

Our Reference: MCUI/2026/8467
Contact Officer: Jun Ong
Contact: 07 4688 9555
Email: development@tr.qld.gov.au

ACTION NOTICE

*Planning Act 2016 Section 51
Development Assessment Rules Part 1*

Osprey Holdings Pty Ltd
C/- Plan A Town Planning Pty Ltd
PO Box 13
FORTITUDE VALLEY QLD 4006

Email: planning@planatp.com.au

25 September 2026

Dear Sir,

Development Application for: Material Change of Use - Impact - Outdoor Sales
Location: 7/57 Heinemann Road, WELLCAMP QLD 4350
Property Description: Lot 7 SP209468, LEASE A SP256658, LEASE B SP256658

I refer to the abovementioned application received on 11 September 2026. Council is unable to accept your application as properly made, as it does not contain the mandatory information requirements for Council to accept the development application as a properly made application under Section 51 (5) of the *Planning Act 2016*.

Actions Required to Make Application Properly Made

Council cannot accept your application as properly made, as the following matters are outstanding:-

- Application Form -
 - The total use area for the proposed Outdoor Sales has not been identified under **Section 2, Division 1** of the DA Form 1. Confirmation of total use area is required for a proper assessment against the relevant assessment benchmarks.
- Application Fee -
 - Council has not received the relevant application fees for the proposed development. Confirmation of the proposed total use area is required for the calculation of application fees in accordance with Council's *Register of Fees and Charges 2026/27*.
 - Notwithstanding the above statement, submitted conceptual plans appears to indicate a total use area of [REDACTED]. The development application fee for an Impact Assessable - Outdoor Sales use [REDACTED] is [REDACTED] in accordance with Council's *Register of Fees and Charges 2026/27*. Please advise Council if the intended total use area may result in a different application fee.

Note: The stock/display areas on the submitted site plans appear to overlap with the landscaping and car parking bays which may conflict with the existing Development Approval. The planning report has not provided further information relating to on-site activities. Please clarify the extent of the proposed use areas and how the site may function with multiple uses over the same lot.

The above requirements must be lodged with Council for the application to be further processed. If the above requirements are not received by Council within twenty (20) business days of receipt of this notice, the application is taken to have not been made. If you have any enquiries in relation to this matter please contact Council's Planner, Jun Ong on the above number.

Yours faithfully

A handwritten signature in black ink, appearing to be 'JFM', written over a horizontal line.

Jayden Forbes-Mitchell
Lead Senior Planner, Planning Branch