

Our Reference: RAL/2026/541
 Contact Officer: Jun Ong
 Contact: 07 4688 9555
 Email: development@tr.qld.gov.au

CONFIRMATION NOTICE
Planning Act 2016 Section 68(1)
Development Assessment Rules Section 2

Ashley Vincent Scheffe
 C/- Yarramine Environmental
 PO Box 163
 CROWS NEST QLD 4355

Email: amanda@yarramine.com.au

10 February 2026

Dear Madam,

Development Application for: Reconfiguring a Lot - Impact - Boundary Realignment Three (3) into Three (3) Lots
Location: 156 Middle Road, PIERCES CREEK QLD 4355
Property Description: Lot 5 RP16018, Lot 6 RP16018, Lot 2 RP161075
Relevant Planning Scheme: Toowoomba Regional Planning Scheme 2012

The development application described above was properly made to Council on 27 January 2026. I can advise the following:

1. Details of the Application

The application seeks development approval for –

	Development Permit	Preliminary Approval
• Reconfiguring a lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Referral Agencies

The following referral agencies are applicable to this application -

PA Regulation Reference	Referral Trigger	Agency
Schedule 10 Part 9 Division 2 Table 1— Item 1	Development application for reconfiguring a lot that is assessable development under section 21, if— (a) all or part of the lot is subject to an easement— (i) for the benefit of a distribution entity, or transmission entity, under the Electricity Act; and (ii) for a transmission grid or supply network; or (b) part of the lot is within 100m of a substation site.	The chief executive of the distribution entity or transmission entity. <i>Note: This referral agency may give advice only.</i>

You are required to give each referral agency a copy of:

- The application (including application form and supporting material); and
- This confirmation notice.

You must give this material to each referral agency within ten (10) business days of receipt of this notice or your application will lapse in accordance with Section 5.1 of the *Development Assessment Rules* under Section 68(1) of the *Planning Act 2016*.

You must also advise Council in writing of the date the application and supporting material was given to the referral agency within five (5) days of referring the application.

3. Level of Assessment – Impact

Public Notification of the application must be given as this application:

- requires Impact Assessment – consequently, the whole of the application must be publicly notified under the provisions of Part 4 of the *Development Assessment Rules* under Section 68(1) of the *Planning Act 2016*.

You must undertake public notification in accordance with Section 53 of the *Planning Act 2016* and Chapter 1 Part 17 of the DA Rules.

For Section 53(4)(b) of the *Planning Act 2016*, the public notification period is at least:

- 15 business days after the notice is given.

For Chapter 1 Part 17.1(c) of the DA Rules you must:

- Where there is a hard copy local newspaper for the locality of the premises the subject of the application, publishing a notice at least once in a hard copy local newspaper circulating generally in the locality of the premises the subject of the application; or
- Where there is no hard copy local newspaper for the locality of the premises the subject of the application by either—
 - publishing a notice at least once in an online local newspaper for the locality of the premises the subject of the application in a section of that publication that is intended for displaying notices intended for members of the public; or
 - publishing a notice at least once in a hard copy state newspaper.

Please note that public notification is required to be undertaken within legislative timeframes. You can electronically access public notification templates, the *Development Assessment Rules* and the *Planning Act 2016* on the State Government website (<https://planning.dsdmip.qld.gov.au>).

Landowner details can be requested from Council via email: development@tr.qld.gov.au once you are ready to commence public notification i.e., after all information request responses to all information requests have been made (if applicable). Any request will be required to nominate the lot and plan numbers of the properties for which landowner details are sought. Please allow at least 24 hours' notice for receipt of a response to this request as the response is required to be in writing. **Failure to commence public notification, and/or provide a Notice of Compliance within the legislative timeframes will result in your application lapsing.**

Public notification signs are available for purchase at our relevant Customer Service Centres.

Please note that Council will accept electronic submissions. Submissions are required to be emailed to development@tr.qld.gov.au.

4. Status of Information Request

An information request may be made by the assessment manager.

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an inaccuracy in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Planner, Jun Ong on the above number.

Yours faithfully

A handwritten signature in black ink, appearing to read 'JFM', with a horizontal line extending to the right from the top of the signature.

Jayden Forbes-Mitchell
Lead Senior Planner, Planning Branch