

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	F K Gardner and Sons Pty Ltd
Contact name <i>(only applicable for companies)</i>	C / - Property Projects Australia (Attn: Marcus McNee and James Juhasz)
Postal address <i>(P.O. Box or street address)</i>	Level 2, 123 Margaret Street
Suburb	Toowoomba
State	Queensland
Postcode	4350
Country	Australia
Contact number	(07) 4632 0516
Email address <i>(non-mandatory)</i>	marcus@propertyprojectsaustralia.com.au james@ propertyprojectsaustralia.com.au
Mobile number <i>(non-mandatory)</i>	Not Applicable
Fax number <i>(non-mandatory)</i>	Not Applicable
Applicant's reference number(s) <i>(if applicable)</i>	J002440
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		128-144	Witmack Road	Wellcamp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	28	RP24623	Toowoomba Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		128-144	Witmack Road	Wellcamp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	30	RP24623	Toowoomba Regional Council

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☒ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☐ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☒ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer: Dry Creek

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☒ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Development Permit for Reconfiguring a Lot – Boundary Realignment (Fourteen (14) Lots into Fourteen (14) Lots)

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☒ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Development Permit for Reconfiguring a Lot – Access Easement.

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

- ☒ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

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

- ☐ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☐ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

14

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

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☒ Boundary realignment (complete 12)	☒ Creating or changing an easement giving access to a lot from a constructed road (complete 13)



**Queensland
Government**

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 28 on RP24623	120,140	Proposed Lot 1	98,681
Lot 30 on RP24623	92,070	Proposed Lot 2	506,791
Lot 31 on RP24623	73,860	Proposed Lot 3	148,851
Lot 32 on RP24623	64,750	Proposed Lot 4	513,304
Lot 33 on RP24623	70,820	Proposed Lot 5	534,428
Lot 34 on RP24623	80,330	Proposed Lot 6	113,165
Lot 1 on RP195310	4,000	Proposed Lot 7	121,222
Lot 2 on RP195310	103,240	Proposed Lot 8	119,732
Lot 1 on RP159685	151,000	Proposed Lot 9	104,581
Lot 36 on AG108	506,870	Proposed Lot 10	184,665
Lot 5 on SP217416	662,143	Proposed Lot 11	114,416
Lot 2 on RP24628	299,470	Proposed Lot 12	110,549
Lot 1 on SP191896	714,600	Proposed Lot 13	135,725
Lot 1 on RP46695	683	Proposed Lot 14	148,026
12.2) What is the reason for the boundary realignment?			
To improve functionality as rural lots, align with approved development outcome and facilitate potential rural future development.			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement
Proposed	67m	1,100m	Access easement	Proposed Lots 7, 9, 11, 12 and 13.

Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage ☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
☐ Yes – specify number of new lots:	
☐ No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application	
Toowoomba Regional Council	
16) Has the local government agreed to apply a superseded planning scheme for this development application?	
☐ Yes – a copy of the decision notice is attached to this development application ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached ☒ No	

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?	
Note: A development application will require referral if prescribed by the Planning Regulation 2017.	
☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6	
Matters requiring referral to the Chief Executive of the Planning Act 2016:	
☒ Clearing native vegetation ☐ Contaminated land (unexploded ordnance) ☐ Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government) ☐ Fisheries – aquaculture ☐ Fisheries – declared fish habitat area ☐ Fisheries – marine plants ☐ Fisheries – waterway barrier works ☐ Hazardous chemical facilities ☐ Heritage places – Queensland heritage place (on or near a Queensland heritage place) ☐ Infrastructure-related referrals – designated premises ☐ Infrastructure-related referrals – state transport infrastructure ☒ Infrastructure-related referrals – State transport corridor and future State transport corridor	

- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994***:

- ☐ Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)

Matters requiring referral to the Chief Executive of the relevant port authority: ☐ Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: ☐ Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: ☐ Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

18) Has any referral agency provided a referral response for this development application?		
☐ Yes – referral response(s) received and listed below are attached to this development application ☒ No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules
☒ I agree to receive an information request if determined necessary for this development application ☐ I do not agree to accept an information request for this development application Note: By not agreeing to accept an information request I, the applicant, acknowledge: - that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties - Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or - Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
☐ Yes – provide details below or include details in a schedule to this development application ☒ No			
List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)
☐ Yes – a copy of the receipted QLeave form is attached to this development application ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid ☒ Not applicable (<i>e.g. building and construction work is less than \$150,000 excluding GST</i>)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?**

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the Water Act 2000?**

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?**

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☒ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☐ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Additional Premises

c)	Unit No.	Street No.	Street Name and Type	Suburb
		128-144	Witmack Road	Wellcamp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	31	RP24623	Toowoomba Regional Council
d)	Unit No.	Street No.	Street Name and Type	Suburb
		128-144	Witmack Road	Wellcamp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	32	RP24623	Toowoomba Regional Council
e)	Unit No.	Street No.	Street Name and Type	Suburb
		128-144	Witmack Road	Wellcamp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	33	RP24623	Toowoomba Regional Council
f)	Unit No.	Street No.	Street Name and Type	Suburb
		128-144	Witmack Road	Wellcamp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	34	RP24623	Toowoomba Regional Council
g)	Unit No.	Street No.	Street Name and Type	Suburb
		128-144	Witmack Road	Wellcamp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	1	RP195310	Toowoomba Regional Council
h)	Unit No.	Street No.	Street Name and Type	Suburb
		128	Witmack Road	Wellcamp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	2	RP195310	Toowoomba Regional Council
i)	Unit No.	Street No.	Street Name and Type	Suburb
		128-144	Witmack Road	Wellcamp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	1	RP159685	Toowoomba Regional Council
j)	Unit No.	Street No.	Street Name and Type	Suburb
		128-144	Witmack Road	Charlton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	36	AG108	Toowoomba Regional Council
k)	Unit No.	Street No.	Street Name and Type	Suburb
		10965	Warrego Highway	Charlton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	5	SP217416	Toowoomba Regional Council
l)	Unit No.	Street No.	Street Name and Type	Suburb
		128	Witmack Road	Wellcamp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	2	RP24628	Toowoomba Regional Council
m)	Unit No.	Street No.	Street Name and Type	Suburb
		10965	Warrego Highway	Charlton

	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	1	SP191896	Toowoomba Regional Council
n)	Unit No.	Street No.	Street Name and Type	Suburb
		128	Witmack Road	Charlton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	1	RP46695	Toowoomba Regional Council

**COMPANY OWNER'S CONSENT TO THE MAKING OF A DEVELOPMENT
APPLICATION UNDER THE *PLANNING ACT 2016***

I, Gary Francis Gardner

Sole Director of the company mentioned below.

Of, Heinemann Farm Pty Ltd A.C.N. 637 623 271

the company being the owner of the premises identified as follows:

10965 Warrego Highway, Charlton QLD 4350 (Lot 1 on SP191896 and Lot 5 on SP217416)

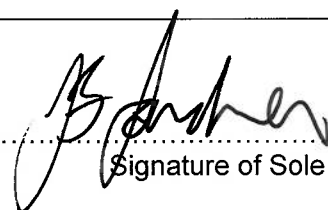
consent to the making of a development application under the *Planning Act 2016* by:

F K Gardner and Sons Pty Ltd
C / - Property Projects Australia

on the premises described above for:

Development Permit for Reconfiguring a Lot

Heinemann Farm Pty Ltd A.C.N. 637 623 271



.....
Signature of Sole Director

10-9-20

.....
Date

COMPANY OWNER'S CONSENT TO THE MAKING OF A DEVELOPMENT APPLICATION UNDER THE *PLANNING ACT 2016*

I, Gary Francis Gardner

Director of the company mentioned below.

and I, Jack Daniel Gardner

Director of the company mentioned below.

Of, Nass Farm Pty Ltd A.C.N. 637 309 721

the company being the owner of the premises identified as follows:

128 and 144 Witmack Road, Wellcamp QLD 4350 (Lot 28, Lot 30, Lot 31, Lot 32, Lot 33 and Lot 34 on RP24623, Lot 1 and Lot 2 on RP195310, Lot 1 on RP159685, Lot 2 on RP24628 and Lot 36 on AG108 and Lot 1 on RP46695)

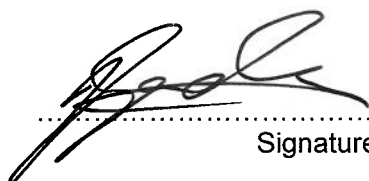
consent to the making of a development application under the *Planning Act 2016* by:

F K Gardner and Sons Pty Ltd
C / - Property Projects Australia

on the premises described above for:

Development Permit for Reconfiguring a Lot

Nass Farm Pty Ltd A.C.N. 637 309 721



Signature of Director

10-9-21

Date



Signature of Director

10-9-21

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50725507	Search Date:	17/07/2026 09:58
Date Title Created:	17/06/2008	Request No:	56920816
Previous Title:	18540175		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 191896

Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719937221 05/03/2020

HEINEMANN FARM PTY LTD A.C.N. 637 623 271

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11726026 (POR 39V)
2. MORTGAGE No 720674607 24/03/2021 at 10:53
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50738516	Search Date:	17/07/2026 10:11
Date Title Created:	29/09/2008	Request No:	56921160
Previous Title:	16466032, 50725508		

ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 217416

Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719937221 05/03/2020

HEINEMANN FARM PTY LTD A.C.N. 637 623 271

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11726026 (POR 39V)
(POR 37V)
2. MORTGAGE No 720674607 24/03/2021 at 10:53
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	11036108	Search Date:	17/07/2026 09:58
Date Title Created:	04/10/1904	Request No:	56920807
Creating Dealing:	602254602		

ESTATE AND LAND

Estate in Fee Simple

LOT 34 REGISTERED PLAN 24623
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719925261 27/02/2020
NASS FARM PTY LTD A.C.N. 637 309 721

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10038229 (PP 22)
2. MORTGAGE No 720675311 24/03/2021 at 12:44
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	11109006	Search Date:	17/07/2026 09:58
Date Title Created:	18/12/1908	Request No:	56920812
Creating Dealing:	602734756		

ESTATE AND LAND

Estate in Fee Simple

LOT 33 REGISTERED PLAN 24623
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719925261 27/02/2020
NASS FARM PTY LTD A.C.N. 637 309 721

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10038229 (PP 22)
2. MORTGAGE No 720675311 24/03/2021 at 12:44
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	11109005	Search Date:	17/07/2026 09:58
Date Title Created:	18/12/1908	Request No:	56920810
Creating Dealing:	602734755		

ESTATE AND LAND

Estate in Fee Simple

LOT 32 REGISTERED PLAN 24623
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719925261 27/02/2020
NASS FARM PTY LTD A.C.N. 637 309 721

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10038229 (POR 22)
2. MORTGAGE No 720675311 24/03/2021 at 12:44
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50777528	Search Date:	17/07/2026 09:58
Date Title Created:	28/07/2009	Request No:	56920813
Previous Title:	16628119		

ESTATE AND LAND

Estate in Fee Simple

LOT 31 REGISTERED PLAN 24623
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719925261 27/02/2020
NASS FARM PTY LTD A.C.N. 637 309 721

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10038229 (PP 22)
2. MORTGAGE No 720675311 24/03/2021 at 12:44
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50777527	Search Date:	23/07/2026 11:11
Date Title Created:	28/07/2009	Request No:	56989057
Previous Title:	16628119		

ESTATE AND LAND

Estate in Fee Simple

LOT 30 REGISTERED PLAN 24623
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719925261 27/02/2020
NASS FARM PTY LTD A.C.N. 637 309 721

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10038229 (PP 22)
2. MORTGAGE No 720675311 24/03/2021 at 12:44
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	16572058	Search Date:	17/07/2026 09:58
Date Title Created:	16/02/1984	Request No:	56920811
Previous Title:	16174120		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 195310
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719925261 27/02/2020
NASS FARM PTY LTD A.C.N. 637 309 721

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10038229 (PP 22)
2. MORTGAGE No 720675311 24/03/2021 at 12:44
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	16628118	Search Date:	17/07/2026 09:58
Date Title Created:	09/07/1984	Request No:	56920818
Previous Title:	16174120		

ESTATE AND LAND

Estate in Fee Simple

LOT 28 REGISTERED PLAN 24623
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719925261 27/02/2020
NASS FARM PTY LTD A.C.N. 637 309 721

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10038229 (PP 22)
2. MORTGAGE No 720675311 24/03/2021 at 12:44
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	15740036	Search Date:	21/07/2026 16:42
Date Title Created:	16/02/1978	Request No:	56966713
Previous Title:	13090001		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 159685
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719925261 27/02/2020
NASS FARM PTY LTD A.C.N. 637 309 721

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10038229 (PP 22)
2. MORTGAGE No 720675311 24/03/2021 at 12:44
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	16572057	Search Date:	17/07/2026 10:19
Date Title Created:	16/02/1984	Request No:	56921422
Previous Title:	16174120		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 195310

Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719925261 27/02/2020

NASS FARM PTY LTD A.C.N. 637 309 721

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10038229 (PP 22)
2. MORTGAGE No 720675311 24/03/2021 at 12:44
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	11521107	Search Date:	17/07/2026 09:58
Date Title Created:	30/06/1922	Request No:	56920819
Previous Title:	11283119		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 24628
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719925261 27/02/2020
NASS FARM PTY LTD A.C.N. 637 309 721

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11283119 (POR 38V)
2. LEASE No 602138511 (K434812J) 18/10/1990
OF PART OF THE LAND
TO THE CROWN IN RIGHT OF THE STATE OF QUEENSLAND
ORIGINAL TERM: COMMENCING 01 MAR 1990
TERMINATING 28 FEB 2010
OR OPTIONS AS MAY BE STATED
3. CHANGE OF NAME No 712845242 05/11/2009 at 14:52
LEASE: 602138511 (K434812J)
THE STATE OF QUEENSLAND
(REPRESENTED BY DEPARTMENT OF COMMUNITY SAFETY)
4. AMENDMENT OF LEASE No 713058735 16/02/2010 at 11:32
LEASE: 602138511 (K434812J)
TERM: 01/03/1990 TO 28/02/2030 OPTION NIL
5. MORTGAGE No 720675311 24/03/2021 at 12:44
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	11769037	Search Date:	23/07/2026 09:16
Date Title Created:	11/04/1929	Request No:	56986003
Previous Title:	11283118, 11726026		

ESTATE AND LAND

Estate in Fee Simple

LOT 36 CROWN PLAN AG108
Local Government: TOOWOOMBA

LOT 1 REGISTERED PLAN 46695
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719925261 27/02/2020

NASS FARM PTY LTD A.C.N. 637 309 721

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11283118 (POR 36V)
Deed of Grant No. 11726026 (POR 37V)
2. MORTGAGE No 720675311 24/03/2021 at 12:44
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

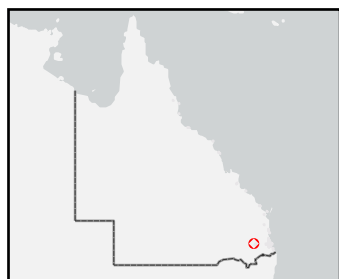
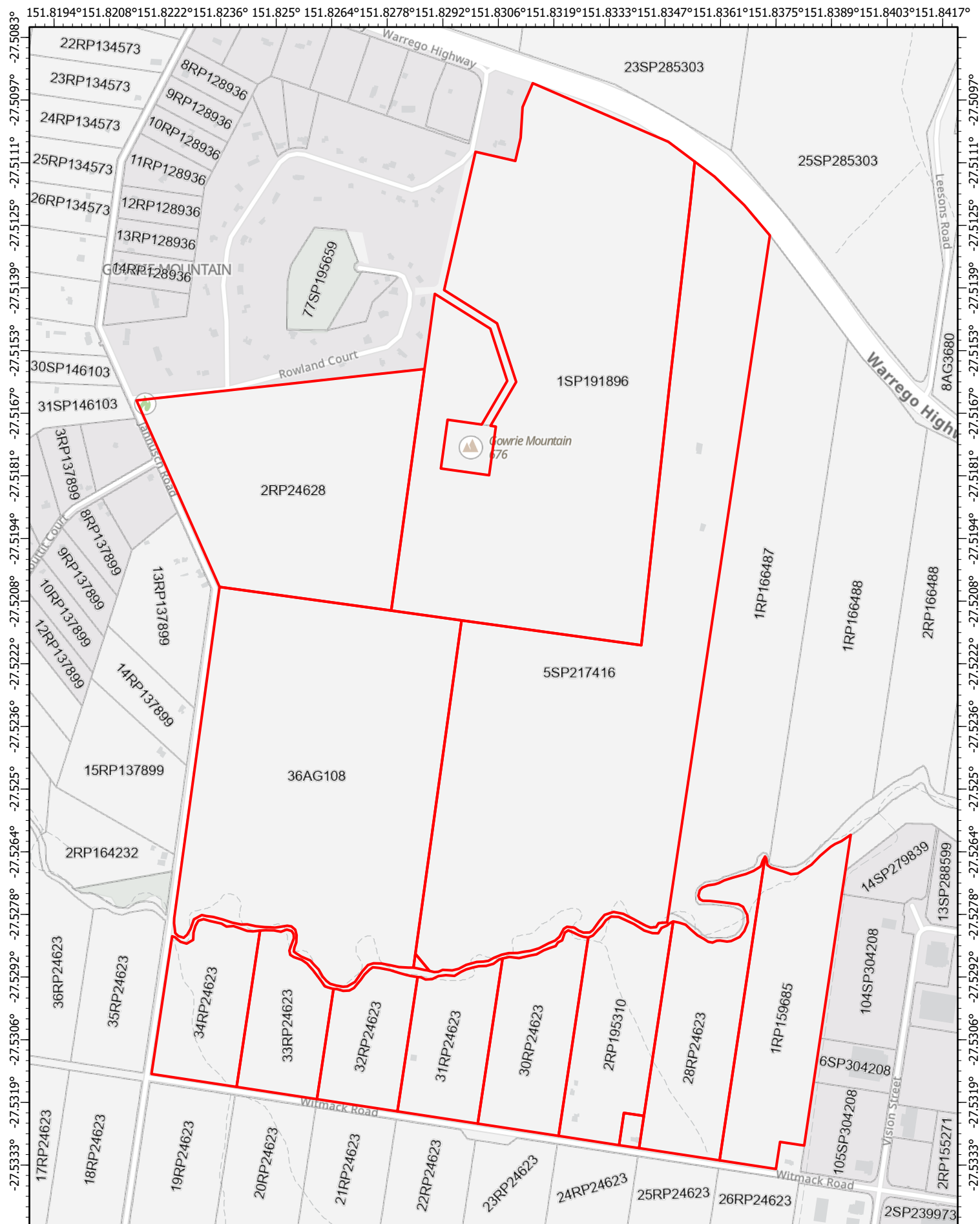
NIL

UNREGISTERED DEALINGS

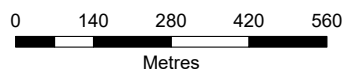
NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Scale: 1:13,600



Date: 10/09/2026

Disclaimer This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map

Queensland
Government

© The State of Queensland 2026.



State Planning Policy mapping layers - consolidated list for all selected Lot Plans

State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Wildlife hazard buffer zone
- Lighting area buffer 6km
- Obstacle limitation surface contours
- Height restriction zone 15m
- Height restriction zone 45m
- Height restriction zone 90m
- Obstacle limitation surface area

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - Wildlife habitat (endangered or vulnerable)
- MSES - Regulated vegetation (essential habitat)

AGRICULTURE

- Important agricultural areas
- Agricultural land classification - class A and B

TRANSPORT INFRASTRUCTURE

- State-controlled road
- Future State-controlled road

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area
- Bushfire prone area



Queensland Government

© The State of Queensland 2024.

State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure
Date: 10/09/2026

Disclaimer: This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

State Planning Policy mapping layers for selected

Lot Plan: 28RP24623 (Area: 120140 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone
- Height restriction zone 90m

Lot Plan: 30RP24623 (Area: 92070 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone
- Height restriction zone 90m

Lot Plan: 31RP24623 (Area: 73860 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone
- Height restriction zone 90m

Lot Plan: 32RP24623 (Area: 64750 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

State Planning Policy

**Making or amending a local planning instrument
and designating land for community infrastructure**

Date: 10/09/2026



Queensland Government

© The State of Queensland 2024.

Disclaimer: This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone
- Height restriction zone 90m

Lot Plan: 33RP24623 (Area: 70820 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone
- Height restriction zone 90m

Lot Plan: 34RP24623 (Area: 80330 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone
- Height restriction zone 90m

Lot Plan: 1RP195310 (Area: 4000 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Lighting area buffer 6km
- Wildlife hazard buffer zone
- Height restriction zone 90m

Lot Plan: 2RP195310 (Area: 103240 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure
 Date: 10/09/2026



Queensland Government

© The State of Queensland 2024.

Disclaimer: This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone
- Height restriction zone 90m

Lot Plan: 1RP159685 (Area: 151000 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone
- Height restriction zone 90m

Lot Plan: 36AG108 (Area: 506870 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - Regulated vegetation (essential habitat)
- MSES - Wildlife habitat (endangered or vulnerable)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area
- Bushfire prone area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone
- Height restriction zone 15m
- Height restriction zone 45m
- Height restriction zone 90m

Lot Plan: 5SP217416 (Area: 662143 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

State Planning Policy

**Making or amending a local planning instrument
and designating land for community infrastructure**

Date: 10/09/2026



Queensland Government

© The State of Queensland 2024.

Disclaimer: This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

- MSES - Regulated vegetation (essential habitat)
 - MSES - Wildlife habitat (endangered or vulnerable)
- NATURAL HAZARDS RISK AND RESILIENCE
- Flood hazard area - local government flood mapping area
 - Bushfire prone area
- TRANSPORT INFRASTRUCTURE
- Future State-controlled road
 - State-controlled road
- STRATEGIC AIRPORTS AND AVIATION FACILITIES
- Obstacle limitation surface area
 - Obstacle limitation surface contours
 - Lighting area buffer 6km
 - Wildlife hazard buffer zone
 - Height restriction zone 15m
 - Height restriction zone 90m

Lot Plan: 2RP24628 (Area: 299470 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

BIODIVERSITY

- MSES - Regulated vegetation (essential habitat)
- MSES - Wildlife habitat (endangered or vulnerable)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area
- Bushfire prone area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone
- Height restriction zone 15m

Lot Plan: 1SP191896 (Area: 714600 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

BIODIVERSITY

- MSES - Regulated vegetation (essential habitat)
- MSES - Wildlife habitat (endangered or vulnerable)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area
- Bushfire prone area

TRANSPORT INFRASTRUCTURE

- Future State-controlled road
- State-controlled road

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone

State Planning Policy

**Making or amending a local planning instrument
and designating land for community infrastructure**

Date: 10/09/2026



Queensland Government

© The State of Queensland 2024.

Disclaimer: This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

- Height restriction zone 15m

Lot Plan: 1RP46695 (Area: 683 m²)

AGRICULTURE

- Important agricultural areas

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area

- Lighting area buffer 6km

- Wildlife hazard buffer zone

- Height restriction zone 90m

State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure
Date: 10/09/2026



Queensland Government

© The State of Queensland 2024.

Disclaimer: This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

Matters of Interest for all selected Lot Plans

SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Great artesian water resource plan area
SEQ major enterprise and industrial area (MEIA)
Regulated vegetation management map (Category A and B extract)
State-controlled road
Area within 25m of a State-controlled road
Future State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 28RP24623 (Area: 120140 m²)

SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Great artesian water resource plan area

Lot Plan: 30RP24623 (Area: 92070 m²)

SEQ Regional Plan land use categories
Water resource planning area boundaries
Great artesian water resource plan area

Lot Plan: 31RP24623 (Area: 73860 m²)

SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Great artesian water resource plan area

Lot Plan: 32RP24623 (Area: 64750 m²)

SEQ Regional Plan land use categories
Water resource planning area boundaries
Great artesian water resource plan area

Lot Plan: 33RP24623 (Area: 70820 m²)

SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Great artesian water resource plan area

Lot Plan: 34RP24623 (Area: 80330 m²)

SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Great artesian water resource plan area

Lot Plan: 1RP195310 (Area: 4000 m²)

SEQ Regional Plan land use categories
Water resource planning area boundaries
Great artesian water resource plan area

Lot Plan: 2RP195310 (Area: 103240 m²)

SEQ Regional Plan land use categories

State Assessment and Referral Agency - Matters of Interest Report

Queensland waterways for waterway barrier works

Water resource planning area boundaries

Great artesian water resource plan area

Lot Plan: 1RP159685 (Area: 151000 m²)

SEQ major enterprise and industrial area (MEIA)

SEQ Regional Plan land use categories

Queensland waterways for waterway barrier works

Water resource planning area boundaries

Great artesian water resource plan area

Lot Plan: 36AG108 (Area: 506870 m²)

SEQ Regional Plan land use categories

Queensland waterways for waterway barrier works

Water resource planning area boundaries

Great artesian water resource plan area

Regulated vegetation management map (Category A and B extract)

Lot Plan: 5SP217416 (Area: 662143 m²)

SEQ Regional Plan land use categories

Queensland waterways for waterway barrier works

Water resource planning area boundaries

Great artesian water resource plan area

Regulated vegetation management map (Category A and B extract)

State-controlled road

Area within 25m of a State-controlled road

Future State-controlled road

Lot Plan: 2RP24628 (Area: 299470 m²)

SEQ Regional Plan land use categories

Water resource planning area boundaries

Great artesian water resource plan area

Regulated vegetation management map (Category A and B extract)

Lot Plan: 1SP191896 (Area: 714600 m²)

SEQ Regional Plan land use categories

Water resource planning area boundaries

Great artesian water resource plan area

Regulated vegetation management map (Category A and B extract)

State-controlled road

Area within 25m of a State-controlled road

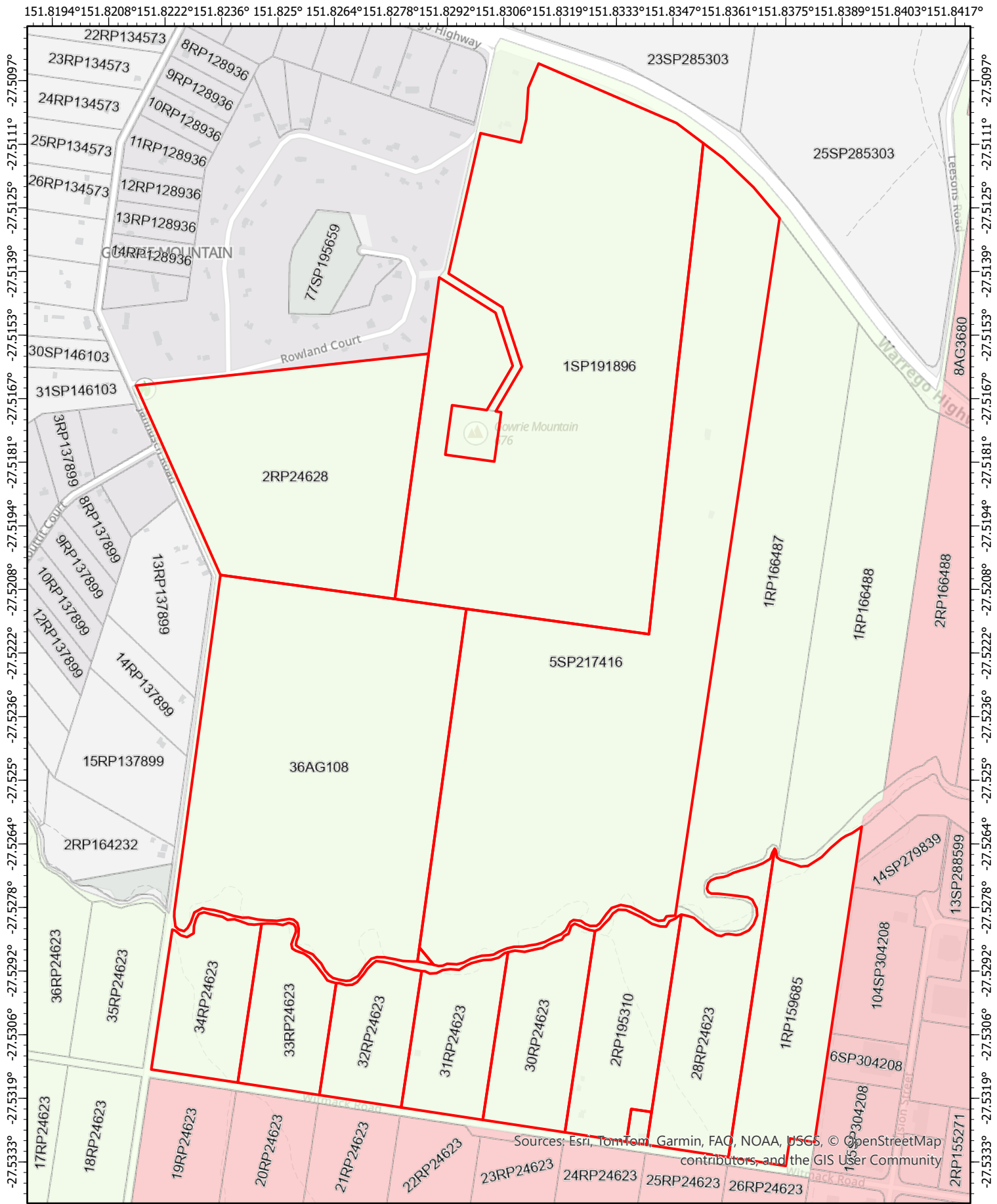
Future State-controlled road

Lot Plan: 1RP46695 (Area: 683 m²)

SEQ Regional Plan land use categories

Water resource planning area boundaries

Great artesian water resource plan area

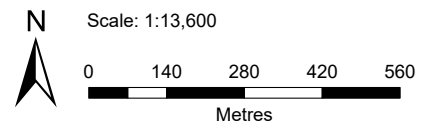


SEQ Regional Plan land use categories

Regional Land Use Category

- Regional Landscape and Rural Production Area
- Urban Footprint

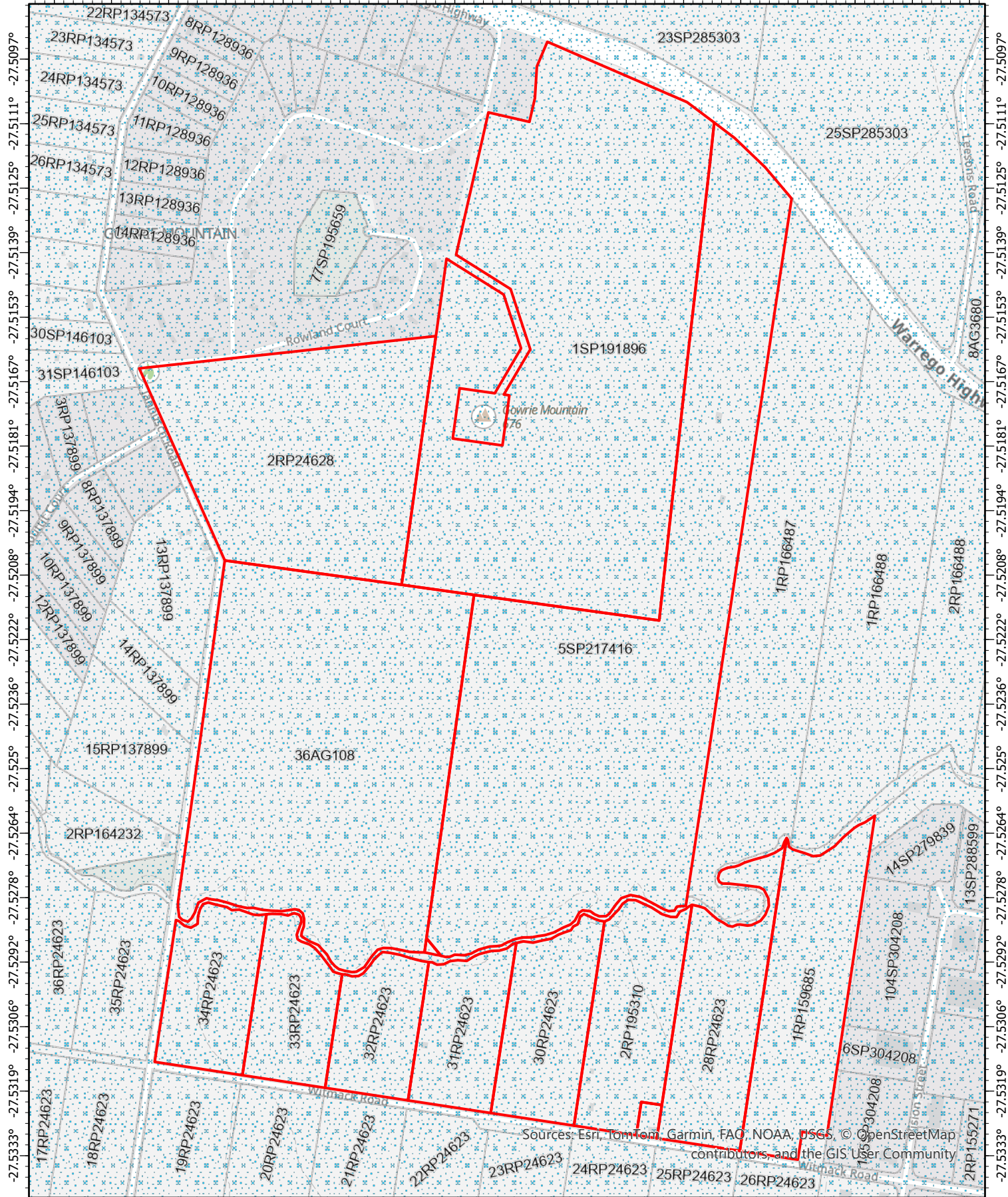
Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.



Queensland Government

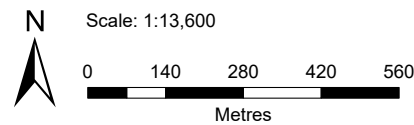


151.8194°151.8208°151.8222°151.8236° 151.825° 151.8264°151.8278°151.8292°151.8306°151.8319°151.8333°151.8347°151.8361°151.8375°151.8389°151.8403°151.8417°



 Water resource planning area boundaries

Date: 10/09/2026



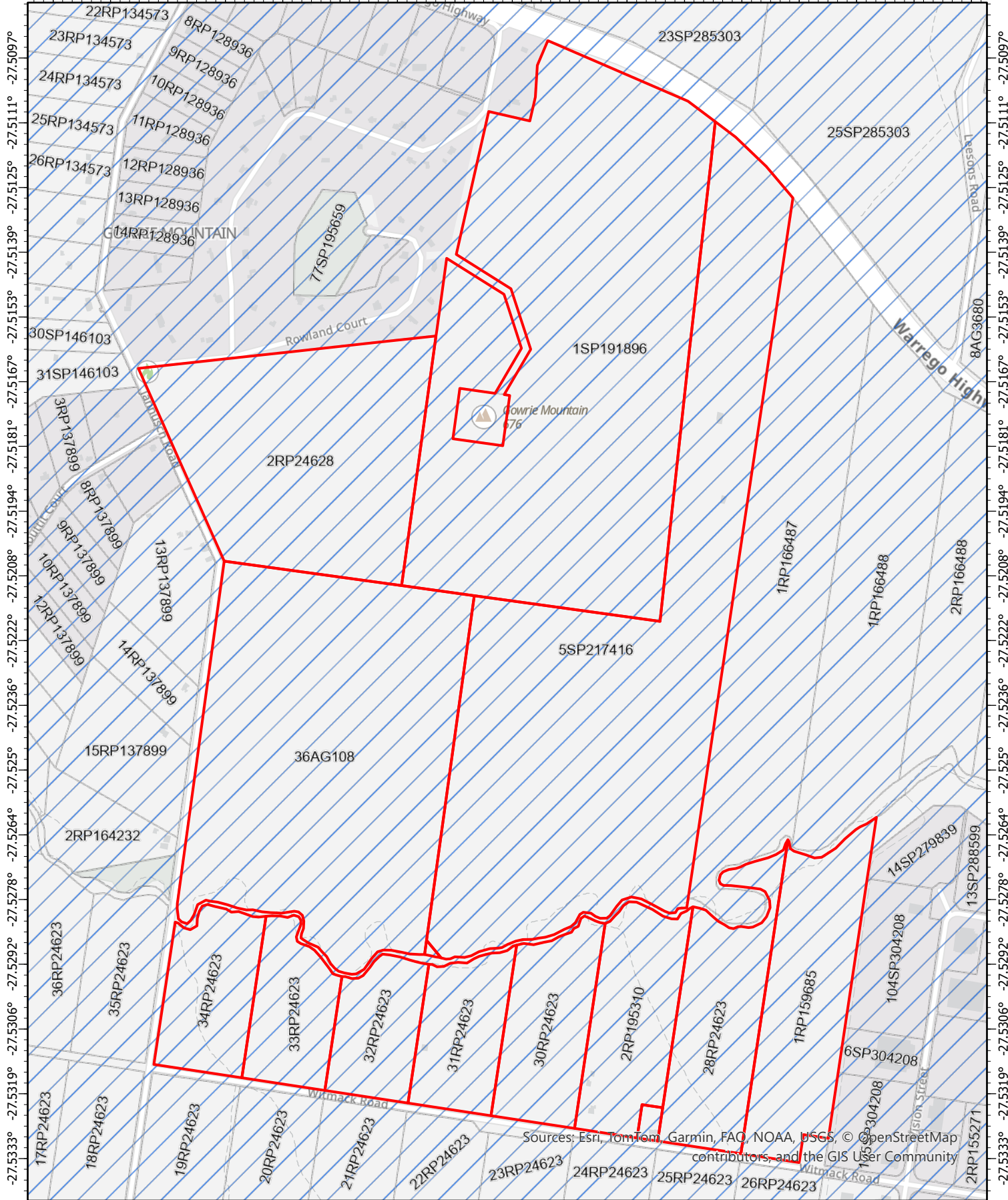
Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland
Government

© The State of Queensland 2026.

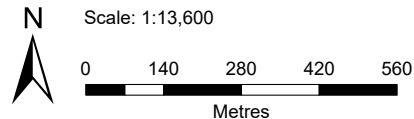


151.8194°151.8208°151.8222°151.8236° 151.825° 151.8264°151.8278°151.8292°151.8306°151.8319°151.8333°151.8347°151.8361°151.8375°151.8389°151.8403°151.8417°

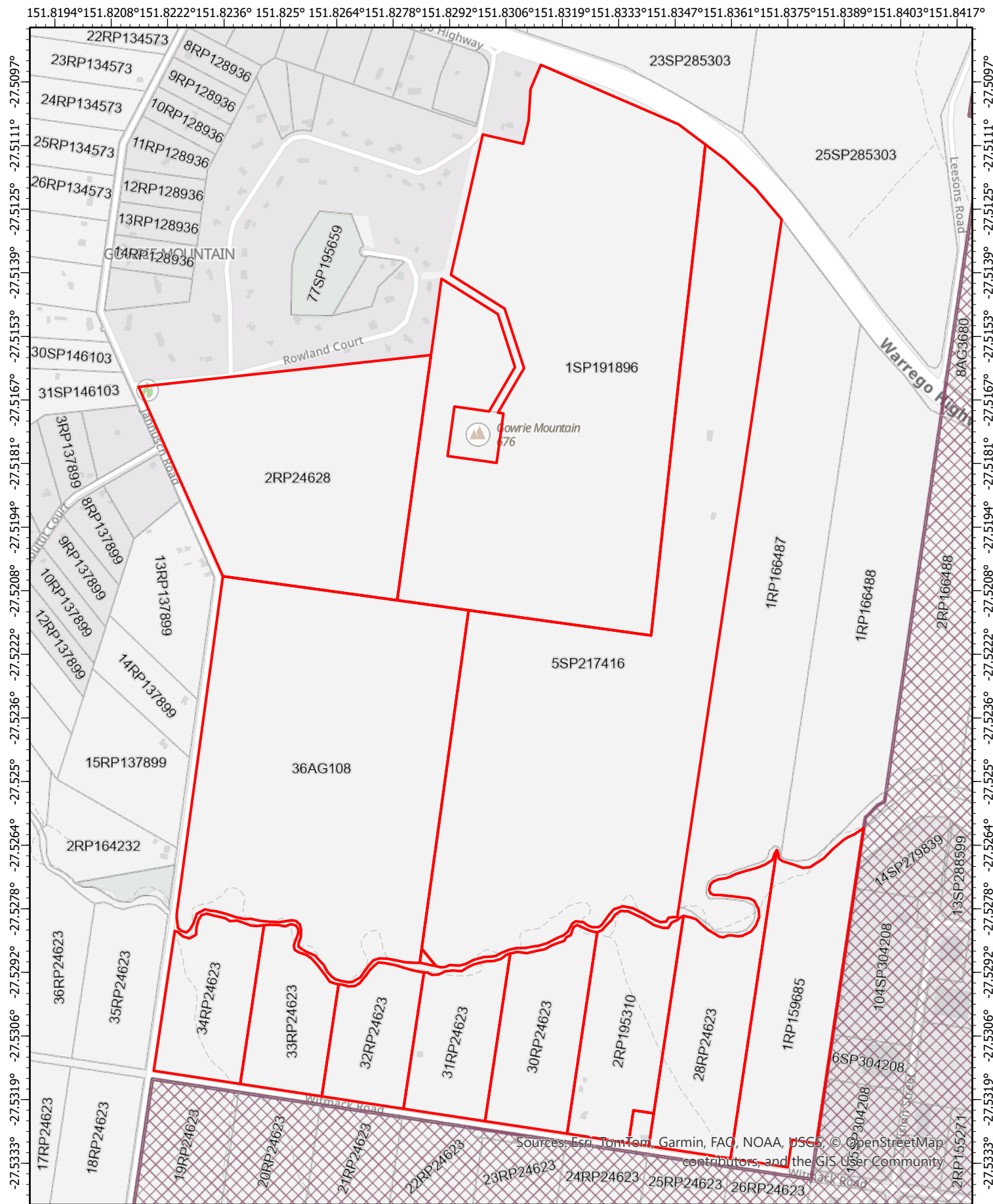


 Great artesian water resource plan area

Date: 10/09/2026

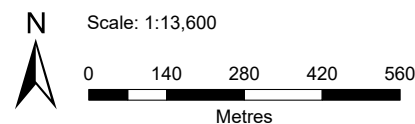


Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.



 SEQ major enterprise and industrial area (MEIA)

Date: 10/09/2026



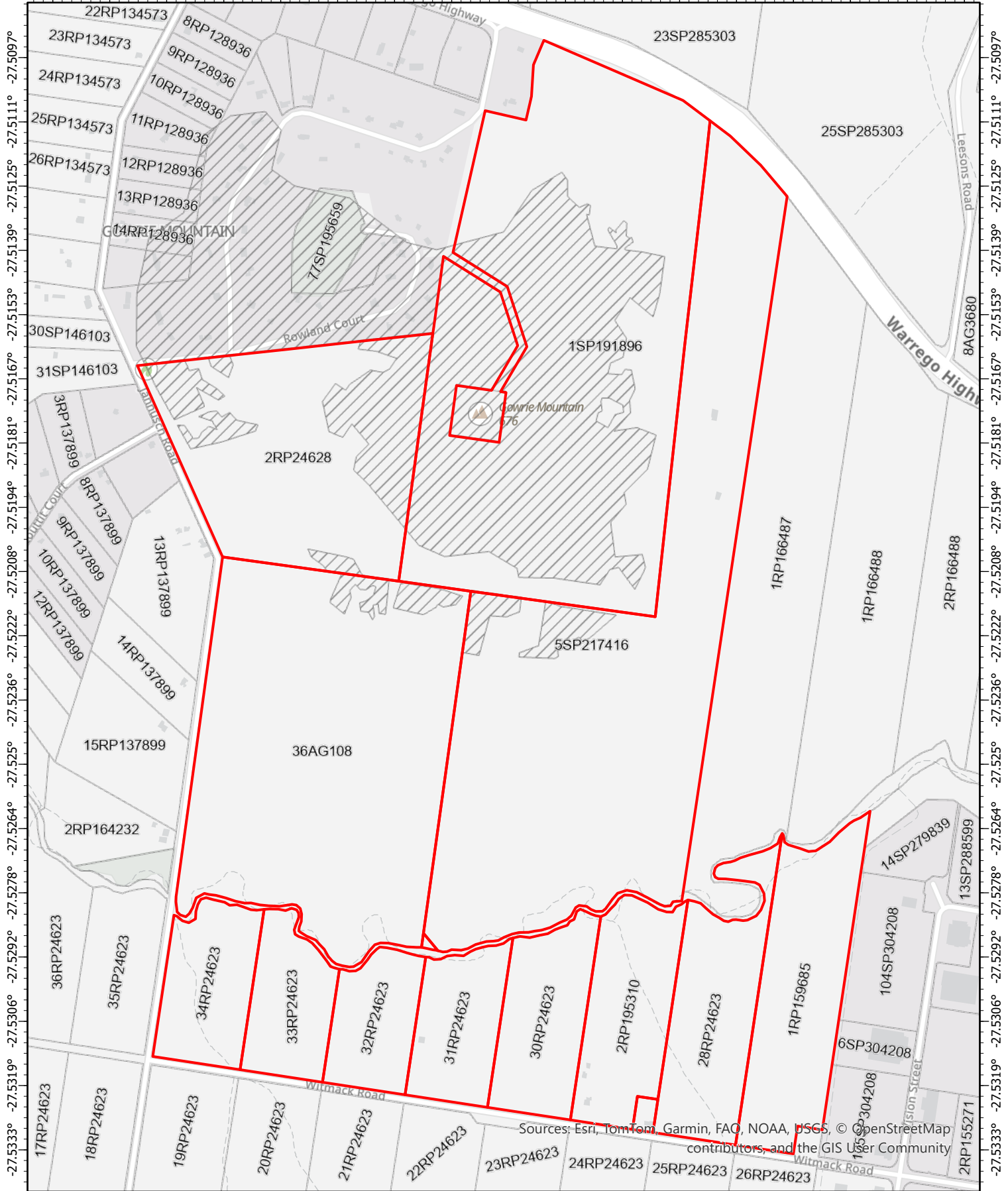
Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland
Government

© The State of Queensland 2026.



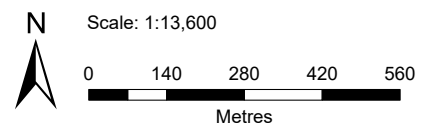
151.8194°151.8208°151.8222°151.8236° 151.825° 151.8264°151.8278°151.8292°151.8306°151.8319°151.8333°151.8347°151.8361°151.8375°151.8389°151.8403°151.8417°



Regulated vegetation
management map (Category A
and B extract)

 Category B on the
regulated vegetation
management map

Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

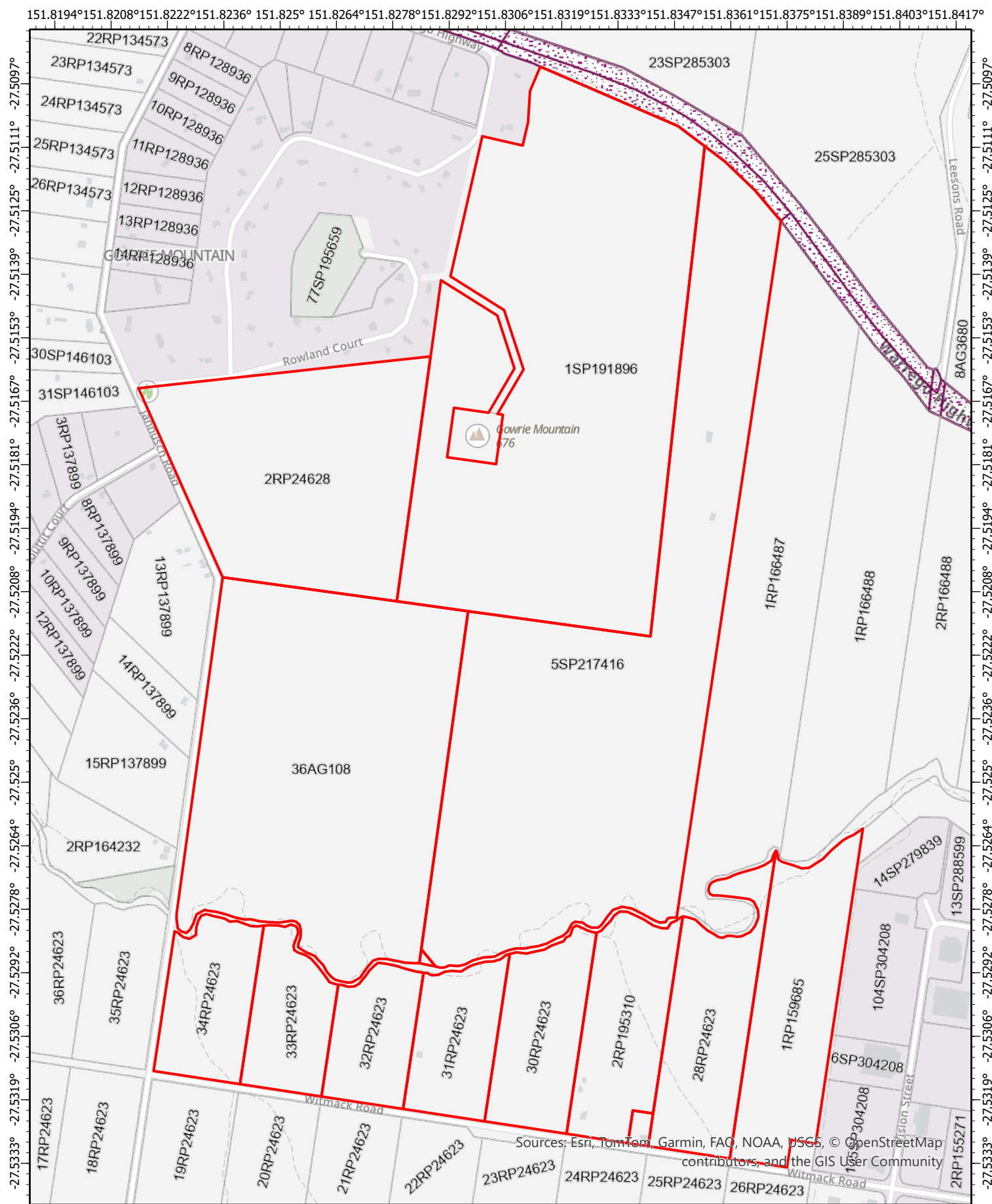


Queensland
Government

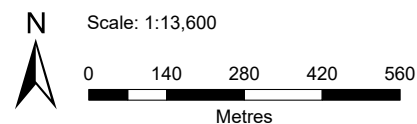
© The State of Queensland 2026.



Date: 10/09/2026

 State-controlled road

Date: 10/09/2026

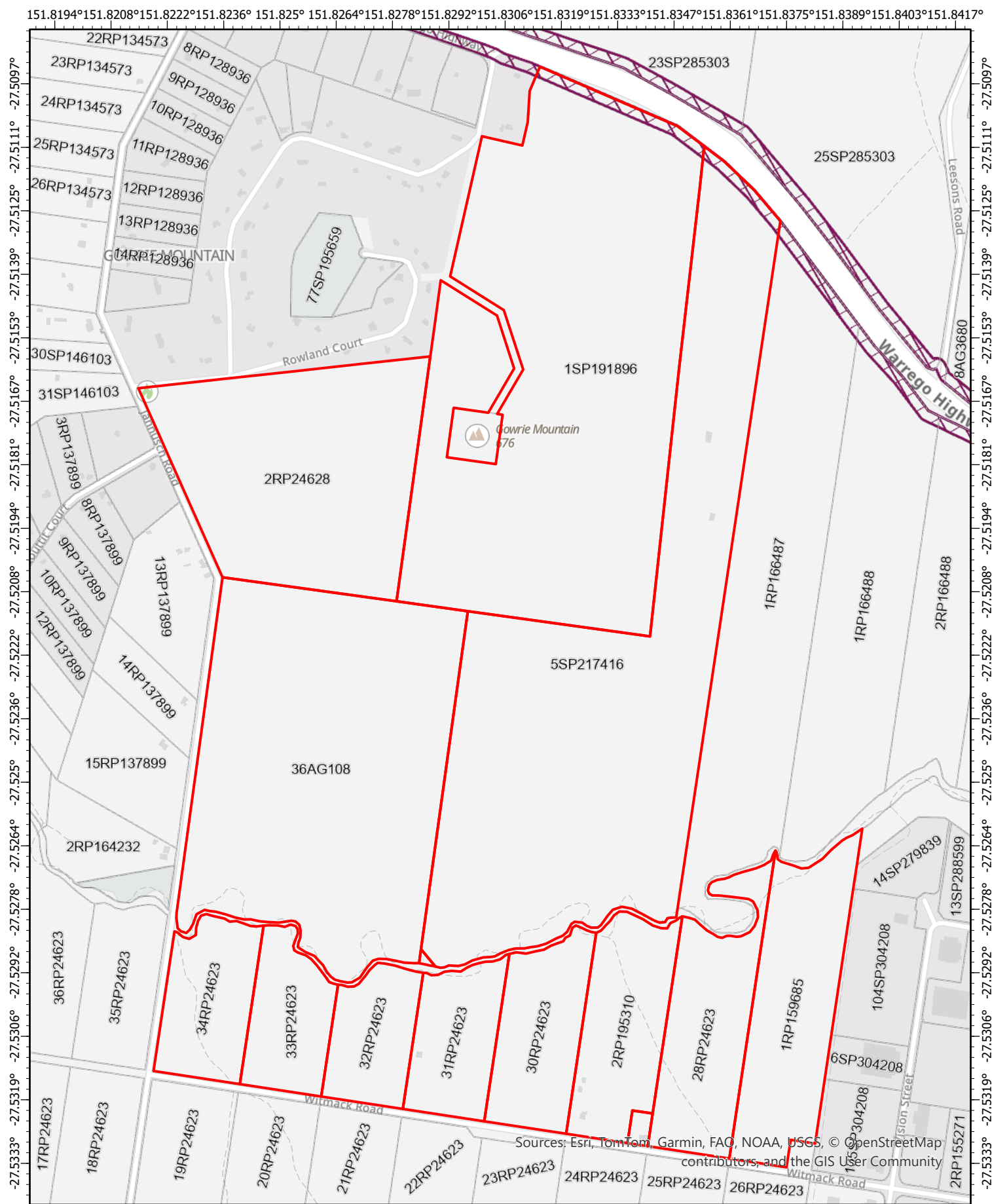


Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland
Government

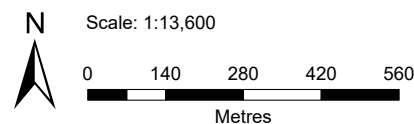
© The State of Queensland 2026.





 Area within 25m of a State-controlled road

Date: 10/09/2026



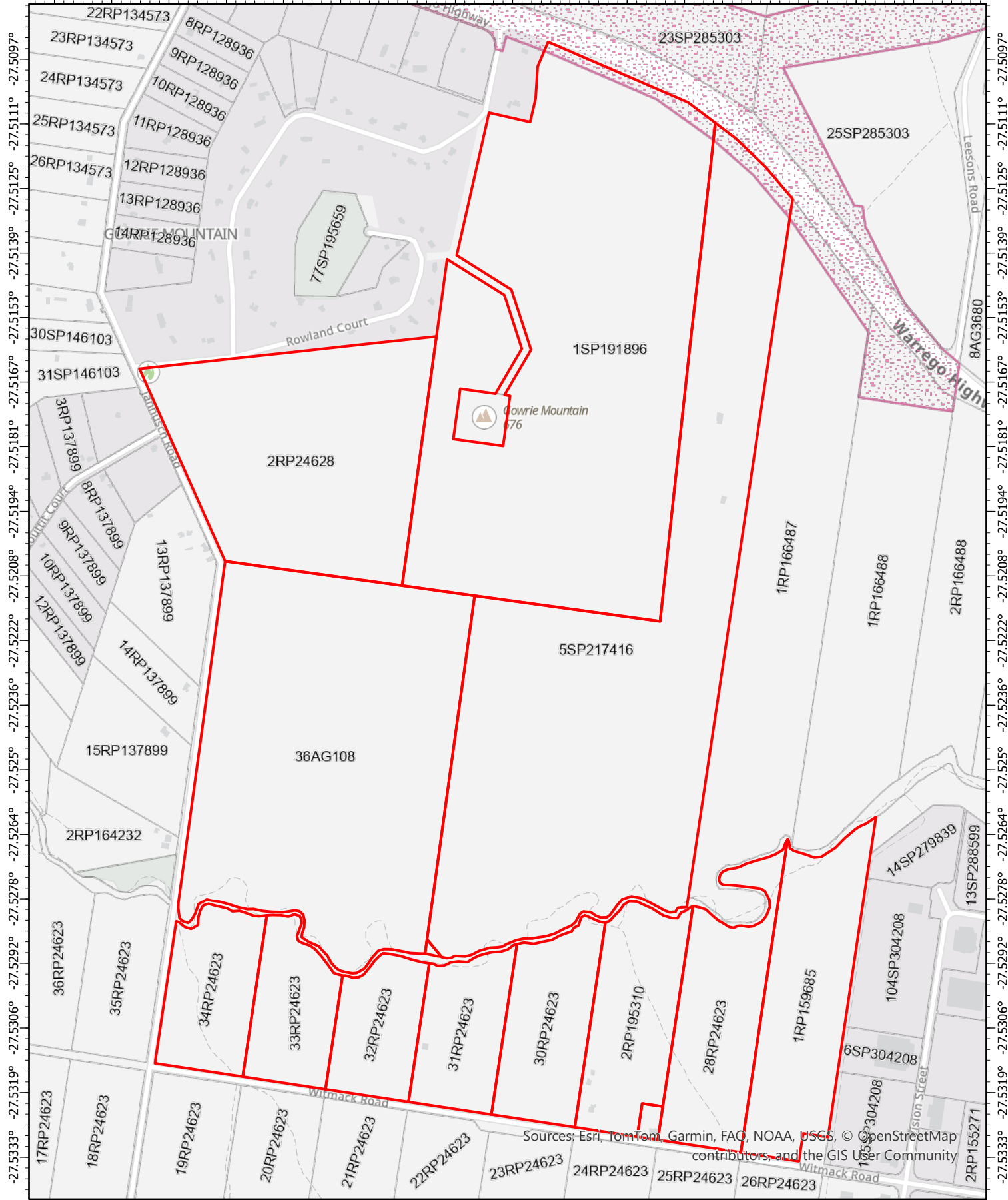
Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland
Government

© The State of Queensland 2026.

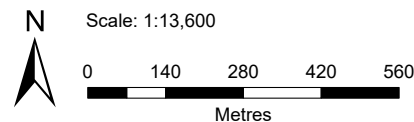


151.8194°151.8208°151.8222°151.8236° 151.825° 151.8264°151.8278°151.8292°151.8306°151.8319°151.8333°151.8347°151.8361°151.8375°151.8389°151.8403°151.8417°



 Future State-controlled road

Date: 10/09/2026

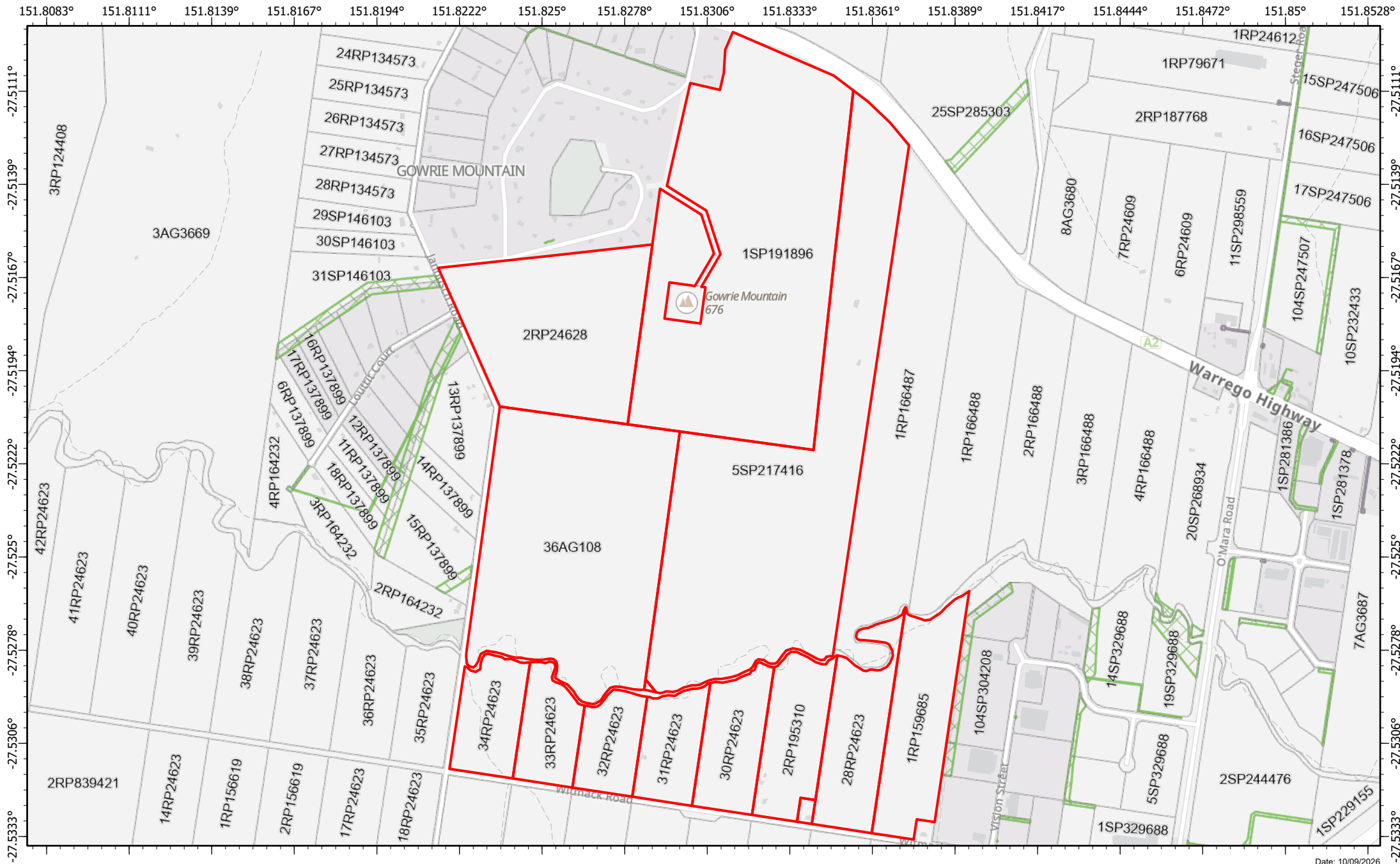


Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland
Government

© The State of Queensland 2026.





Date: 10/09/2026

DA Mapping System - Export Map

Disclaimer This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



Scale: 1:18,100



Queensland
Government

© The State of Queensland 2026.



- Cadastre (25k)
- Ergon easement
- Easements

DA Mapping System - Export Map

Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. Note that this is a print screen only . The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Date: 10/09/2026

Queensland
Government

© The State of Queensland 2026.



APPENDIX A

Application Documentation and Searches

Prepared by:

Property Projects Australia Pty Ltd