



Our ref: OUT24/928

1 March 2024

Office of the
Coordinator-General

Ms Liza Graney and Mr Paul Jacobsen
c/- Ms Danya Cook
Director / Principal Town Planner
Danya Cook Town Planning
danyacook@danyacooktownplanning.com.au

Dear Ms Cook

AP2023/014 – SDA application for a material change of use (MCU) for a dwelling house and shed in the Bundaberg State Development Area (SDA)

Receipt of your SDA application for a MCU for a dwelling house and shed in the Bundaberg SDA is acknowledged. The application was deemed properly made on 14 February 2024 in accordance with section 84D of the *State Development and Public Works Organisation Act 1971*.

Please find enclosed a request detailing the additional information required in order to properly assess your application. In accordance with Schedule 2, Part 2, section 2.1 (4) of the Bundaberg SDA Development Scheme (December 2017), your response to the Officer of the Coordinator-General is due on or before 7 June 2024. The application will lapse if you do not provide, to the satisfaction of the Coordinator-General, the requested information by the required date.

Once the Coordinator-General has received a response to the request for additional information, the application will be referred to Bundaberg Regional Council for their assessment and to identify if any further information is required.

If the Coordinator-General receives any requests for additional information from Bundaberg Regional Council, the Coordinator-General will coordinate the request and forward it to you for your response.

If you require any further information, please contact Amanda Koenig, Principal Project Officer, Office of the Coordinator-General on (07) 3452 7575 or at amanda.koenig@coordinatorgeneral.qld.gov.au, who will be pleased to assist.

Yours sincerely

David Stolz
**Assistant Coordinator-General
Planning and Services**
(as delegate of the Coordinator-General)

Enc

1 William Street
Brisbane Queensland 4000
PO Box 15517
City East Queensland 4002
Telephone 13 QGOV (13 74 68)
Website www.statedevelopment.qld.gov.au
ABN 29 230 178 530

The proponent is required to provide the Coordinator-General with a response to the information requested below.

The requested additional information seeks to clarify inadequacies in the application material provided and scope of the proposed development.

Responding comprehensively to this request may assist in streamlining the assessment process.

No.	Issue	Information requested
Application material		
1	Bundaberg SDA Development Scheme	<p>Section 4.0 of the planning report provides a brief assessment of the precinct development intent for the Rural Uses Precinct of the Bundaberg SDA Development Scheme; however it does not provide an assessment against the strategic vision, overall objectives, and SDA wide assessment criteria of the Bundaberg SDA Development Scheme.</p> <p>The proponent is requested to provide an updated planning report with a full assessment against the strategic vision, overall objectives and SDA wide assessment criteria of the Bundaberg SDA Development Scheme, particularly section 2.5.3 (Natural hazards – flooding).</p>
2	State Planning matters	<p>The planning report does not provide an assessment of the relevant State Planning matters for the subject site. The relevant State Interests can be identified on the Queensland Government’s State Planning Policy Interactive Mapping System and the Queensland Governments Development Assessment Mapping System.</p> <p>The proponent requested to provide an updated planning report that identifies any relevant state interests for the subject lot and an assessment of these state interests in accordance with section 2.5.9 of the Bundaberg SDA Development Scheme.</p>

3	Site Plan/elevations	<p>The planning report includes Appendix B – various hand drawn floor plans, elevations (not drawn to scale), and a site plan with a shed and carport included. The site plan does not show the location of the dwelling house and shed and any other existing or proposed buildings on site. Appendix C includes shed plans prepared by Bushman Sheds and it is not known if these plans are for the shed or dwelling house.</p> <p>The proponent is requested to provide:</p> <ul style="list-style-type: none"> • updated plans for the dwelling house and shed that all include a title, are drawn to scale and dated • an overall site plan showing the location of the dwelling house and shed and other existing or proposed buildings on the subject lot • elevation drawings for the dwelling house including the building height and the required habitable floor height to address the flood risk to the site.
Scope of the proposed development		
4	Proposed use	<p>The planning report states that the owner of the property keeps sheep and pigs at the property for farming purposes.</p> <p>The proponent is requested to provide additional detail about the intended use of the site and confirm whether or not the ‘farming purposes’ is a material change of use of premises. Advise if the subject site will be used for agricultural purposes.</p> <p>If so, provide detail on the scale and intensity of the agricultural purposes on the site, including:</p> <ul style="list-style-type: none"> • number of animals kept on site • production rate • if animals are sold and if so, how they are distributed • impacts associated with the proposed use (on and off site).