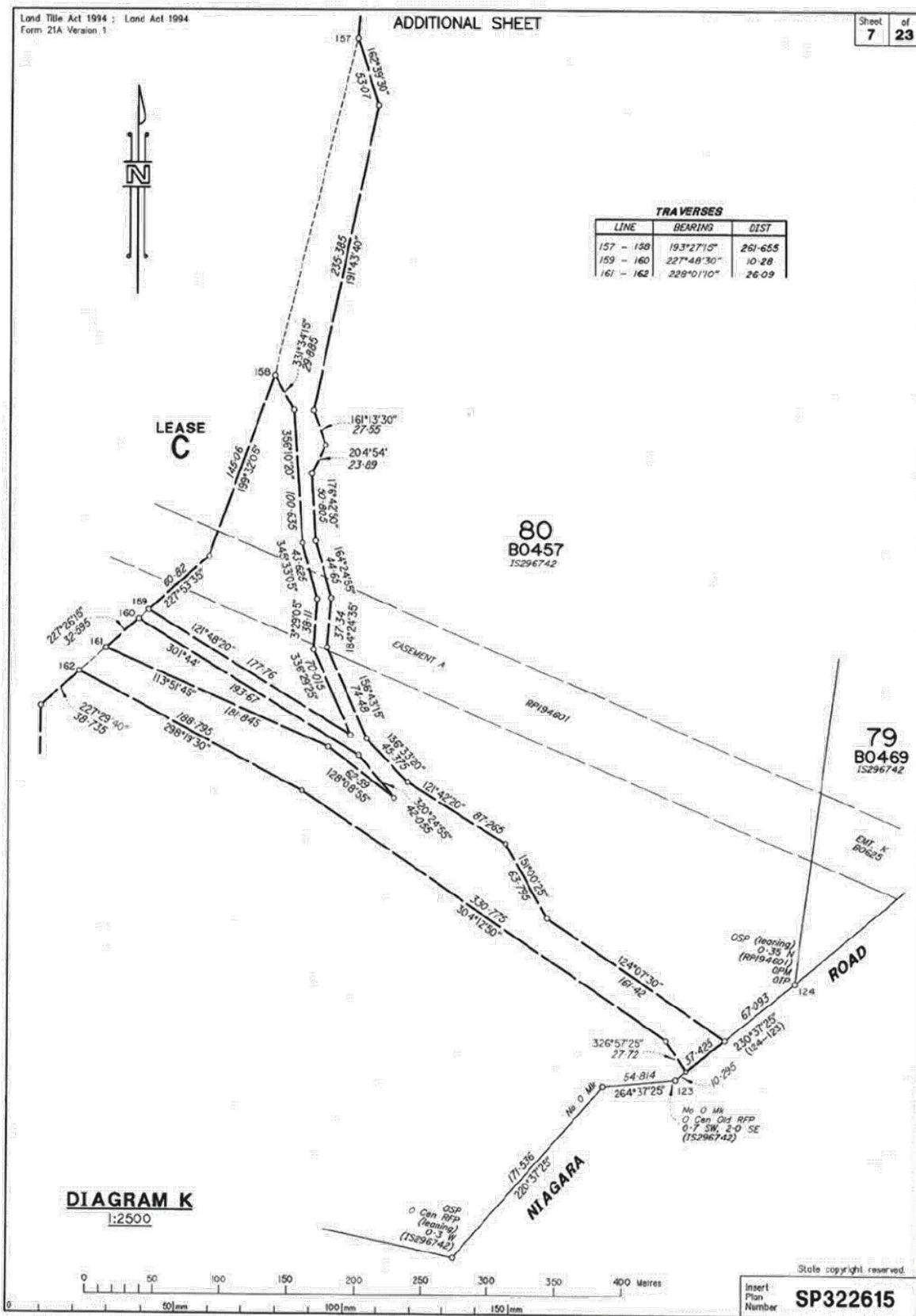
<p>Lots</p>	<p>Orig</p>	<p>1. Title Reference</p>
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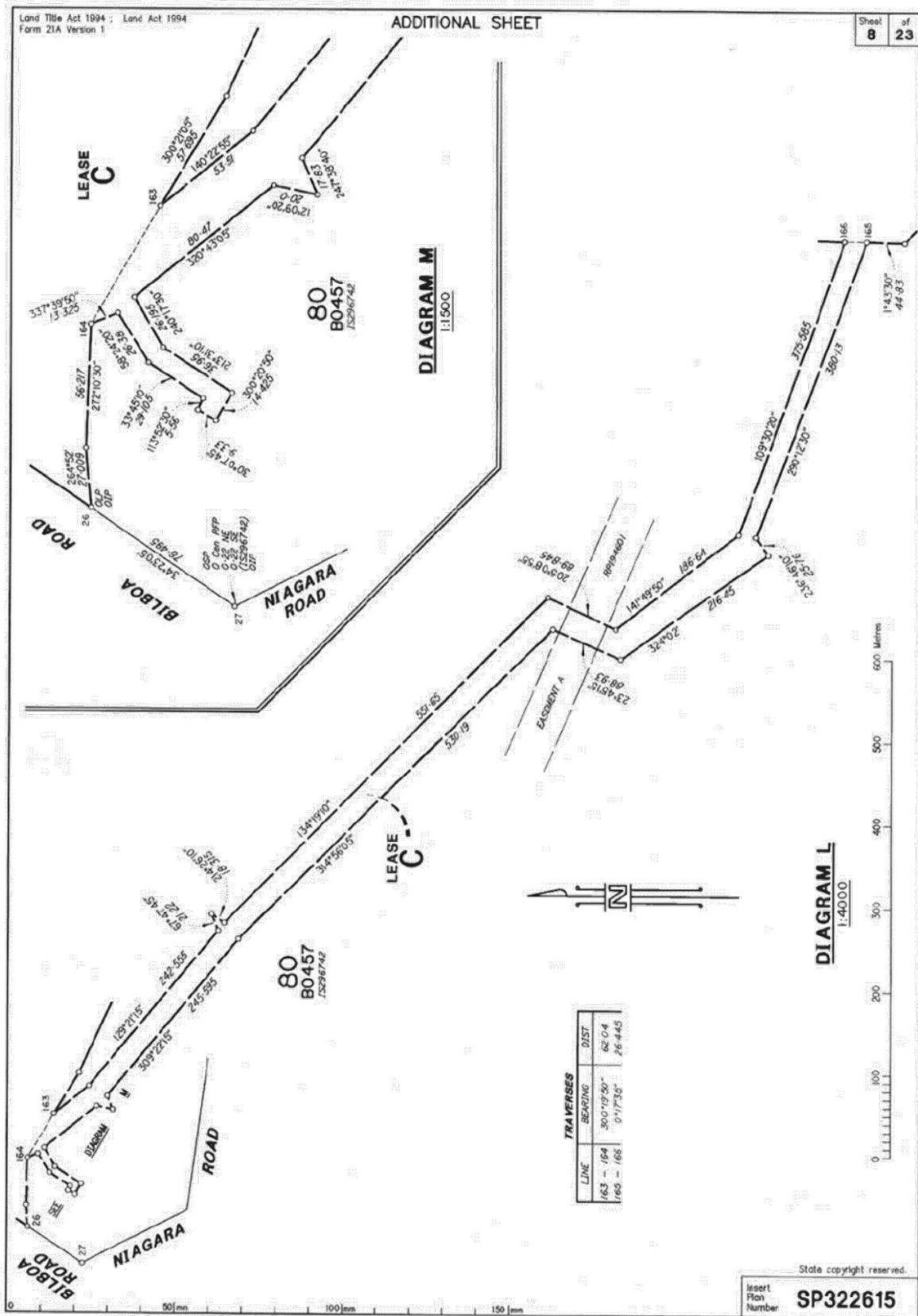


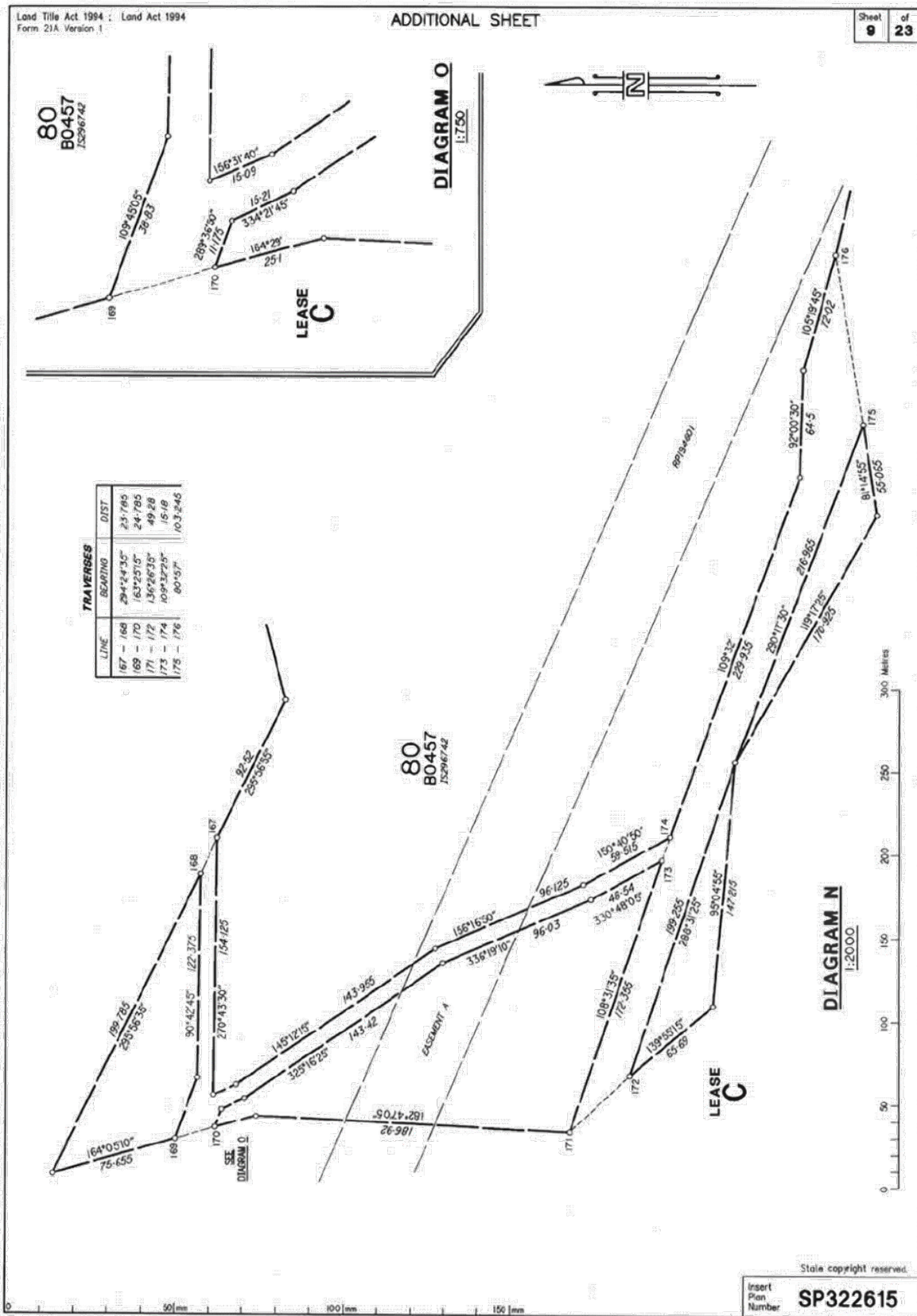


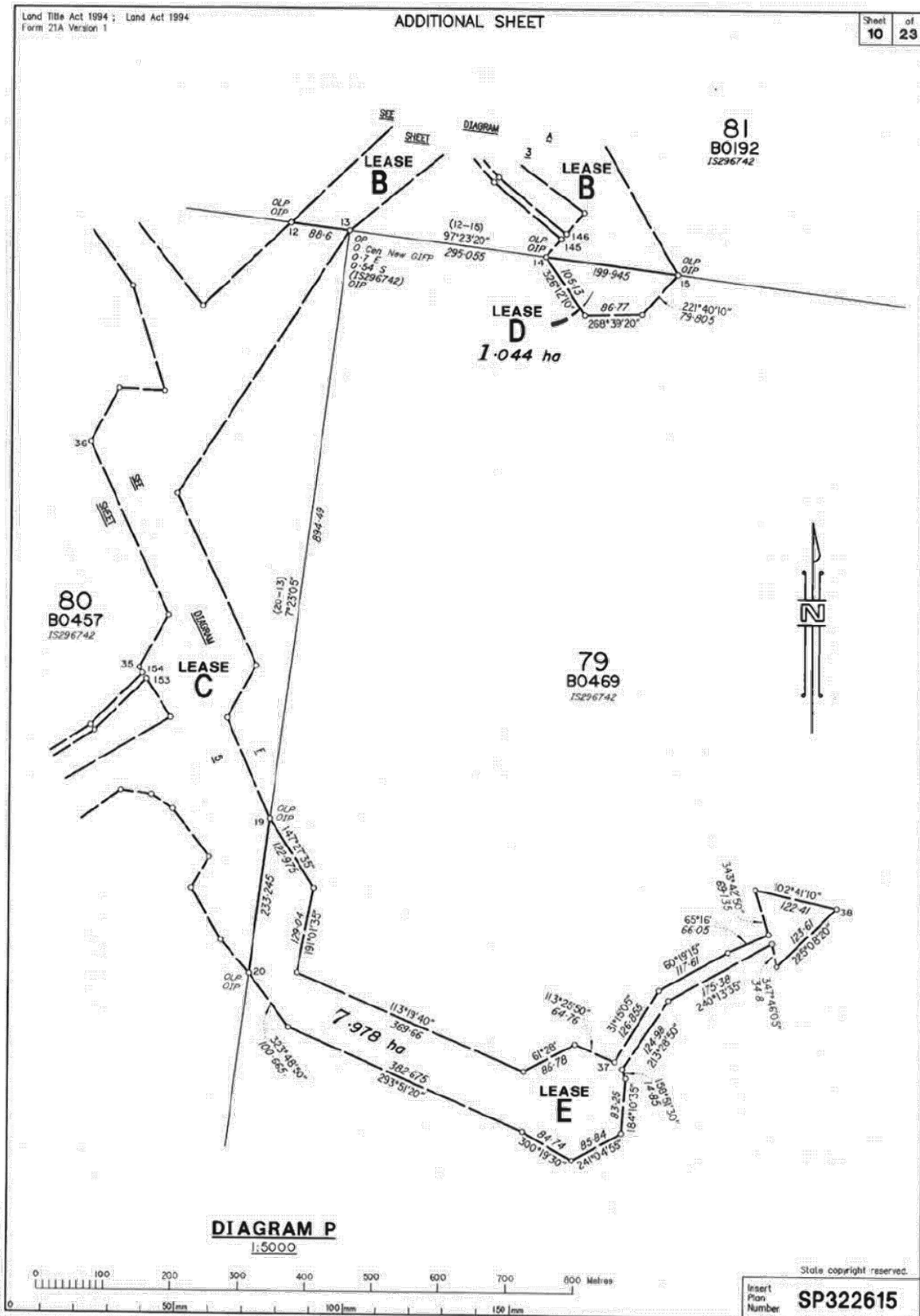


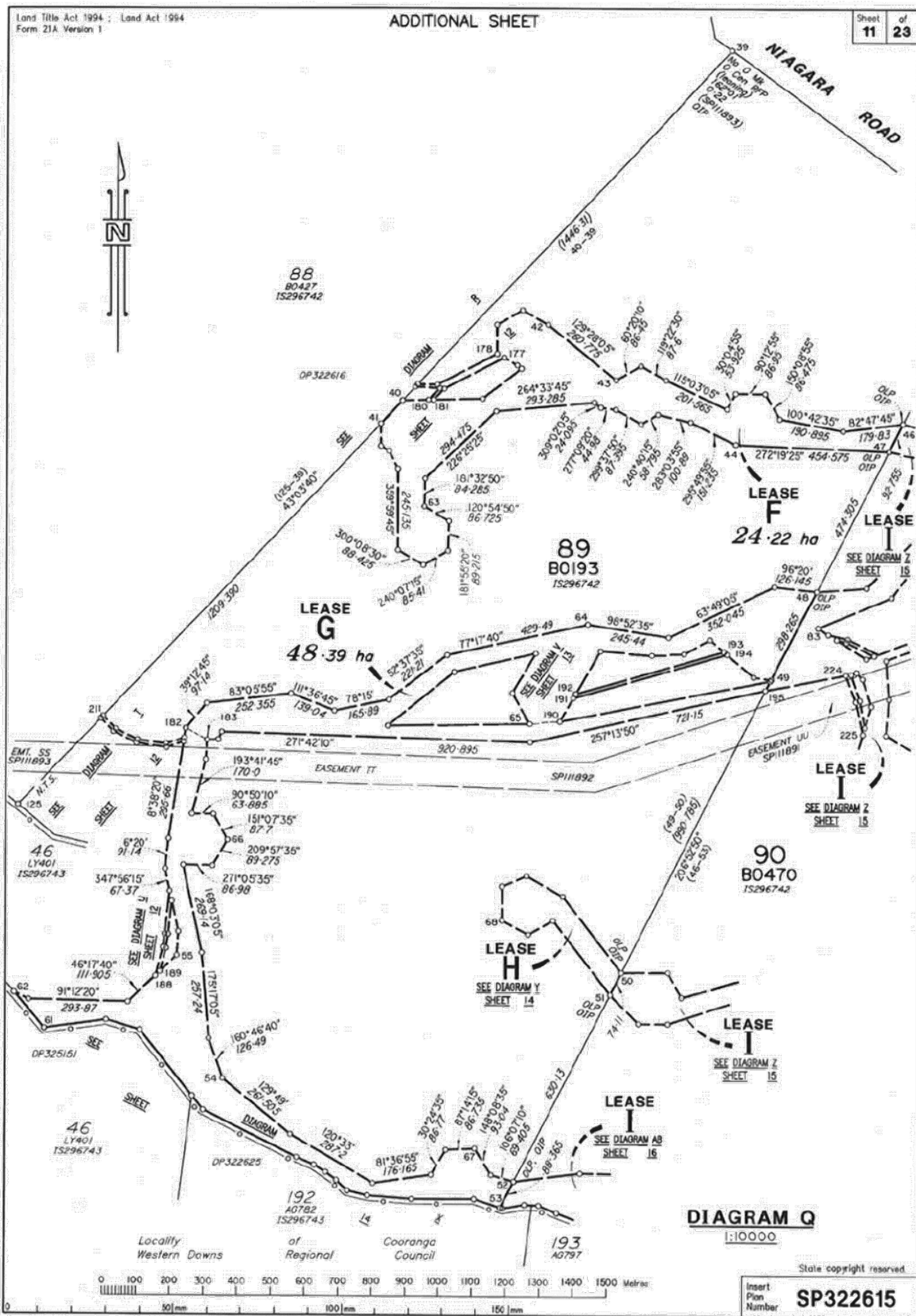


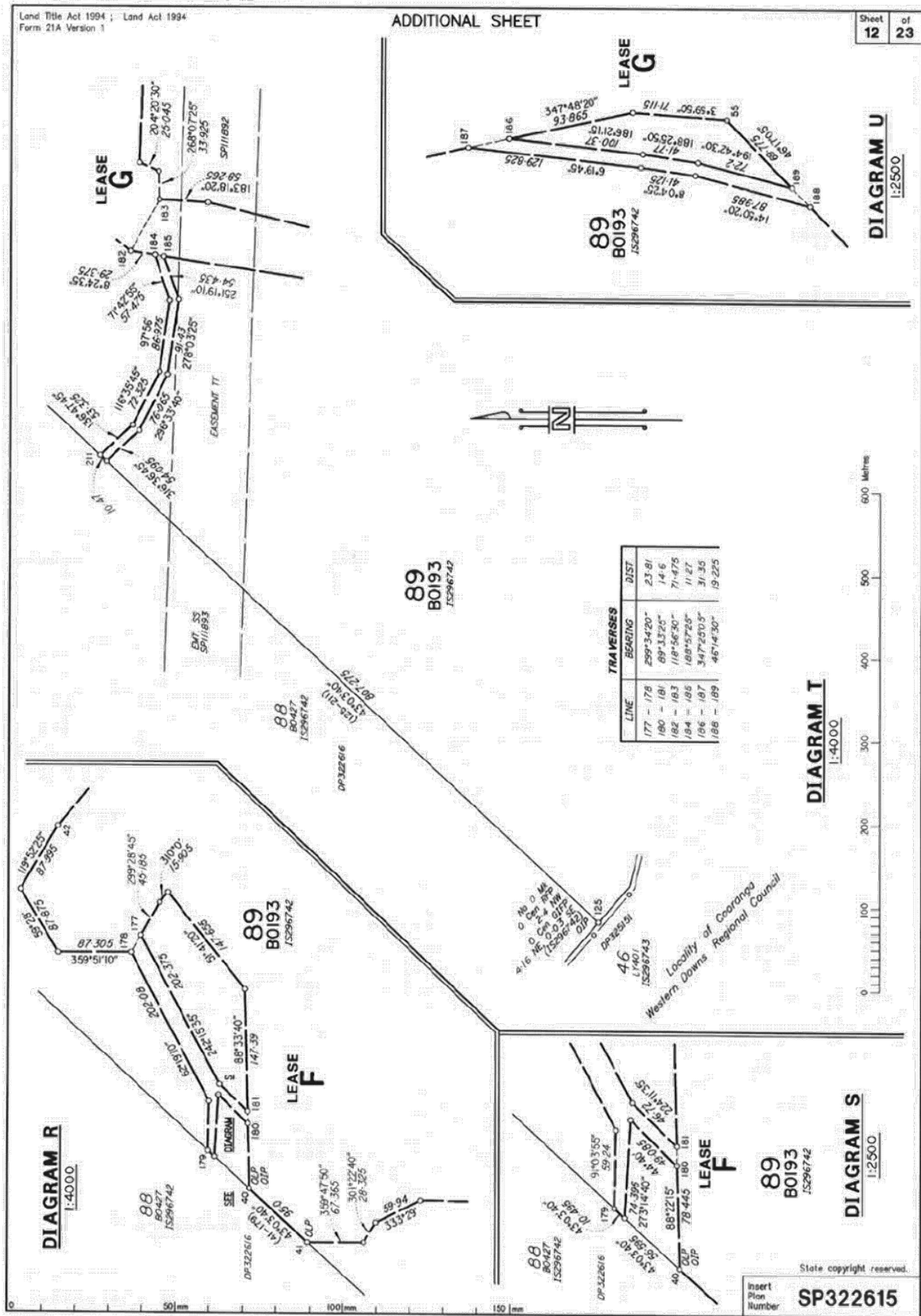


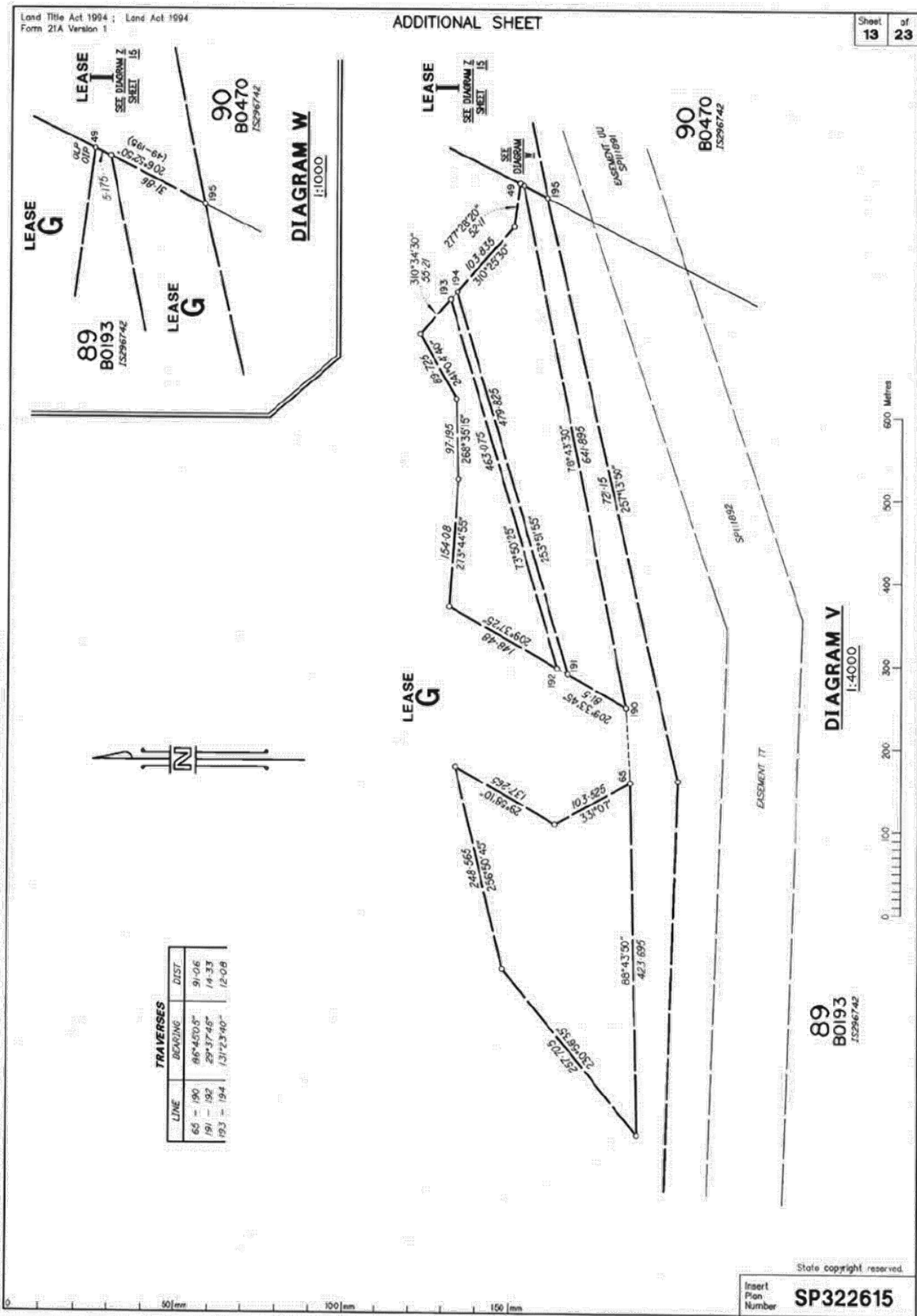


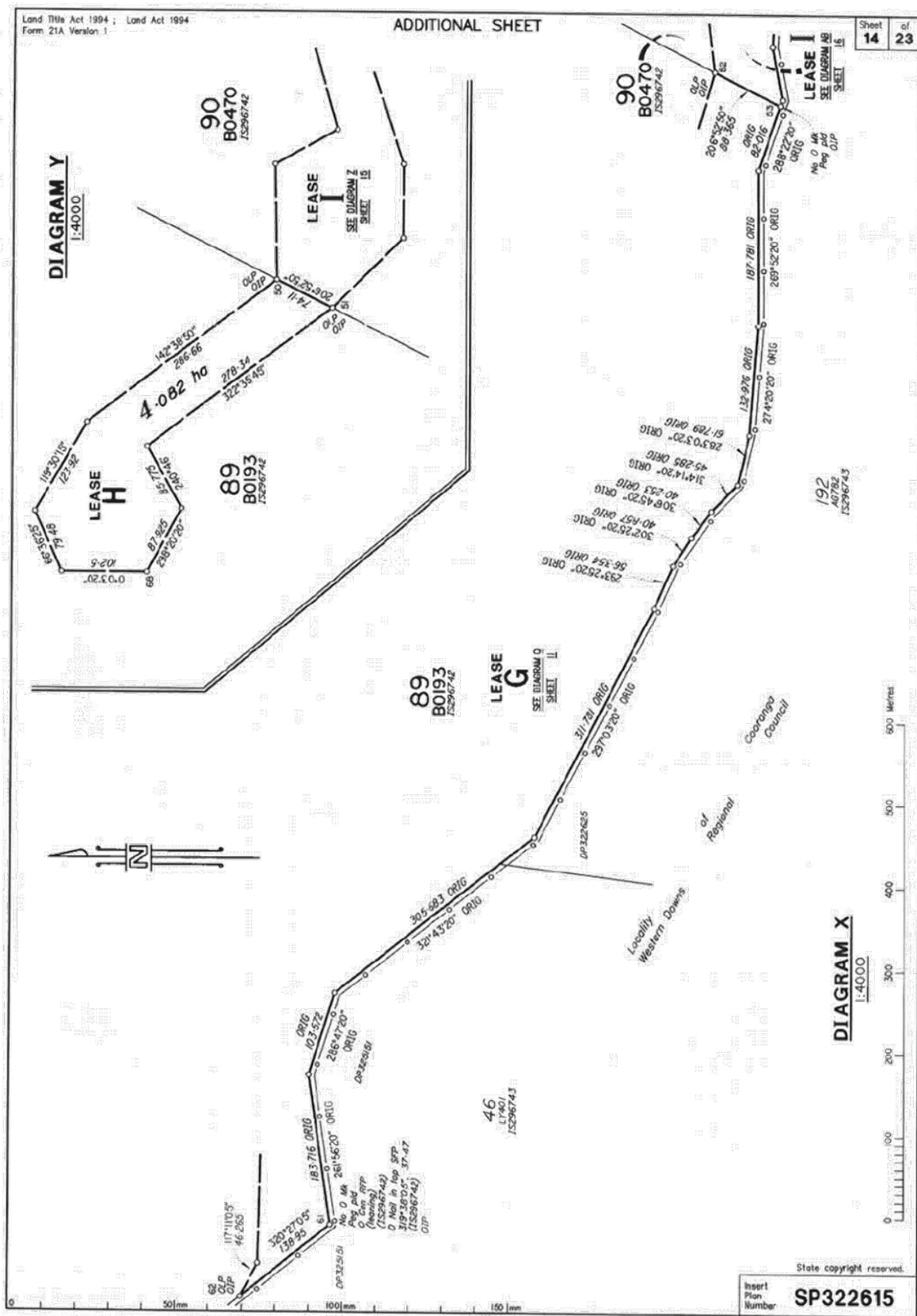


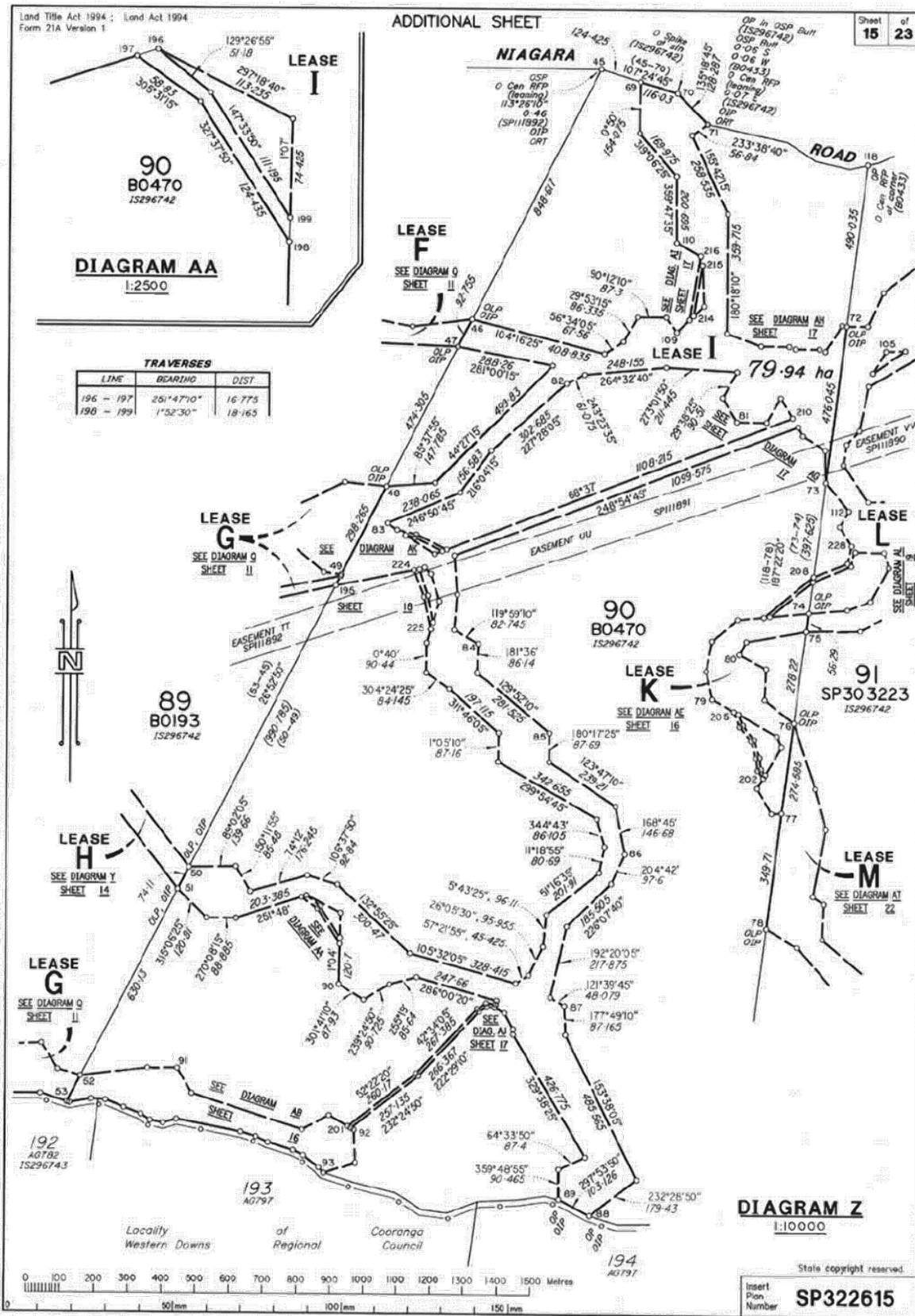


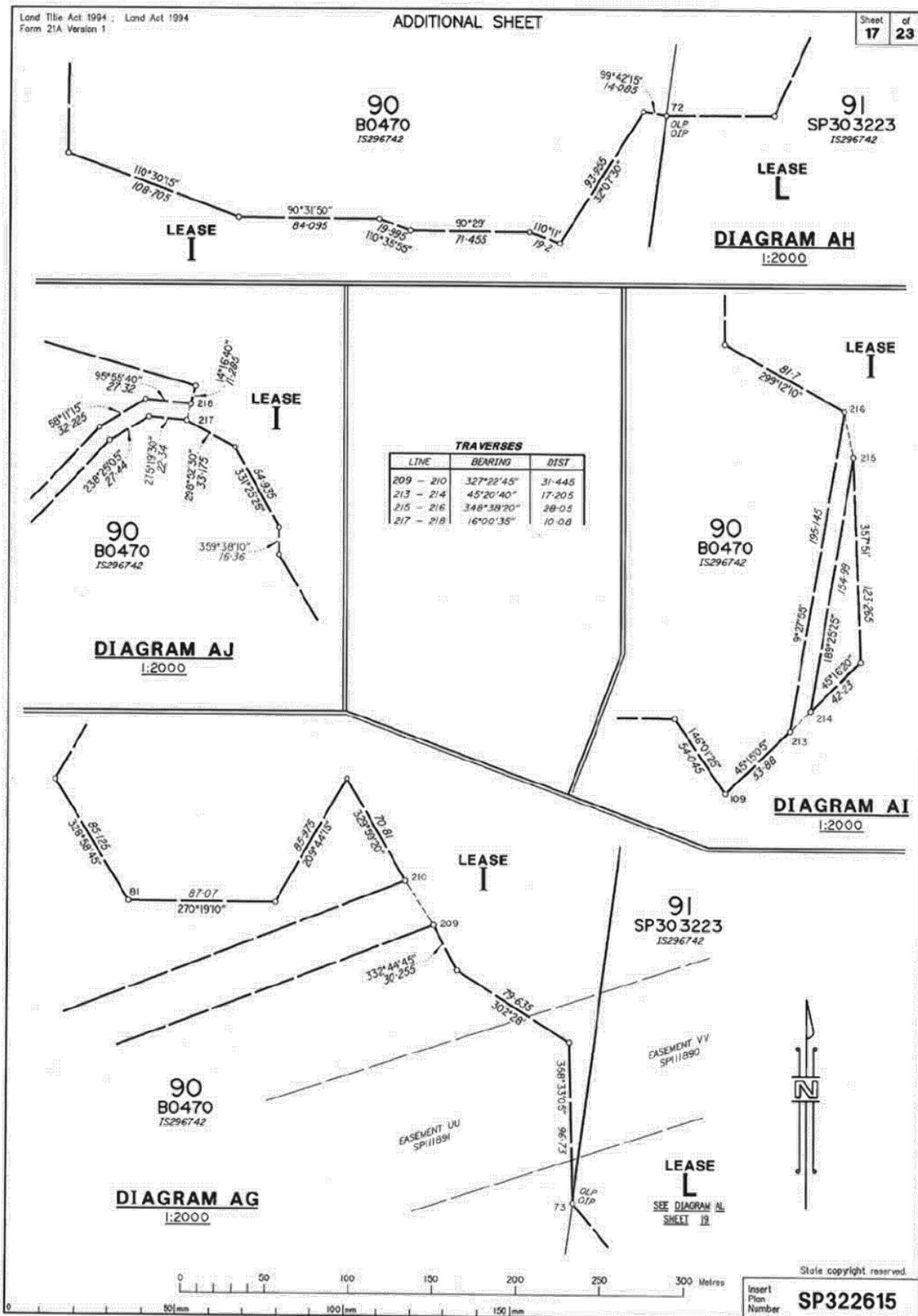


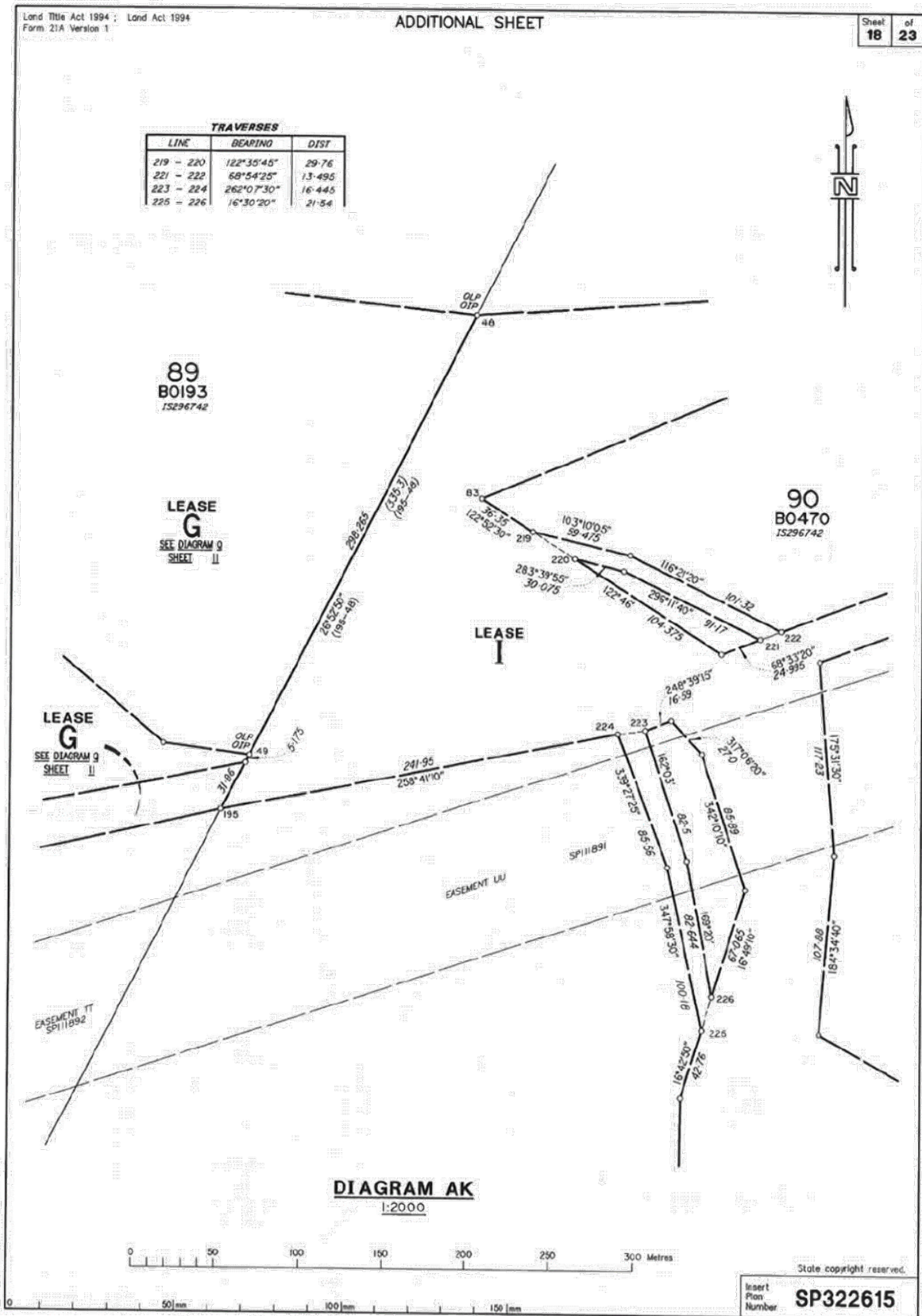


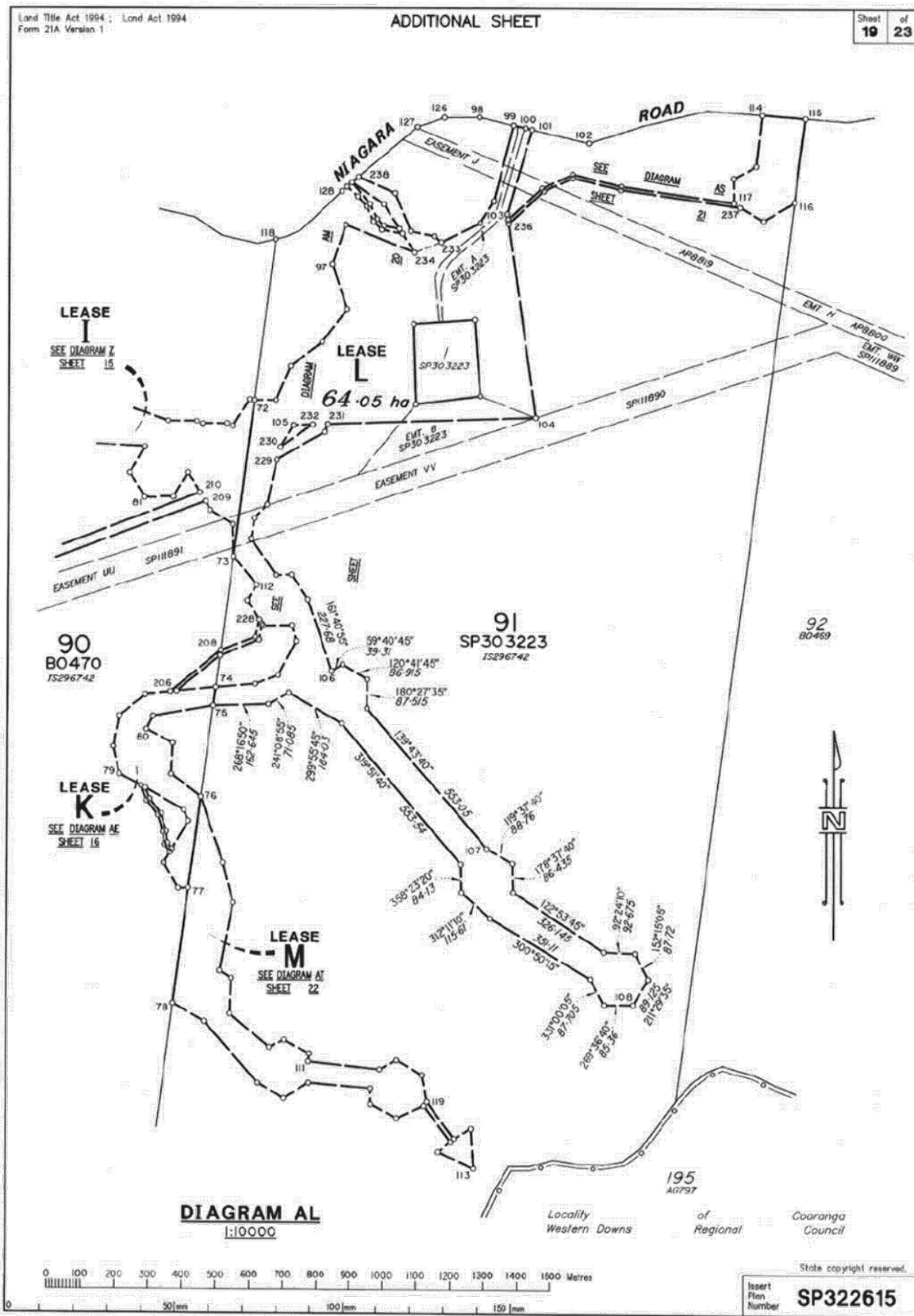


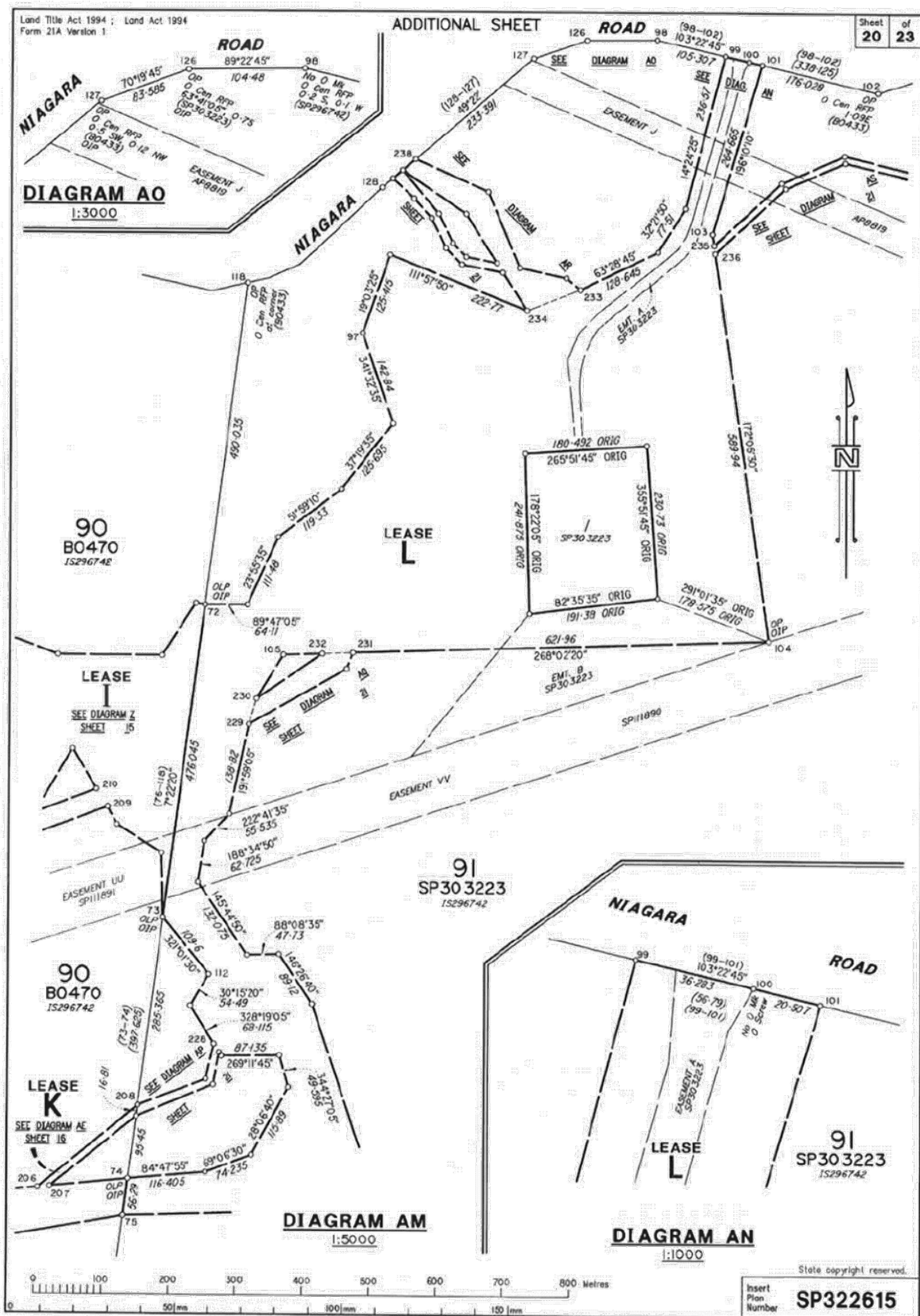


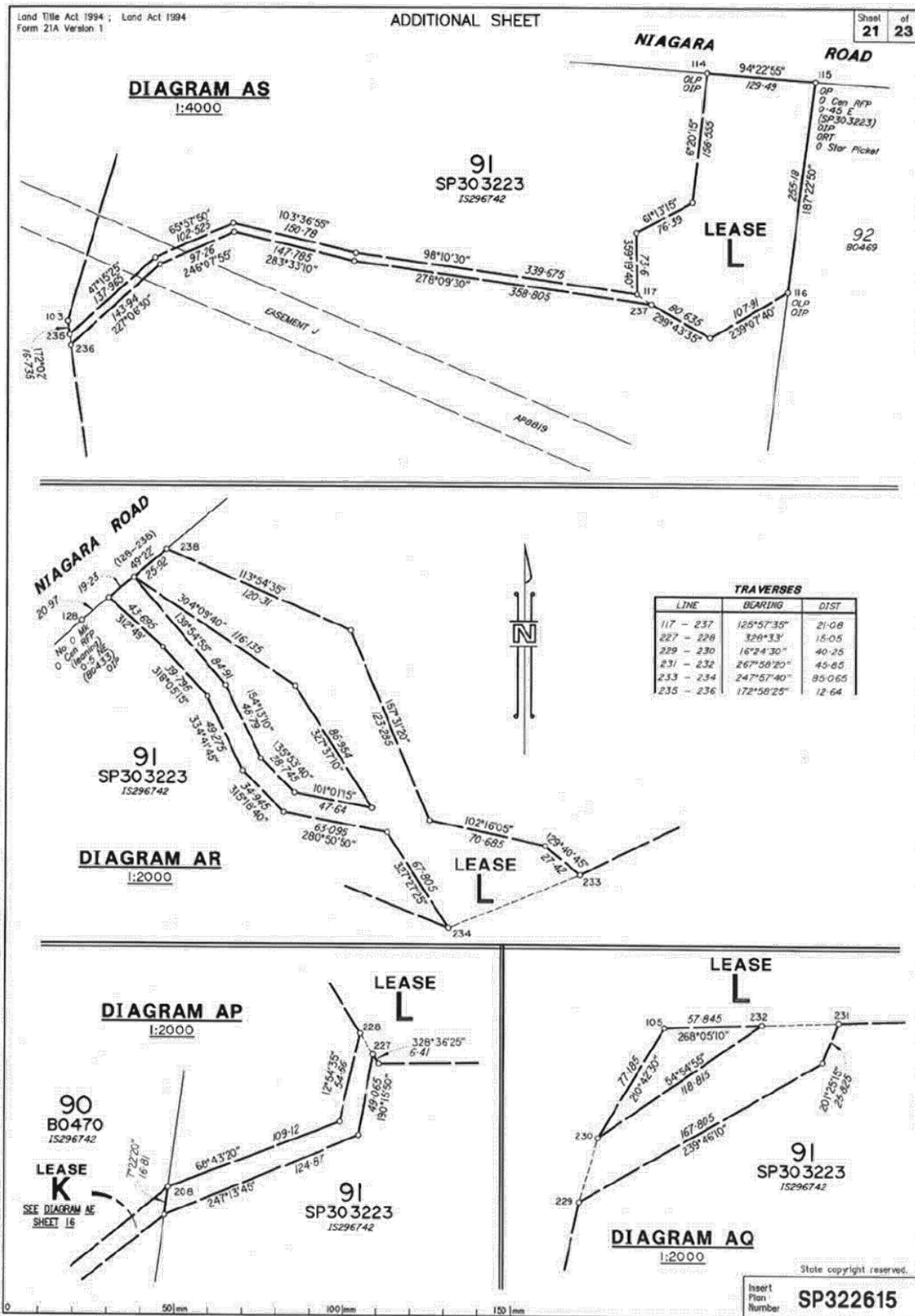


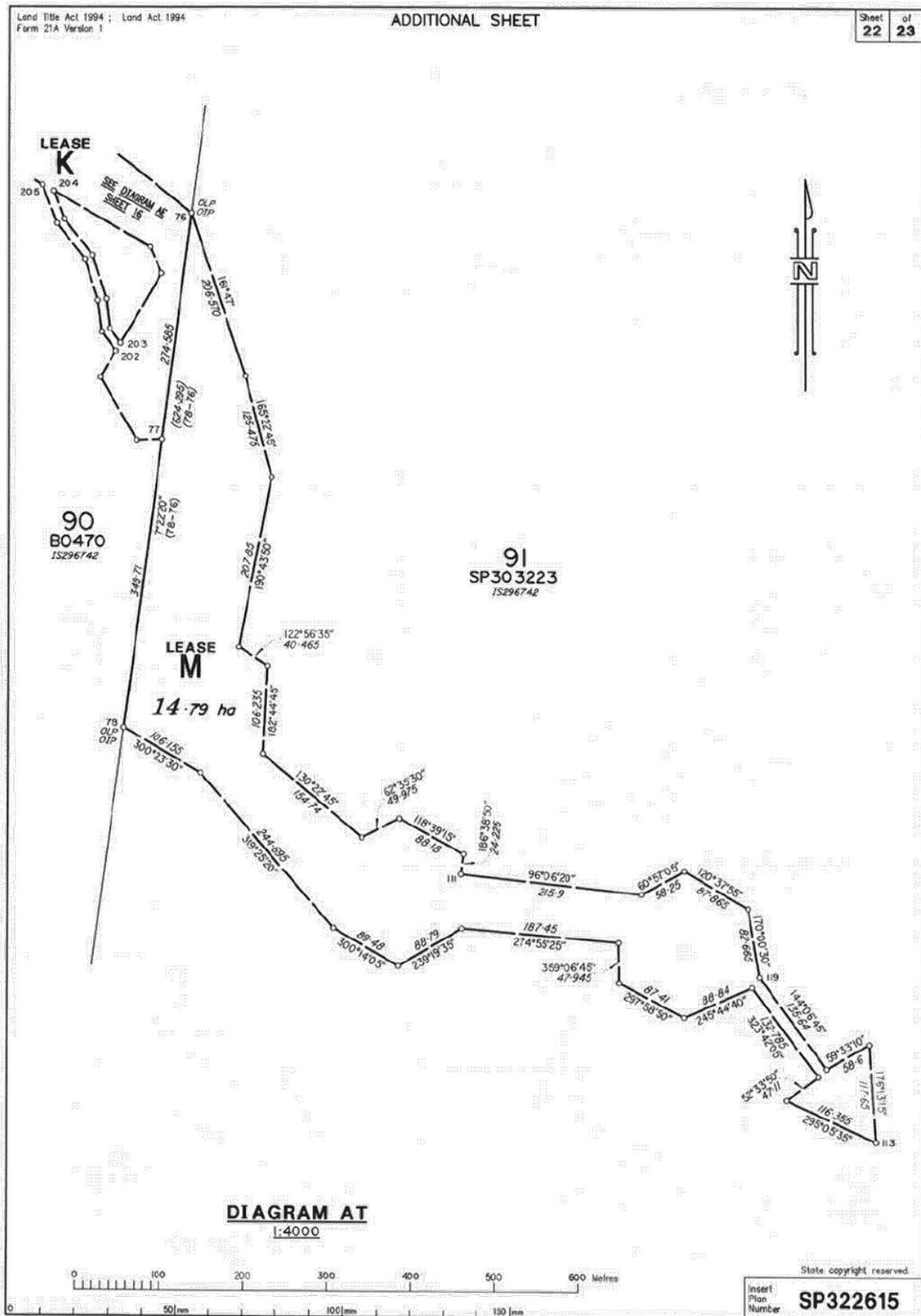












Land Title Act 1994 : Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet **23** of **23**

REFERENCE					MARKS				
STN	TO	ORIGIN	BEARING	DIST	STN	TO	ORIGIN	BEARING	DIST
1	OIP	IS296742	211°10'20"	6.25	55	Pin		48°01'55"	24.492
2	OIP	IS296743	194°17'20"	6.275	61	OIP	IS296742	158°59'20"	1.035
4	OIP	IS296742	197°09'20"	1.115	62	OIP	IS296742	57°52'20"	0.895
4	OIP	IS296742	338°41'20"	1.57	63	Pin		250°40'	1.0
4	ORT Slump	B0192	14°09'20"	10.159	64	Pin		19°58'	2.398
5	Pin		238°45'30"	0.905	65	Screw in Conc		24°19'55"	85.40.3
6	Pin		277°08'50"	1.286	66	Pin		229°55'40"	3.013
7	Pin		329°03'	0.795	67	Screw in Conc		211°24'40"	99.258
8	Pin		207°15'30"	1.905	68	Screw in Conc		61°45'15"	94.66
9	ORT Slump	B0191	161°35'20"	10.461	69	Pin		140°35'	2.922
10	OIP	IS296742	256°01'20"	0.58	71	OIP	IS296742	181°49'20"	4.53
11	OIP	IS296742	327°57'20"	12.065	71	ORT dead	B0217	255°34'10"	7.202
12	OIP	IS296742	57°33'20"	3.995	72	OIP	IS296742	156°21'20"	1.355
13	OIP	IS296742	31°14'20"	1.645	73	OIP	IS296742	231°24'20"	2.495
14	OIP	IS296742	103°34'20"	2.845	74	OIP	IS296742	179°50'20"	1.18
15	OIP	IS296742	279°08'20"	2.615	76	OIP	IS296742	268°09'20"	2.79
16	Pin		163°27'40"	1.4	78	OIP	IS296742	272°13'20"	1.985
17	Pin		117°24'20"	2.121	80	Pin		156°36'	1.06
18	Pin		96°54'20"	2.009	81	Screw in Conc		31°43'20"	94.686
19	OIP	IS296742	171°49'20"	2.095	82	Pin		112°05'	0.895
20	OIP	IS296742	180°52'20"	1.14	83	Screw in Conc		270°10'40"	94.756
21	Screw in Conc		4°04'10"	98.413	84	Screw in Conc		236°19'25"	86.38.3
22	Screw in Conc		34°08'30"	90.17	85	Screw in Conc		234°30'50"	89.733
23	Pin		344°03'20"	25.988	86	Pin		112°48'	1.12
24	Screw in Conc		54°55'15"	85.06	87	Screw in Conc		245°15'55"	84.683
25	Screw in Conc		24°41'05"	86.845	88	OIP	IS296742	68°53'20"	1.05
26	OIP	IS296742	120°22'20"	0.955	88	Screw in Conc		356°28'40"	85.89
27	OIP	IS296742	71°26'20"	1.325	89	OIP	IS296742	0°40'20"	0.93
29	OIP	IS296742	131°47'20"	1.006	90	Screw in Conc		55°18'	90.5
30	Screw in Conc		269°54'30"	96.972	91	Screw in Conc		204°33'20"	87.52
31	Screw in Conc		241°52'05"	94.462	92	Screw in Conc		243°04'40"	96.421
32	Pin		50°56'40"	1.66	93	OIP	IS296742	312°59'	1.69
33	Screw in Conc		85°35'35"	94.785	97	Pin		124°38'30"	56.23
34	Pin		91°56'55"	0.529	99	Pin		72°02'	0.56
36	Screw in Conc		94°34'05"	88.095	100	Screw in Headwall	IS296742	106°16'20"	11.2
37	Pin		226°09'05"	1.875	103	Pin		86°35'	1.2
38	Pin		253°40'	1.793	104	OIP	SP30.3223	321°27'	1.315
39	OIP	SP111893	112°53'05"	1.185	105	Screw in Conc		274°51'10"	90.9
40	OIP	IS296742	317°33'20"	1.825	106	Pin		194°09'	0.832
42	Pin		262°12'	1.758	107	Pin		100°59'	0.721
43	Pin		144°31'45"	2.262	108	Pin		358°07'	1.822
44	Pin		18°55'	1.287	109	Screw in Conc		247°24'35"	74.255
45	OIP	SP111892	354°09'10"	0.965	110	Pin		79°39'15"	1.008
45	ORT dead	B0193	129°33'50"	6.92	111	Pin		103°44'	0.877
46	OIP	IS296742	214°44'20"	1.42	112	Pin		344°38'	0.955
47	OIP	IS296742	48°47'20"	0.635	113	Pin		89°44'	0.762
48	OIP	IS296742	125°30'20"	1.24	114	OIP	IS296742	183°53'20"	1.17
49	OIP	IS296742	351°27'20"	3.95	115	OIP	SP111889	14°43'	1.15
50	OIP	IS296742	251°25'20"	0.6	115	ORT	B0153	119°39'50"	5.582
51	OIP	IS296742	358°58'20"	1.71	115	O Slur Picket	IS296742	275°32'20"	69.96
52	OIP	IS296742	94°23'20"	0.555	116	OIP	IS296742	260°33'20"	0.99
53	OIP	SP111892	72°05'10"	1.673	117	Screw in Conc		68°12'25"	96.09
53	Pin		7°17'	0.275	118	OIP	B0433	19°43'10"	0.677
54	Pin		339°43'	0.323	119	Pin		124°49'	1.7
					120	OIP	IS296742	174°45'20"	1.74
					122	OIP	IS296742	65°52'20"	9.99
					124	OIP	RP194601	187°23'20"	1.435
					125	OIP	SP111893	254°01'20"	1.35
					126	OIP	B0433	73°00'45"	1.73
					127	OIP	B0433	227°16'45"	2.348
					128	OIP	IS296742	236°39'20"	1.1

PERMANENT			MARKS		
PM	ORIGIN	BEARING	DIST	NO	TYPE
124	OPM	RP194601	35°35'41"	1.156	94225

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Insert
Plan
Number: **SP322615**

