

Our reference: 1805-5561 SRA
Your reference: 89/18

17 October 2018

North Burnett Regional Council
PO Box 390
GAYNDAH QLD 4625
admin@northburnett.qld.gov.au

Attention: Lyn Mcleod and Sue-Ann Jensen

Dear Mses Mcleod and Jensen

Referral agency response—with conditions

(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 30 May 2018.

Applicant details

Applicant name:	Burnett Country Certifiers Pty Ltd
Applicant contact details:	12/58 Newton Street MONTO QLD 4630 rick@burnettcc.com.au

Location details

Street address:	43A Dalgangal Road, and 43B Dalgangal Road GAYNDAH
Real property description:	Lot 3 on SP241998, and Lot 4 on SP241998
Local government area:	North Burnett Regional Council

Application details

Development permit	Change Application (Other) to a Development Permit for Material Change of Use for Funeral Parlour and Caretaker's Accommodation
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Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material Change of Use				
Site Plan	John Poulsen Building Design	15 Aug 2018	PD 2157	–

A copy of this response has been sent to the applicant for their information.

For further information please contact Cavannah Deller, Planning Officer, on (07) 4331 5604 or via email WBBSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Luke Lankowski
Manager, Planning

cc Burnett Country Certifiers Pty Ltd, rick@burnettcc.com.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Approved plans and specifications

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material Change of Use		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State Transport Corridors and Future State Transport Corridors – The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
In Accordance with Approved Plans		
1.	The road access must be carried out generally in accordance with the following plans: <ul style="list-style-type: none"> • Site Plan, prepared by John Poulsen Building Design, dated 15 August 2018, reference PD 2157. 	Prior to the commencement of use and to be maintained at all times.

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure access to the State controlled road from the site does not compromise the safety and efficiency of the State controlled road.

Decision

- The development application is a Change Application (Other than a Minor Change) to a Development Permit for Material Change of Use for Funeral Parlour and Caretaker's Accommodation.
- The concurrence agency response was issued 17 October 2018.

Relevant Material

- Development application common material
- Information request response received 25 September 2018
- State Development Assessment Provisions (SDAP) published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Transport Infrastructure Act 1994*
- Development Assessment Rules (DA Rules) published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Planning Act 2016*
- Planning Regulation 2017