

DELEGATED AUTHORITY:**DATE:****FINANCIAL AND RESOURCE IMPLICATIONS**

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growth and Opportunity

GO2 Balanced development that preserves and enhances our region.

GO2.1 Implement Council's planning scheme to support sustainable development of business, industry and community liveability

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

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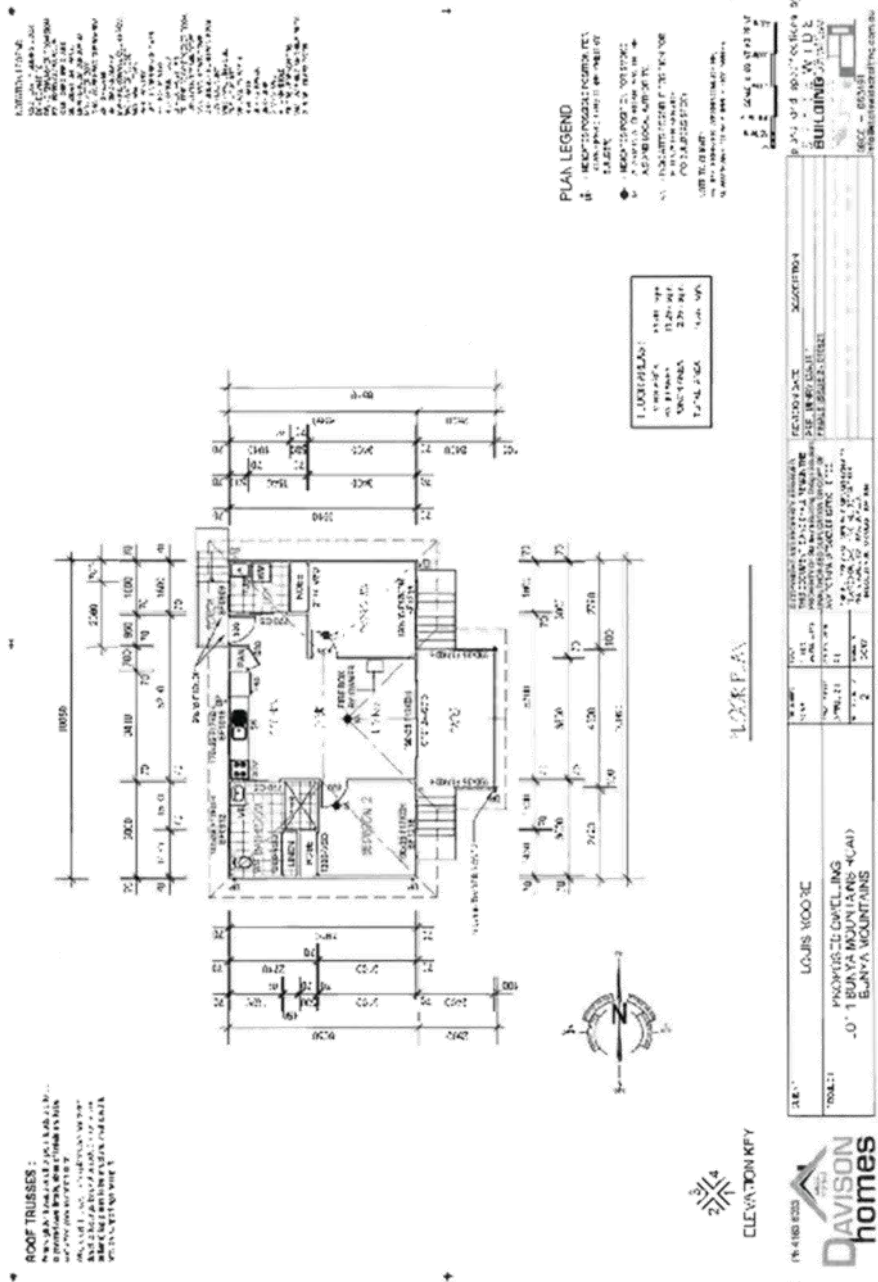


Figure 2: source applicant

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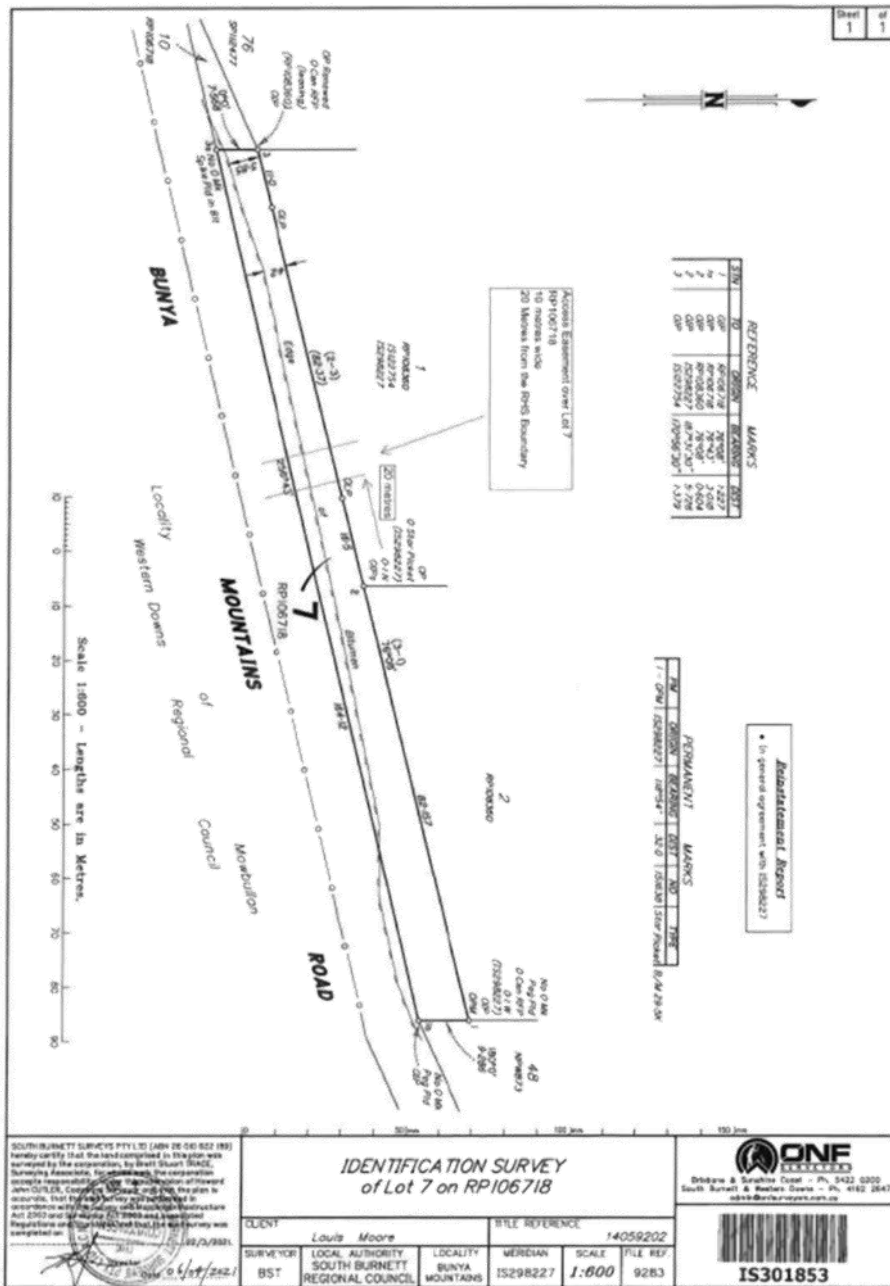


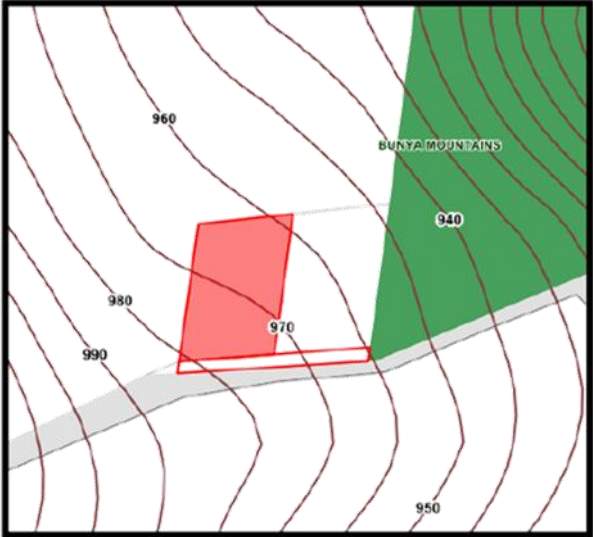
Figure 4: source applicant

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REPORT

The applicant seeks approval for a Material Change of use for a Dwelling House and access easement.

APPLICATION SUMMARY	
Applicant:	LA Moore
Proposal:	<p>To establish a single dwelling on Lot 1 and access easement over Lot 7.</p> <p>The proposed dwelling will be predominantly of linea style board cladding and pol construction techniques with minimal ground disturbance proposed.</p> <p>Easement over Lot 7 is required to access Lot 1. Lot 7 is owned by Western Downs Regional Council. The land itself has not been developed making Lot 1 landlocked. Once the easement is approved, TMR indicated the driveway access will then be approved with a culvert possibly required.</p>
	 <p><i>Figure 5 - Location of properties to Bunya Mountains Road (state controlled road), Bunya Mountains</i></p>
Properly Made Date:	7 December 2021
Street Address:	Bunya Mountains Road, Bunya Mountains
RP Description:	Lot 1 on RP108360 – Dwelling House Lot 7 on RP106718 – Access Easement
Assessment Type:	Impact
Number of Submissions:	Nil
State Referral Agencies:	SARA – 28 February 2022 (conditions of approval)

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	It should be noted that as per <i>Planning Regulation 2017</i> a dwelling house is listed as an excluded material change of use which does not trigger referral to SARA if an application does not involve a new or changed access between the premises and the existing state-controlled road ie. Maidenwell Bunya Mountains Road.
Referred Internal Specialists:	Contract Development Engineer
Submissions Received:	Nil
Decision Making Period Ends:	29 March 2022

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION				
Land Area:	Lot 1 = 9,487sqm Lot 7 = 1,343sqm			
Existing Use of Land:	Vacant land			
Road Frontage:	Bunya Mountains Road			
Road/s	Road Hierarchy			
Bunya Mountains Road	State controlled road			
Easements	Nil			
Significant Site Features:	<p>Both lots contain Category B Remnant Vegetation and essential habitat on the essential habitat map. The clearing of vegetation for development under a development approval is considered exempt clearing work if prior approval is given for a development application and the lots to which the development application relates is less than 5ha and Council is the assessment manager.</p> <p>Both lots are also identified as being as a High risk area on the Protected Plants Flora Survey Map. Although the Department of Environment and Science do not provide species information it is the applicant's responsibility to investigate if a flora survey and/or clearing permit from DES is required.</p> <p>The lots are within the building restriction area – area of interest on OM1 Airports Environment Overlay. The proposed development is located outside of the 30-150m from the base of the satellite ground station is greater than 10m in height would trigger referral to Air Services however, this property is located well in excess of the setbacks referenced in Strategic airports and aviation facilities state interest guidance material.</p>			

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Topography:	 <p style="text-align: center;"><i>Figure 6 - Lots sloping in general direction to the North to north-east</i></p>
Surrounding Land Uses:	Zone & Land Use
North	Environmental Management and Conservation
South	Land south of Bunya Mountains Road is within Western Downs Regional Council area
East	Environmental Management and Conservation
West	Environmental Management and Conservation
Services:	Sealed road

Background / Site History

APPLICATION NO.	DECISION AND DATE
	N/A

ASSESSMENT:

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- The *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Pertaining to the Planning Regulation 2017

The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

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PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	Nil.
WBB Regional Plan Designation:	N/A

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is South Burnett Regional Council Version 1.4. The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	South Burnett Regional Council Planning Scheme Version 1.4
Strategic Framework Land Use Category:	Nil
Zone:	Environmental Management and Conservation
Precinct:	EM1 Bunya Mountains
Assessment Benchmarks	Environmental Management and Conservation Low density residential zone code Services and works code OM1 – Airport Environment Overlay OM2 – Bushfire Hazard Overlay OM5 – Biodiversity Areas Overlay

Strategic Framework

The Strategic Framework considers the following matters:

- Settlement Pattern
- Rural Futures – N/A
- Strong Economy – N/A
- Natural Systems & Sustainability
- Strong Communities – N/A
- Infrastructure & Servicing

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

STRATEGIC FRAMEWORK:	
Theme	Assessment Comments
Settlement Pattern	While the application may not directly be consistent with the overall outcomes of the Environmental Management & Conservation Zone Code the lots have been created to accommodate future residential occupation similar to the small village established in the Bunya Mountains locality. The Bunya Mountains National Park and its generally distinctive architecture, which is reflective in the mountainous environment with its alpine village character. The proposed dwelling will have access to the Bunya Mountains village services which is a prime tourist function. The proposed pole

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STRATEGIC FRAMEWORK:	
	<p>construction type of the dwelling meetings the distinctive architecture in the Bunya Mountains village.</p> <p>It is considered the proposed development complies with the requirements of the Settlement Pattern theme.</p>
Rural Futures	N/A.
Strong Economy	N/A.
Natural Systems & Sustainability	<p>The proposed development is located on Category B least concern area. On-site disposal designed in accordance with the relevant legislation.</p> <p>The lot are mapped as having matters of state environmental significance ie. wildlife habitat. As part of the conditions of approval advice is provided to ensure that clearing on site will have minimal impact.</p> <p>Minimal vegetation clearing is required to accommodate the proposed dwelling house resulting in low impact to habitat and existing biodiversity.</p> <p>It is considered the proposed development complies with the requirements of the Natural Systems & Sustainability theme.</p>
Strong Communities	N/A
Infrastructure & Servicing	N/A

ENVIRONMENTAL MANAGEMENT & CONSERVATION ZONE CODE	
Overall Outcomes	
(b) Low intensity development, based on appreciation of the significant values of the area, such as ecotourism and outdoor recreation, may be facilitated where a demonstrated planning need exists and the use does not detrimentally affect the environmental values of the area.	Compliant – Proposed dwellings to be predominantly timber and pole construction in keeping with the overall outcomes maintaining the significant values of the existing landscape.
(d) Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are protected and buffers established.	Compliant - The area is mapped as wildlife habitat. As stated in the applicant’s report the dwelling house will be sited approximately 70m from the road. The property is identified as a High risk area and clearing of plants may require a flora survey and/or clearing permit in accordance with Department of Environmental Science separate to the planning permit.

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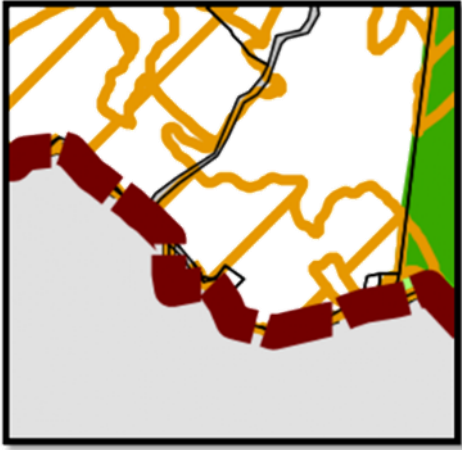
DATE:

ENVIRONMENTAL MANAGEMENT & CONSERVATION ZONE CODE	
(g) Low impact, small-scale rural activities are facilitated where compatible with maintaining environmental values.	Compliant – no small scale rural activities are proposed however the proposed built form compliments the existing environmental values associated with the Bunya Mountains Precinct.
Performance Outcomes	
PO1 Development does not result in any loss or damage to the environmental values of the area.	Compliant – The development will retain the existing environmental values on site with minimal clearing proposed to accommodate the 2x2 bedroom dwellings.
Caretaker’s accommodation PO2 to PO4	N/A
PO5 Development does not interfere with the function of aviation facilities	<p>Compliant - The subject sites are within Zone A/B identified on Overlay Map 05 – Airport Environs.</p> <p>The proposed dwellings are setback 220m from the very high frequency communication facility located on Lot 1 on RP116134.</p>  <p><i>Figure 7 - Airport Environs Zone – Area of Interest</i></p> <p>No referral to Airservices was required as the proposed buildings are located outside of area of interest.</p>
Wildlife hazards sub-area PO6	N/A
PO7 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	Compliant – The proposed dwelling house is to be located within a partially cleared area of the wildlife overlay. Applicant proposes to excavate for purpose of house pole construction and less than 10% of the total land area cleared.
PO8 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	The applicant may be required to undertake a flora survey of any clearing that may impact the identified high risk area as a requirement administered by Department of Environment and Science.
PO9 There are no significant adverse effects on water quality, ecological and biodiversity values.	

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ENVIRONMENTAL MANAGEMENT & CONSERVATION ZONE CODE	
PO10 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire	Compliant Development is located outside of the mapped bushfire hazard as per Overlay Map 2. Section 5.3.2(5) applies in this instance <i>"Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay"</i> .
PO11 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	
Flood Hazard PO12 to PO14	N/A
Landslide Hazard PO15 to PO16	N/A
Regional infrastructure PO17 to PO19	N/A
Water catchments PO20	N/A

OVERLAYS	
OM1 - Airport Environs Overlay	Refer to Environmental Management & Conservation Zone code PO5 above.
OM5 - Biodiversity Areas Overlay	 <p><i>Figure 8 - OM5 (Wildlife habitat)</i></p> <p>The property is mapped as having Wildlife habitat (special lease concern animal).</p> <p>There is no proposed significant clearing. Vegetation clearing is exempt as the property is below 5ha for which Council is the assessment manager.</p>

SERVICES AND WORKS CODE:	
Performance Outcomes	
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives	Semi-Compliant

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	Any activities relating to the proposed development have been conditioned that does not alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	Refer above.
PO3 Constructive activities avoid or minimise adverse impact on stormwater quality.	Refer above.
PO4	N/A.
<p>PO5 Development is provided with infrastructure which:</p> <ul style="list-style-type: none"> (a) Conforms with industry standards for quality; (b) Is reliable and service failures are minimised; and (c) Is function and readily augmented. 	<p>Compliant</p> <p>Conditions per planning scheme industry standards. Due to the current zoning and no clear standard of service conditions relating to on-site waste system, and water supply have been applied which satisfy the Rural zone.</p> <p>Water Supply</p> <ul style="list-style-type: none"> - residential uses have a minimum 45,000litre rain water tank capacity for water supply <p>On-site Waste Disposal</p> <ul style="list-style-type: none"> - domestic waste water peak design capacity of 20 or less EP (4200l/day) are serviced by an on-site sewerage treatment works and land disposal area located, sized, serviced and maintained in accordance with the <i>Plumbing and Drainage Act 2002 and the on-site sewerage code 2002</i>. <p>Stormwater</p> <ul style="list-style-type: none"> - roofwater drained to a 45,000l rainwater tank - drainage is discharged from the boundary of the development site without nuisance and annoyance to adjoining or downstream properties, into natural systems and with conveyance to a lawful point of discharge. <p>Electricity and Telecommunications</p> <ul style="list-style-type: none"> - prior to commencement of any approved use or building works (whichever is first)

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PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	Compliant - Carparking provided for the proposed dwelling.
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	Compliant - No additional landscaping proposed.
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	Refer above.
PO9 Development results in ground levels that retain: (a) Access to natural light; (b) Aesthetic amenity; (c) Privacy; and (d) Safety.	Semi-Compliant - Earthworks to be undertaken in accordance with the building requirements.
PO10 Filling or excavation does not cause damage to public utilities.	Refer above.
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	Refer above.

Local Categorising Instrument - Variation Approval

N/A.

Local Categorising Instrument - Temporary Local Planning Instrument

N/A.

Other Relevant Matters

The low density zone code has been used by the applicant as a relevant matter to be used in the assessment of the proposed dwelling house. Council's application of Section 45(5)(b) Planning Act whereby assessment may be carried out against or having regard to any other relevant matter, other than a person's personal circumstances, financial or otherwise.

It is acknowledged that the land is zoned Environmental Management and Conservation zone and not low density residential however, a dwelling house is defined as a residential use therefore assessment has been undertaken to ensure that a dwelling complies with the standard residential provisions as set out in Council's Planning Scheme. It is not the intention of Council to apply the provisions of the Bunya Mountains Precinct due to the land located outside of this precinct.

LOW DENSITY RESIDENTIAL ZONE CODE	
Performance Outcomes	
Development of greenfield areas PO1	N/A
PO2 to PO6 The density, built form and appearance of development reflects the intended low density, detached housing	Compliant Site cover does not exceed 10%.

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<p>character of the zone, is climatically responsive and facilitates casual surveillance of the street.</p>	<p>Proposed dwellings will be of pole and timber construction similar to the building type found in the Bunya Mountains Village Precinct.</p> <p>Setbacks compliant and reflective to that of existing dwellings in the locality.</p> <p>The proposed dwelling house will not be visible from the road due to the topography of the land and vegetation.</p> <p>Earthworks to be undertaken in accordance with the building provisions.</p> <p>Services include on-site waste disposal and provision of rain water tank.</p>
<p>PO7 PO8 PO9 PO10 PO11 & PO13</p>	<p>N/A</p>
<p>PO12 Development, including Dwelling Houses, must adopt the local alpine village architectural form.</p>	<p>Compliant – refer to response above.</p> <p>Similar housing in the locality has less roof pitch than the required 40percent and proposed dwelling compliments the older housing constructed in the adjacent properties. The house will not be clearly visible due to the vegetation classification and restrictions to undertake broad site clearing is not permitted.</p>
<p>Overlays</p>	<p>Compliant</p> <p>Refer to the Environmental Management & Conservation Zone Code assessment.</p>

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Locality Plan



Figure 1 - Aerial Image (Source: Qld Globe)

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Aerial Plan



Figure 2 - Locality Plan (Source: IntraMaps)

CONSULTATION:

Referral Agencies

Sara provided conditions of approval on 28 January 2022 in relation to road access, standard of road access, access easement, road works in a state-controlled road.

Other Referrals

INTERNAL SPECIALIST	REFERRAL	REFERRAL / RESPONSE
Contract Engineer	Development	Provided standard conditions relating to stormwater, services, access, water supply and wastewater
	Infrastructure Charges Unit	<p>Council adopted the LGIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The types of development that may trigger the issuing of an infrastructure charges notice are:-</p> <ul style="list-style-type: none"> a) Reconfiguring a lot; b) Making a material change of use; and c) Carrying out building work. <p>The adopted charge for reconfiguring a lot for residential development, is the adopted charge per allotment as stated in</p>

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	<p>Table 2.3 of the South Burnett Regional Council Charges Resolution (No. 3) 2019.</p> <p>The current charge for this proposed development is nil.</p> <p>Refer to the Infrastructure Charges Notice attached as Attachment B.</p>
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Public Notification

Council received the Notice of Compliance on 22 February 2022. The information attached to the notice confirms that the public notification of the application was undertaken in accordance with the requirements of Part 4 of the Planning Act 2016. The Notice of Compliance states the public notification included:

- Publishing a notice in the Burnett Today on 3 February 2022;
- Place a notice on the land from 27 January 2022 and 16 February 2022;
- Notifying owners of all land adjoining the site on 27 January 2022.

Council received no submissions objecting to or supporting the proposed development.

CONCLUSION:

The development has been assessed with regard to the assessment benchmarks as identified in the report. Whilst the development may not meet all the benchmarks it can be conditioned or advice given to ensure compliance.

RECOMMENDATION:

It is recommended that the development application for a Material Change of use for a new dwelling house & Reconfiguring a lot (access easement) at Bunya Mountains Road, Bunya Mountains (and described as Lot 1 on RP108360 & Lot 7 on RP106718) be approved subject to reasonable and relevant conditions pursuant to Section 60 of the *Planning Act 2016*.

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ATTACHMENTS

1. **Attachment A - Statement of Reasons**
2. **Attachment B - Infrastructure Charges Notice**
3. **Attachment C - Concurrence Agency Response**

ATTACHMENT A

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

The development application for:

Type of Approval	New dwelling house and access easement
Level of Assessment	Impact assessable
Application No	MCU21/0021
Name of Applicant	LA Moore
Street Address	Bunya Mountains Road, Bunya Mountains Qld 4615
Real Property Address	Lot 1 on RP108360 Lot 7 on RP106718

On 30 March 2022 the above development was:

Approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The dwelling houses are considered low scale compatible with Bunya Mountains environmental values
- No extensive vegetation clearing is proposed
- Dwelling houses designed incorporating minor local alpine village architectural form required in the Bunya Mountains Precinct
- Dwelling house has access via state-controlled road

2. Assessment Benchmarks

- South Burnett Regional Council Planning Scheme 2017
 - o Environmental management and conservation zone code
 - o Services and works code

3. Relevant Matters

- Low density residential zone code

Note: Each application submitted to Council is assessed individually on its own merit.

**ATTACHMENT B
INFRASTRUCTURE CHARGES NOTICE**

(Section 119 of the Planning Act 2016)

APPLICANT: L A Moore
16 Weiss PI
KENMORE HILLS QLD 4069

APPLICATION: 2 Bedroom Dwelling House & Access Easement

DATE: 30 March 2022

FILE REFERENCE: MCU21/0021

AMOUNT OF THE LEVIED CHARGE:	\$0.00	Total
<i>(Details of how these charges were calculated are shown overleaf)</i>		
	\$0.00	Water Supply Network
	\$0.00	Sewerage Network
	\$0.00	Transport Network
	\$0.00	Parks and Land for Community
		Facilities Network
	\$0.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lot 1 RP108360

SITE ADDRESS: Bunya Mountains Rd, Bunya Mountains

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Building Work – When the certificate of classification or final inspection certificate is given.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
N/A	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
N/A	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
N/A	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
N/A	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Dwelling	1	Dwelling	\$2,410.00	CR Table 2.1	\$2,410.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Dwelling	1	Dwelling	\$2,410.00	CR Table 2.1	\$2,410.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Dwelling	1	Dwelling	\$2,009.00	CR Table 2.1	\$2,009.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Dwelling	1	Dwelling	\$2,009.00	CR Table 2.1	\$2,009.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
N/A	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
N/A	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Dwelling	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

* In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p>

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

ATTACHMENT C
Concurrence Agency Response

RA6-N



SARA reference: 2112-26566 SRA
Council reference: MCU21/0021
Applicant reference: -

28 January 2022

Chief Executive Officer
South Burnett Regional Council
PO Box 336
KINGAROY QLD 4610
info@southburnett.qld.gov.au

Attention: Ms. Sam Dunstan

Dear Ms. Dunstan

**SARA response—Bunya Mountains Road, Bunya Mountains
(Lot 1 on RP108360 and Lot 7 on RP106718)**

(Referral agency response given under section 56 of the Planning Act 2016)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 17 December 2021.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	28 January 2022
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development Permit	Material Change of Use and Reconfiguring a Lot – Two (2) bedroom Dwelling house and Access easement
SARA role:	Referral Agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (10.9.4.2.1.1) – Reconfiguring a lot near a State transport corridor	

2112-26566 SRA

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1
(10.9.4.2.4.1) – Material change of use of premises near a State
transport corridor

SARA reference: 2112-26566 SRA
Assessment Manager: South Burnett Regional Council
Street address: Bunya Mountains Road, Bunya Mountains
Real property description: Lot 1 on RP108380 and Lot 7 on RP106718
Applicant name: Mr Louis Moore
Applicant contact details: 16 Weiss Place
Kenmore Hills QLD 4069
louisadrianmoore@gmail.com

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved with conditions
- Reference: TMR21-035068
- Date: 25 January 2022

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at WBB.IDAS@tmr.qld.gov.au

Representations

An applicant may make representations to a referral agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

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

For further information please contact Hugh Byrnes, Principal Planning Officer, on 07 4331 5619 or via email WBBSARA@dsglqp.qld.gov.au who will be pleased to assist.

Yours sincerely



Luke Lankowski
Manager, Planning – Wide Bay Burnett

cc Mr Louis Moore
louisadrianmoore@gmail.com

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response
Attachment 5 - Approved plans and specification

2112-26566 SRA

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use – Dwelling house		
Material change of use of premises near a State transport corridor (10.9.4.2.4.1)—The Chief Executive administering the <i>Planning Act 2016</i> nominates the Director-General of the 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):		
1.	<p>(a) The road access location is to be located at the midpoint of the easement (about 25 metres from the eastern property boundary) as shown on Identification Survey of Lot 7 RP106718 prepared by South Burnett Surveyors Pty Ltd dated 6 April 2021, Reference IS301853.</p> <p>(b) Road access works comprising of a Rural Property Access (Type A) as shown on the Department of Transport and Main Roads' Standard Drawing Number SD1807 must be provided at the road access location.</p> <p>(c) The road access works must be designed and constructed in accordance with the Department of Transport and Main Roads <i>Road Planning and Design Manual 2nd Edition, Specifications and Standard Drawings Roads</i>.</p>	<p>(a) At all times</p> <p>(b) Prior to the commencement of use</p> <p>(c) Prior to the commencement of use</p>
Reconfiguring a lot – Access easement		
Reconfiguring a lot near a State transport corridor (10.9.4.2.1.1)— The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the 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):		
2.	<p>The access easement on Lot 7 on RP106718 in favour of Lot 1 on RP108360 to facilitate vehicular access to Bunya Mountains Road must be provided generally in accordance with the following plan:</p> <p>(a) Identification Survey of Lot 7 on RP106718 prepared by South Burnett Surveyors Pty Ltd dated 6 April 2021, Reference IS301853.</p>	Prior to submitting the Plan of Survey to the local government for approval.
3.	<p>(a) The applicant must register reciprocal access easements on the titles of proposed Lot 7 on RP106718 and Lot 1 on RP108360 for the shared access.</p> <p>(b) The applicant must provide to the District Director (Wide Bay Burnett) via WBB_IDAS@tmr.qld.gov.au of the Department of Transport and Main Roads a copy of Registration Confirmation Statement/s and easement registration dealing number/s as evidence of the registration of the easement/s referred to in part (a) of this condition.</p>	<p>(a) At the time of survey plan registration.</p> <p>(b) Within 20 business days of registration of the easements.</p>

2112-26566 SRA

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) [v2.6]. If a word remains undefined it has its ordinary meaning.
Roadworks in a State-controlled road	
2.	<p>Condition Number 1 of the SARA Referral Agency Response includes a requirement to construct a vehicular access to the Bunya Highway. Under Section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. This approval must be obtained prior to commencing any works on the state-controlled road reserve.</p> <p>Please be aware the road works approval process takes time and it is recommended that contact be made with the Department of Transport and Main Roads' as soon as possible to ensure that gaining approval does not delay construction. For more information or enquiries about road works approval, please contact the Bundaberg Office of the Department of Transport and Main Roads via email to WBB.IDAS@tmr.qld.gov.au and quote TMR21-035068.</p>

2112-26566 SRA

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

The proposed development complies with the assessment benchmarks and purpose statement within State Code 1: Development in a state-controlled road environment of the State Development Assessment Provisions, as the proposed development is:

- not considered to result in safety and efficiency impacts on the state-controlled road network
- not considered to result in stormwater impacts on the state-controlled road network

Material used in the assessment of the application:

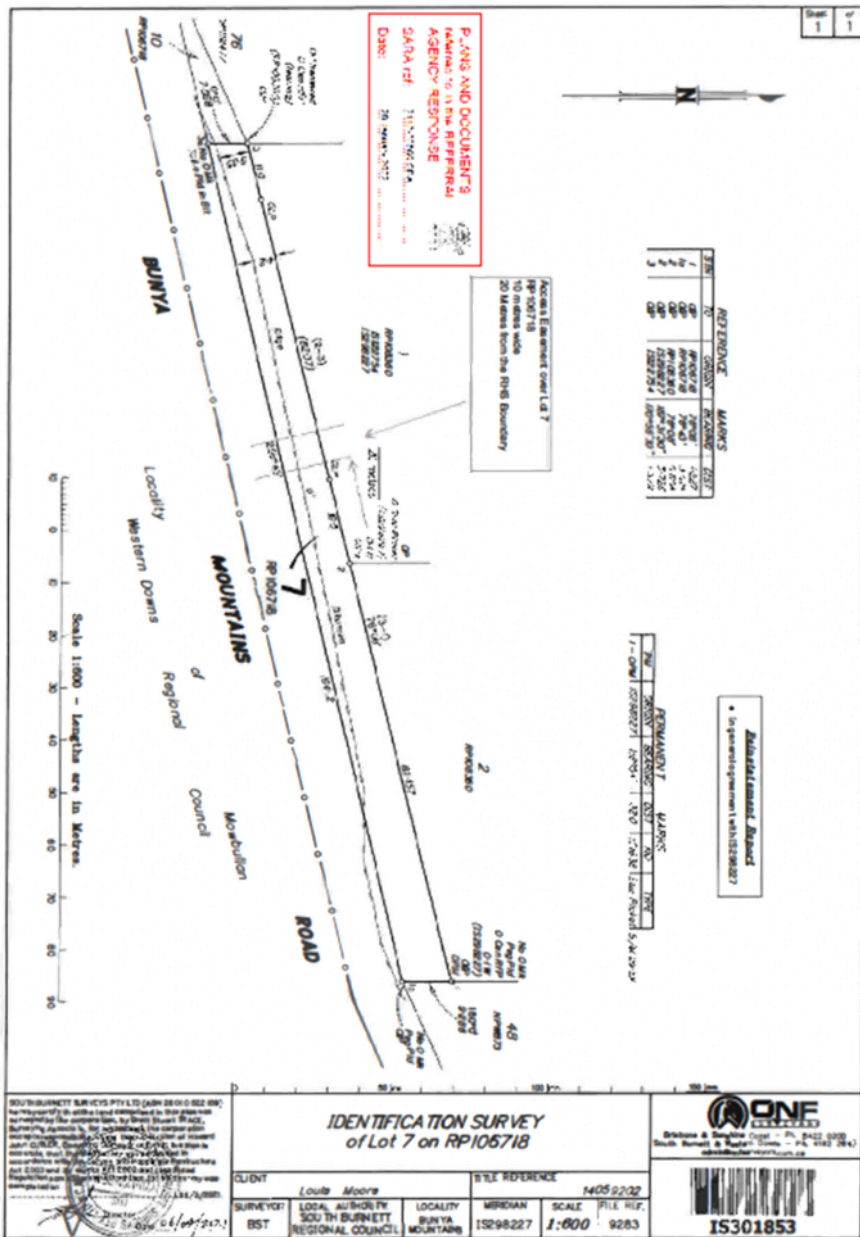
- The development application material and submitted plans
- *Planning Act 2016*
- *Planning Regulation 2017*
- The *State Development Assessment Provisions* (version [2.6]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system

2112-26566 SRA

Attachment 4—Representations about a referral agency response

2112-26566 SRA

Attachment 5—Approved plans and specifications



Our ref TMR21-035068
 Your ref
 Enquiries Bryan Richters



Department of
Transport and Main Roads

25 January 2022

Decision Notice – Permitted Road Access Location
(s62(1) Transport Infrastructure Act 1994)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number MCU21/0021, lodged with South Burnett Regional Council involves constructing or changing a vehicular access between Lot 1 RP108360 and Lot 7 RP106718 the land the subject of the application, and the Bunya Mountains Road (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address Louis Moore
 16 Weiss Place
 Kenmore Hills QLD 4069

Application Details

Address of Property Bunya Mountains Road, Bunya Mountains QLD 4615
 Real Property Description Lot 1 RP108360 and Lot 7 RP106718
 Aspect/s of Development Development Permit for Material Change of Use and Reconfiguring of a lot – new two-bedroom dwelling and access easement

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	The permitted road access location between the Bunya Mountains Road and Lot 1 RP108360 is the midpoint of the easement (about 25 metres from the eastern property boundary) as shown on the Identification Survey of Lot 7 RP106718 prepared by South Burnett Surveys Pty Ltd dated 6 April 2021 Reference IS301853.	At all times.
2	Direct access is prohibited between the Bunya Mountains	At all times.

¹ Please refer to the further approvals required under the heading 'Further approvals'

Program Delivery and Operations
 Southern Queensland Region
 23 Quay Street Bundaberg QLD 4670
 Locked Bag 486 Bundaberg DC QLD 4670

Telephone +61 7 (07) 4154 0280
 Website www.tmr.qld.gov.au
 Email WBB.IDAS@tmr.qld.gov.au
 ABN: 39 407 690 291

No.	Conditions of Approval	Condition Timing
	Road and Lot 1 RP108360 at any other location other than the permitted road access location described in Condition Number 1 above.	
3	<p>Road Access Works comprising of a Rural Property Access (Type A) must be provided at the Permitted Road Access Location described in Condition Number 1, generally in accordance with: -</p> <p>(a) TMR Standard Drawing SD1807;</p> <p>(b) TMR's <i>Road Planning and Design Manual 2nd Edition, Specifications and Standard Drawings Roads</i>.</p>	<p>Construction of road access works must not commence until an 'Authority to Commence Approved Works' Notice has been issued by TMR.</p>
4	<p>(a) The applicant must register reciprocal access easements on the titles of proposed lots 1 RP108360 and Lot 7 RP106718 for the shared access.</p> <p>(b) The applicant must provide to District Director (Wide Bay Burnett) WBB.IDAS@tmr.qld.gov.au of the Department of Transport and Main Roads a copy of Registration Confirmation Statement/s and easement registration dealing number/s as evidence of the registration of the easement/s referred to in part (a) of this condition.</p>	<p>(a) At the time of Survey Plan registration</p> <p>(b) Within 20 business days of registration of the easements</p>
5	<p>The standard of road access works specified in Condition Number 3 must be maintained to the nominated standard by the landowner and/or other person/s with an interest in the land at no cost to TMR.</p>	<p>At all times.</p>
6	<p>The location of a property gate that restricts access if installed must be positioned wholly within the boundaries of Lot 1 RP108630 such that:</p> <p>(a) Vehicles stopped at the gate must not extend or encroach onto the Bunya Mountains Road carriageway; and</p> <p>(b) the gate must open away from the Bunya Mountains Road.</p> <p><i>Additional guidance on this matter can be found in Figure 7.2 of Austroads Guide to Road Design Part 4 as referenced in TMR's Road Planning and Design Manual</i></p>	<p>At all times</p>

No.	Conditions of Approval	Condition Timing
	<i>2nd Edition</i>	

Reasons for the decision

The reasons for this decision are as follows:

- a) To ensure that vehicular access does not compromise the safety of road users of the state-controlled road network or any other transport infrastructure.
- b) The Bunya Mountains Road is the only formed road that the subject land can viably gain access to.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.

In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

In accordance with section 67(7) of TIA, this decision notice:

- a) starts to have effect when the development approval has effect; and
- b) stops having effect if the development approval lapses or is cancelled; and
- c) replaces any earlier decision made under section 62(1) in relation to the land.

In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.

In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- Access between a state-controlled road and adjacent land is managed by the Department of Transport and Main Roads (TMR) under the *Transport Infrastructure Act 1994* (the TIA). The objective of the TIA requires the establishment of a road regime that is safe and efficient.
- Section 62 of the TIA provides the Chief Executive of TMR to make decisions about permitted road access locations between particular land and a state-controlled road.
- A development application (South Burnett Regional Council Reference MCU21/0021) seeks a Development Permit for a Material Change of Use – Dwelling House & Access Easement on land described as Lot 7 RP106718 and Lot 1 RP108360. In accordance with section 62A(2) of the TIA, the development application is also taken to be an application for a decision under section 62(1) of TIA.
- The land described as Lot 1 RP108360 does not abut a road however an Easement is proposed over Lot 7 RP106718 to facilitate vehicular access between Lot 1 RP108360 and the Bunya Mountains Road. This is shown on Plan IS301853 prepared by South Burnett Surveys Pty Ltd dated 6 April 2021.
- A Rural Property Access (Type A) constructed generally in accordance with the Department of Transport and Main Roads' Standard Drawing SD1807 and located at the centre point of the proposed Easement A is expected to provide a suitable standard of access to the Bunya Mountains Road to cater for the number and types of vehicles associated with a dwelling house.
- Section 62(1)(g) of the *Transport Infrastructure Act 1994* allows the Department of Transport and Main Roads to make a decision about road access works being a stated type, standard or extent or be constructed in a stated way.
- Constructing the access at the approved location and to the nominated standard will ensure that access to a dwelling house on Lot 1 RP108360 does not adversely impact the safety, function and operational efficiency of the state-controlled road network. This includes requiring the access be maintained to the nominated standard at no cost to TMR at all times.

Evidence or other material on which findings were based:

Title of Evidence /	Prepared by	Date	Reference no.	Version/Issue
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Material				
Vehicular access to state-controlled roads access policy	Department of Transport and Main Roads	2019	---	---
Development Application Material	L A Moore	Various	MyDAS Record 2112-026566 SRA	---
Confirmation notice	South Burnett Regional Council	17 December 2021	MCU21/0021	---
Referral Confirmation Notice	Department of State Development Infrastructure Local Government and Planning	22 December 2021	2112-26566 SRA	---
Identification Survey of Lot 7 RP106718	South Burnett Surveys Pty Ltd	6 April 2021	IS301853	---

Attachment B
Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
- (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the *original decision*) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review, and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out, and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

Transport Planning and Coordination Act 1994
Part 5, Division 2 – Review of Original Decisions

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

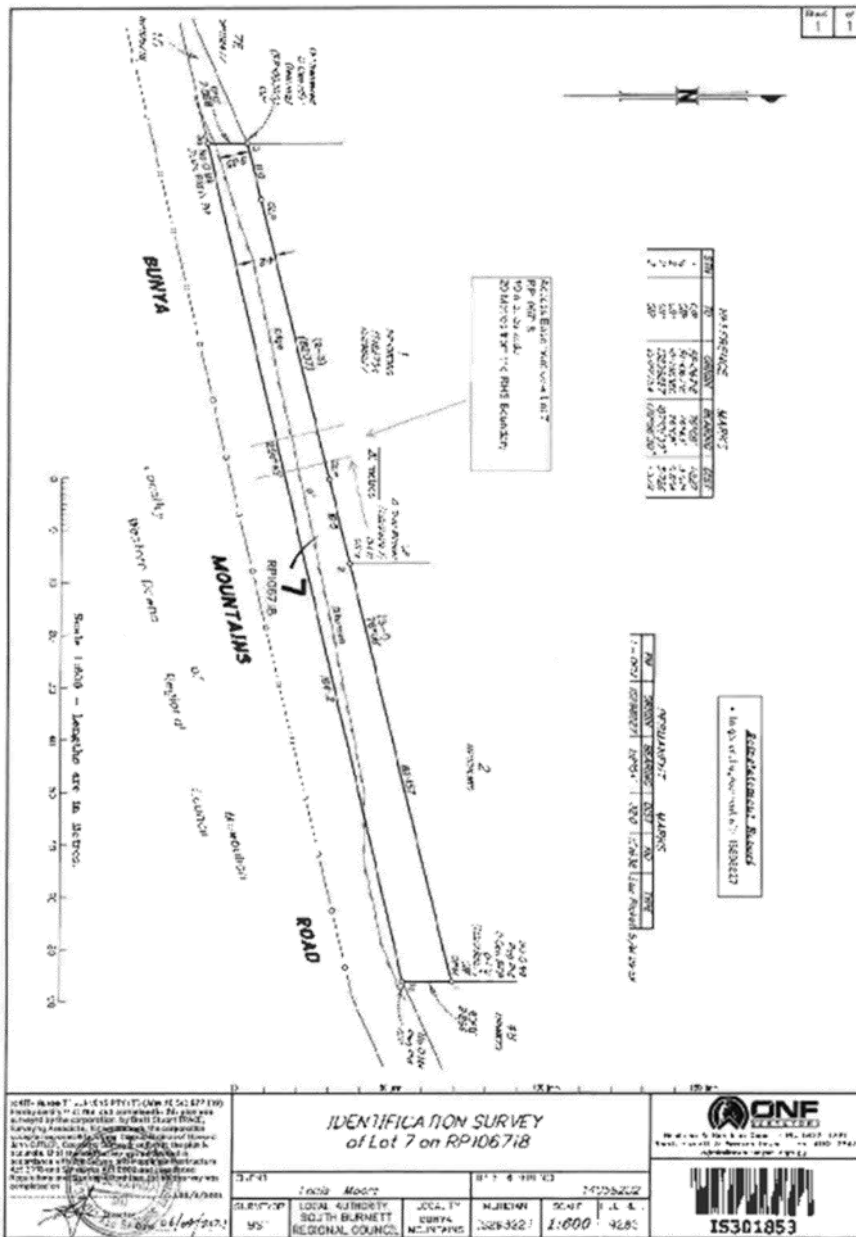
- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

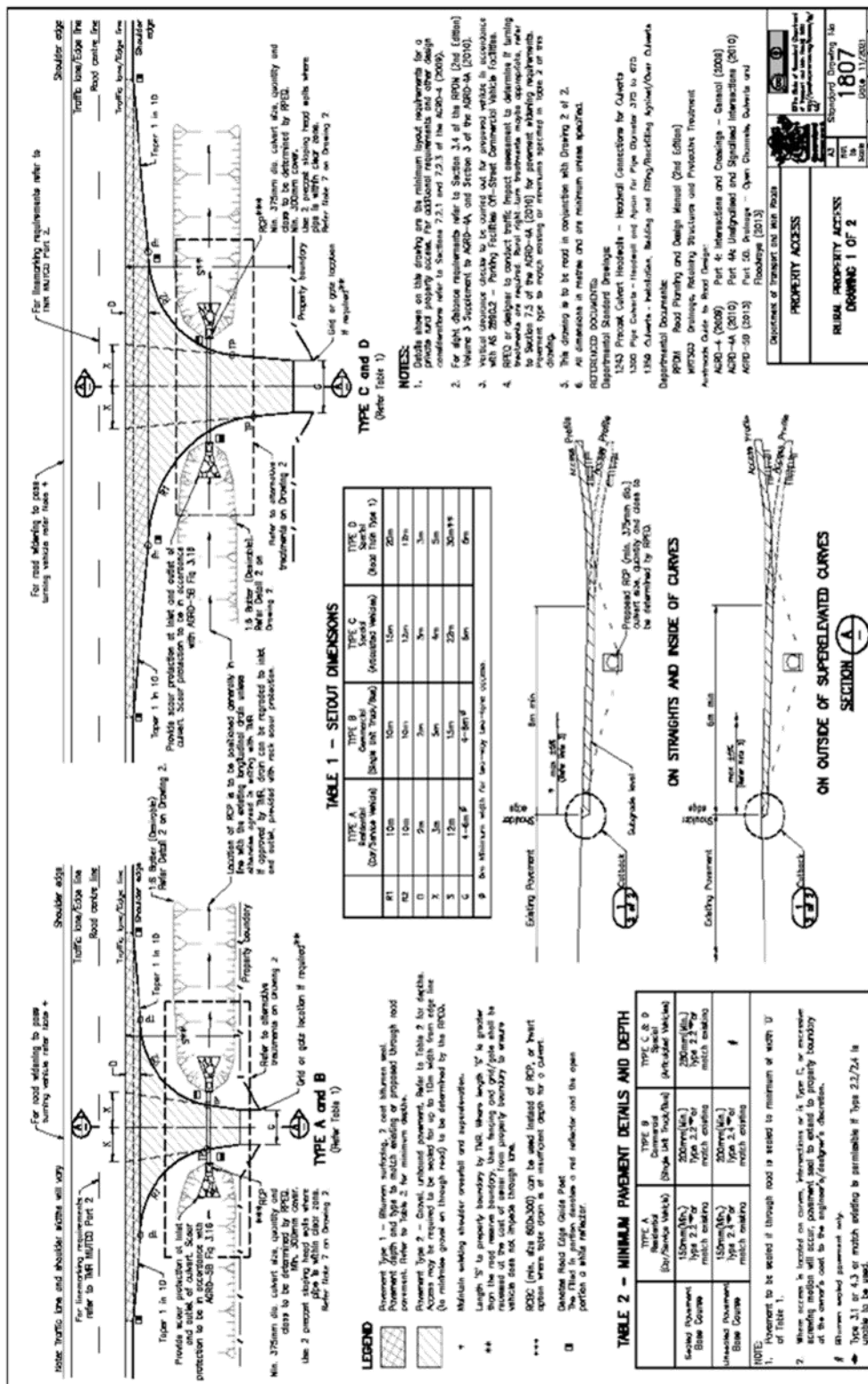
(2) However, if—

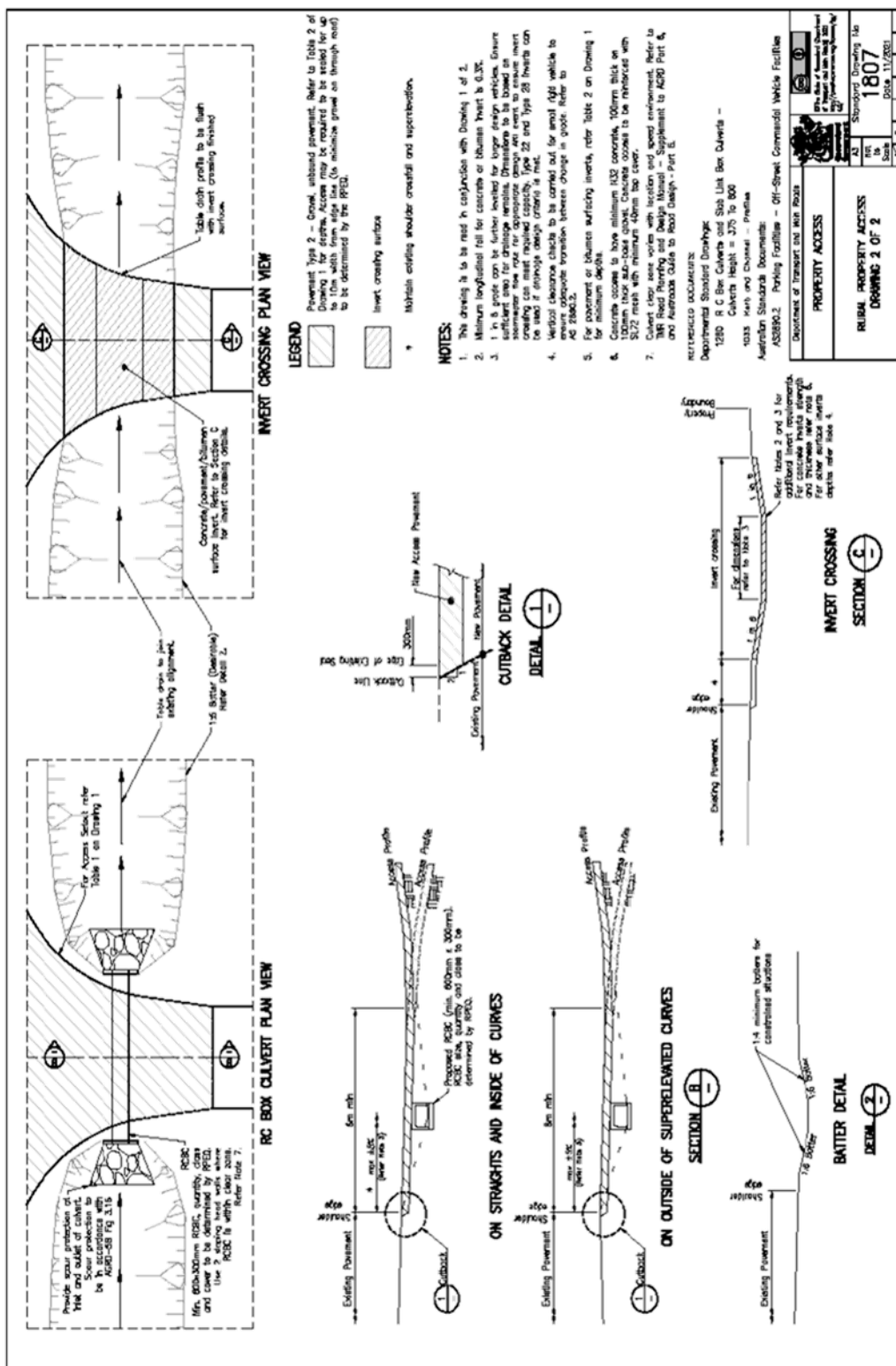
- (a) the decision notice did not state the reasons for the decision; and
- (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.







OPERATIONAL WORKS APPLICATION ASSOCIATED WITH STAGE 10A HILLVIEW ESTATE - TAYLORS ROAD, KINGAROY (LOT 94 ON SP251978) - APPLICANT: LEN MCNEE C/- ATC CONSULTING ENGINEERS AND PROJECT MANAGERS.

File Number: OPW22/0005

Author: Administration Officer, Planning & Land Management

Authoriser: Acting Manager Environment & Waste

SIGNATURE	DATE
<i>[Signature]</i>	28/4/22
<i>[Signature]</i>	28/4/22
<i>[Signature]</i>	28.04.2022

PRECIS

Operational Works Application for Stage 10A – Taylors Road, Kingaroy – Lot 94 SP251978 – Len McNee C/- ATC Consulting Engineers and Project Managers – OPW22/0005

SUMMARY

- Application for Operational Work for Earthworks, Roadworks, Stormwater, Water Supply, and Sewer at Premier Drive, Kingaroy on Lot 94 SP251978;
- An Operational Work application was conditioned in the required to implement the approval for Reconfiguring a Lot (Council Ref CAP2016/0008);
- The proposed Operational Work is approved with conditions.
- These conditions are seen to be in accordance with South Burnett Regional Council Planning Scheme 2017, development guidelines and best practices.

OFFICER’S RECOMMENDATION

It is recommended that Council approve the development application for Operational Work for Earthworks, Roadworks, Stormwater, Water Supply and Sewer for the creation of 11 lots at Taylors Road, Kingaroy (Hillview Stage 10A-1, 10A-2) – Lot 94 SP251978, subject to the following conditions:

GENERAL

- ENG1. Compliance with the plans and specifications submitted with Development Application OPW22/0005, approval conditions, all Council Planning Scheme Policies and Reconfiguration of a Lot Approval No CAP2016/0008.
- ENG2. This approval extends to Engineering works for Roadworks, Stormwater, Water Supply and Sewer as detailed, and is conditional upon a set of "Issued for Construction" drawings, amended if required by the conditions of this approval, being submitted to Council for endorsement, prior to pre-start meeting.
- ENG3. Undertake all approved works and works required by conditions of this development approval at no cost to Council.
- ENG4. Submit to Council, electrical underground power and street lighting plans certified by a suitably qualified Engineer (RPEQ – Electrical) for approval, prior to Council's endorsement of the Plan of Survey. Be responsible to check and ensure that electrical drawings do not conflict with the civil engineering design.

ENG5. Submit to Council for approval, an Inspection and Test Plan certified by a suitably qualified Engineer (RPEQ – Civil) prior to commencement of any work and prior to any pre-start meeting.

ENG6. Pay to Council, inspection fees based on Council's Fees and Charges current at the time of commencement of works and based on the estimated project cost as estimated or accepted by Council prior to the pre-start meeting.

ENG7. Ensure that supervision of all construction works are carried out by a suitably qualified and experienced Engineer (RPEQ).

ENG8. Adhere to the following hours of construction unless otherwise approved in writing by Council:

Monday to Saturday:	6.30am to 6.00pm	Noise permitted
Monday to Sunday:	6.00pm to 6.30am	No noise permitted
Sunday and Public Holidays:		No noise permitted

Do not conduct work or business that causes audible noise from or on the site outside the above hours.

ENG9. Be responsible to carry out Work Health and Safety legislative requirements.

ENG10. Ensure all work sites are maintained in a clean, orderly state at all times.

ENG11. Manage all waste in accordance with the relevant legislation and regulations and dispose of regulated waste at a licensed facility of South Burnett Regional Council by a licensed regulated waste disposal contractor.

ENG12. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

ENG13. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development, immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.

ENG14. Submit to Council, a Certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements, prior to Council's endorsement of the Plan of Survey.

ENG15. Works are to be constructed generally in accordance with the specification requirements outlined in Aus-Spec #1, WBBROC, and the IPWEAQ Standard Drawings unless otherwise approved by South Burnett Regional Council.

ROADWORKS

ENG16. Submit to Council for approval, final pavement designs certified by an RPEQ in accordance with Austroads' Guide to Pavement Design, after stripping of topsoil and assessment of soaked sub-grade CBR values, and using an ESA's or design traffic based on traffic engineering predictions.

- ENG17. Ensure fill placed under the road formation in embankment situations is compacted to achieve 98% standard compaction. Testing and supervision of such fill must be in accordance with the testing requirements of the ITP and at Level 2 Supervision of AS3798.
- ENG18. Ensure that backfilling of road crossings with an insitu material to subgrade level is compacted to achieve 97% standard compaction.
- ENG19. Base gravel is to be Type 3, Subtype 2 material or higher quality. Provide recently undertaken compliance testing from the stockpile used for the project for materials from non-certified Quarries by Council.
- ENG20. Sub-base gravel is to be Type 3, Subtype 3 material. Provide recently undertaken compliance testing from the stockpile used for the project for materials from Quarries non-certified by Council.
- ENG21. Provide a temporary turn around at the boundary of Stage 10A-1/10A-2 and Stage 10B, and to be located within the future Stage 10B. The temporary turnaround shall be sized to accommodate the manoeuvring of Councils Waste Collection Vehicle, with the pavement profile matching the final profile for Stage 10A-1/10A/2.
- ENG22. Surface all new roads with a 10mm asphalt mix, with a minimum nominal 30mm thickness with AMC0 prime coat, or as approved otherwise by Council. Submit to Council for approval, a surfacing design prepared by an RPEQ - Civil, a minimum of 48 hours prior to commencement of the surfacing works.
- ENG23. Provide temporary signage and traffic control for construction in dedicated road reserves in accordance with Part 3 (Works on Roads) of Manual of Uniform Traffic Control Devices (MUTCD) - Department of Transport and Main Roads.
- ENG24. Install and/or modify all street signs and linemarking to suit the new works in accordance with the MUTCD. Install new or relocated signage using V-Lok installation system. All new signage shall be Class 1 retro-reflective material to AS1743.
- ENG25. Submit to Council for approval, a Traffic Management Plan prior to commencement of any works involving closing of Council roads or working on or adjacent to existing roads.
- ENG26. The Traffic Management Plan and Work Method Statements in accordance with the *Work Health and Safety Act 2011* requirements shall be maintained on-site at all times.

STORMWATER

- ENG27. Provide a Closed Circuit Television (CCTV) inspection undertaken by an accredited provider, of all underground stormwater drainage and inter-allotment drainage.
- ENG28. All inter-allotment drainage shall be contained within a 3 metre wide easement.
- ENG29. Any stormwater line constructed in the balance lot of Lot 94 SP251978 (future Stage 10C) shall also be contained within a 3m wide easement.
- ENG30. Ensure that earthworks and fill on the subject land do not lead to ponding of stormwater or actionable nuisance and ensure all lots, both internal and adjoining, drain freely to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.

- ENG31. Do not concentrate stormwater onto adjoining properties.
- ENG32. Provide appropriate energy dissipation and scour protection measures at stormwater outlets.

DEVELOPMENT WORKS

- ENG33. Maintain erosion and sedimentation controls at all times during the course of the project and the ensuing defects liability period. Council Officers will inspect and assess the sediment and erosion control measures and temporary fencing implemented, and any alterations and/or supplementary works required must be incorporated.
- ENG34. Implement measures to prevent site vehicles tracking sediment and other pollutants from the site onto adjoining streets during the course of the project, and to prevent dust nuisance during construction and the ensuing defects liability period.
- ENG35. Access via Bernard Crescent is to be minimised to limit the amount of heavy traffic traversing the residential area in Bridgman Parade.
- ENG36. Be responsible for protecting nearby property owners from dust pollution arising from construction and maintenance of the works required by this approval, and comply with any lawful instructions from the Assessment Manager if, in his opinion, a dust nuisance exists.
- ENG37. Adjust all access chamber surface levels to provide a freeboard of 100mm above the finished ground surface level, where the work involves excavation or filling over, or adjacent to water supply, sewerage or gas infrastructure. Be responsible for all costs associated with the adjustment of the chamber levels and the works to be undertaken by Council on a Private Works Quotation basis.
- ENG38. Waste material as a result of demolition work and excavation work must not be used as fill as described within the *Waste Reduction and Recycling Act 2011*.

EARTHWORKS

- ENG39. Supervise bulk earthworks to Level 1 or Level 2 as applicable, and have a frequency of field density testing carried out in accordance with Table 8.1 of AS3798.
- ENG40. Contain cut or fill batters wholly within the subject land. Do not place fill on adjacent properties without providing Council with written permission from the respective property owner(s).
- ENG41. Do not store plant or material on adjoining lands without written permission from the respective property owner(s).
- ENG42. Do not use contaminated material as fill on the site. Undertake any filling using inert materials only, with a maximum particle size of 75mm.
- ENG43. Ensure open drains and fill platforms are constructed with a longitudinal grade on no less than 0.1%.
- ENG44. Submit to Council, the following for approval in the event it is proposed to import material to or export material from the site, prior to commencement of the work:

- (a) details of the location of any material to be sourced for fill including the volume of fill to be moved from any particular source site;
- (b) details of the final location for any material to be exported from the site from excavations including the volume to be moved to any particular site; and
- (c) the proposed haulage route(s) and truck sizes for carting of the material.

Note: Further Development Applications may be required to be submitted to and approved by Council for sites proposed to import material from or export material to, or conditions may be applied to any sites endorsed in accordance with this condition, e.g. submit a Traffic Management Plan to Council for acceptance, or rehabilitation of the site. Any required approvals are to be in place prior to commencement of the work.

This approval does not extend to any material proposed to be imported to or exported from the site:

- (a) other than from or to site(s) that have a current Development Approval enabling them to export/accept any material; or
- (b) the material is being exported to and accepted at a licensed Council refuse facility.

SEWERAGE

- ENG45. Construct sewerage networks in accordance with the *WBBROC Design and Construction Standards*, Council Specifications, and Customer Service Standards.
- ENG46. Conduct vacuum testing, cleaning and CCTV video inspection to a Council approved standard.
- ENG47. At Stage boundaries between 10A-1/10A-2 and Stage 10B, install temporary end of line manholes to enable maintenance of the sewer if required. The temporary manholes shall have lockable lids to prevent access.
- ENG48. Provide Council's Engineering Services with a minimum of 2 working days notice when any temporary stoppages to sewage flow are expected.
- ENG49. All live works associated with sewerage must be performed by South Burnett Regional Council (or under the supervision of a South Burnett Regional Council Officer if considered appropriate).
- ENG50. Construct house connection branches in accordance with Council's Standard Drawing current at the time of commencement of construction.
- ENG51. Mark house connection branches with a single vertical PVC electrical conduit (or similar material) 40mm in diameter and 2,000mm long, placed at the invert of the HCB and brought to surface, and mark with the Words "*Sewer Connection 2 M*".

WATER SUPPLY

- ENG52. Construct water supply networks in accordance with the *WBBROC Design and Construction Standards*, Council Specifications, and Customer Service Standards.

- ENG53. All live works associated with water must be performed by South Burnett Regional Council (or under the supervision of a South Burnett Regional Council Officer if considered appropriate).
- ENG54. Install valve markers and hydrant markers including RPMs on the completed roads to Council's standards.
- ENG55. Water mains are to conform to a minimum Class 16 pipe and ensure construction works are completed, cleaned, tested, chlorinated and swabbed in accordance with the *WBBROC Design and Construction Standards* prior to connection to existing Council mains.
- ENG56. Provide fire hydrants in all new roads at intervals of not more than 80 metres.
- ENG57. Provide end of line hydrants at stage boundaries for future flushing and maintenance.
- ENG58. Provide property connections in accordance with Council's Standards. Ensure services are:
- (a) terminated with an approved stop tap in accordance with the Standard Drawing;
 - (b) "live" during water main testing and shall be left live after construction; and
 - (c) "open" for testing at the on-maintenance inspection.
- ENG59. Do not keep any external water services interrupted for more than a cumulative total of three hours during development works, and a minimum of five (5) days notice of any interruptions must be provided to Council and any relevant consumers.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

- ENG60. Prior to pre-start meeting, submit to Council for endorsement, a Construction and Nuisance Management Plan for the approved development works for the site. The Plan is to cover, but not be limited to the following:
- (i) air quality management;
 - (ii) noise and vibration management;
 - (iii) storm water quality management;
 - (iv) erosion and sediment management;
 - (v) waste management;
 - (vi) complaint management;
 - (vii) community awareness;
 - (viii) preparation of site work plans;
 - (ix) workers' car parking arrangements; and
 - (x) traffic control during works.
- ENG61. Implement the approved Construction and Nuisance Management Plan at all times during construction of the development.

ENG62. Ensure a legible copy of the approved Construction and Nuisance Management Plan is available on site at all times during construction and earthworks.

INSPECTIONS AND TESTING

ENG63. Submit to Council the pre-start meeting agenda at the confirmation of a date and time for the meeting.

ENG64. Provide Council with a minimum of two clear working days notice to undertake compulsory inspections and meetings at the following stages:

- (a) Pre-start meeting with Council, Contractor, Supervising Engineer and developer;
- (b) Water: in accordance with Council's Minimum Requirements for Water and Sewerage Works, and:
 - (i) prior to backfilling of each water main;
 - (ii) prior to backfilling of each water connection point;
 - (iii) prior to connection of any works to the reticulated water supply systems;
 - (iv) at the time of super-chlorination works and swabbing of mains; and
 - (v) at the time of any testing of each and every water main;
- (c) Sewer: in accordance with Council's Minimum Requirements for Water and Sewerage Works, and:
 - (i) prior to backfilling of each sewer main;
 - (ii) prior to backfilling of each property connection point;
 - (iii) prior to connection of any works to the existing sewer network;
 - (iv) at the time of any testing of each and every sewer main; and
 - (v) at the time of CCTV inspection to facilitate Council's acceptance of the works on and off-maintenance;
- (d) Stormwater:
 - (i) prior to backfilling of any stormwater drainage works; and
 - (ii) at the time of CCTV inspection to facilitate Council's acceptance of the works on and off-maintenance;
- (e) Structural steel inspection prior to pouring of any structural concrete including cast in-situ stormwater and sewer manholes and gully pits;
- (f) prior to back filling road crossings;
- (g) following preparation and compaction of road sub-grade;
- (h) following placement and compaction of each road pavement layer and prior to laying of the next pavement layer or surfacing layer;

- (i) of the finished pavement surface prior to any bitumen primer-seal or prime or asphalt surfacing;
 - (j) at the point of completion of all works before placing on-maintenance; and
 - (k) at the point of requesting Council to accept the works off-maintenance.
- ENG65. Submit to Council, all inspection and test data in its entirety prepared by the applicant, Engineer, Principal Contractor or by Subcontractors in relation to the Operational Work or as described in the application prior to Council's endorsement of the Survey Plan. Undertake any further inspection, testing or analysis required, due to failure of work to meet specifications or where the testing previously provided is considered insufficient on behalf of the Principal Contractor by a NATA accredited entity (where applicable).
- ENG66. Uncover all works covered prior to inspection to allow inspection by Council at Council's sole discretion.
- ENG67. Allow Council to enter a work site to which this approval relates and undertake testing or analysis of any part of the construction, and Council is not liable for the rectification of or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers must be considered to be a condition of approval and undertaken by the Principal Contractor.
- ENG68. Where complete or incomplete works under this approval adversely affect adjoining properties, Council land, roads or other infrastructure, Council requires by notice, works to be completed.
- ENG69. Undertake any works for the safety or health of the community or protection of infrastructure where Council deems it necessary.

MAINTENANCE

- ENG70. Submit to Council, a written request to place constructed works on-maintenance or off-maintenance from the developer's certifying Engineer stating that all approved works have been completed and are ready for Council inspection.
- ENG71. Submit to Council, a Closed Circuit Television (CCTV) inspection for all underground stormwater drainage, interallotment drainage and sewerage works undertaken by an accredited provider at on and off-maintenance. A certified copy of the report including a disk or storage device is to be submitted to Council for review and endorsement prior to Council's acceptance of the works on or off-maintenance.
- ENG72. Pay to Council, a maintenance bond of 5% of the cost of the operational work as estimated or accepted by Council, prior to commencement of the on-maintenance period.
- ENG73. The maintenance bond can be provided in the form of a cash bond or a bank guarantee.
- ENG74. Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from commencement of the on-maintenance period. Undertake any necessary maintenance or repairs to non-conforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third party activity within the maintenance period.

- ENG75. The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake any such works considered by Council as necessary, to rectify any non-compliant works and to protect public safety. In the event that the bond is insufficient to address the non-compliant works, Council reserves the right to seek restitution. After expiration of the maintenance period and where required maintenance is suitably undertaken to Council's satisfaction, the bond will be returned accordingly, after the project is accepted off-maintenance.
- ENG76. The on-maintenance period commences only when Council provides written confirmation that all of the following are completed:
- (a) satisfactory completion of all works and conditions of Operational Work approval including associated Reconfiguring a Lot approval (CAP2016/0008);
 - (b) provision of all necessary test and quality audit requirements;
 - (c) lodgement with Council, of certification from an RPEQ that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements;
 - (d) lodgement of a maintenance bond of 5% of the cost of the operational work as accepted by Council;
 - (e) submission of "As Constructed" data in the required format; and

AS CONSTRUCTED INFORMATION

- ENG77. Submit to Council within 10 working days of completion of the operational work, suitable "As Constructed" drawings in hard copy and AutoCAD format and on GDA Zone 56 co-ordinates. The "As Constructed" drawings or data capture methods as required by Council must be certified by a Registered Professional Engineer of Queensland (RPEQ) on every drawing and shall be to an appropriate electronic format and standard as required by Council's Infrastructure Services General Manager.
- ENG78. Provide "As Constructed" data for the following elements, where applicable:
- (a) sewerage;
 - (b) water supply;
 - (c) roadworks; and
 - (d) stormwater drainage.

The approval is subject to construction being undertaken in accordance with the Approved Plans prepared by ATC Engineers and Project Managers as listed below:

Drawing No.	Rev	Drawing/Plan Title	Date
001	A	COVER SHEET AND DRAWING LIST	29/3/2022
101	A	CONTROL LINE SETOUT PLAN	29/3/2022
102	A	TYPICAL SECTIONS AND KERB DETAILS	29/3/2022

Ordinary Council Meeting Agenda

25 December 2030

201	A	GENERAL LAYOUT PLAN	29/3/2022
202	A	LONGITUDINAL SECTION	29/3/2022
203	A	CROSS SECTIONS - SHEET 1 OF 5	29/3/2022
204	A	CROSS SECTIONS - SHEET 2 OF 5	29/3/2022
205	A	CROSS SECTIONS - SHEET 3 OF 5	29/3/2022
206	A	CROSS SECTIONS - SHEET 4 OF 5	29/3/2022
207	A	CROSS SECTIONS - SHEET 5 OF 5	29/3/2022
208	A	ALLOTMENT EARTHWORKS PLAN	29/3/2022
302	A	SEWER RETICULATION LAYOUT PLAN	29/3/2022
302	A	SEWER LONGITUDINAL SECTION - SHEET 1	29/3/2022
303	A	SEWER LONGITUDINAL SECTION - SHEET 2	29/3/2022
304	A	SEWER LONGITUDINAL SECTION - SHEET 3	29/3/2022
401	A	STORMWATER CATCHMENT PLAN	29/3/2022
402	A	STORMWATER DRAINAGE LAYOUT PLAN	29/3/2022
403	A	STORMWATER DRAINAGE LONGITUDINAL SECTION - SHEET 1	29/3/2022
404	A	STORMWATER DRAINAGE LONGITUDINAL SECTION - SHEET 2	29/3/2022
405	A	STORMWATER DRAINAGE DETAILS	29/3/2022
501	A	ELECTRICAL LAYOUT PLAN	29/3/2022
601	A	WATER RETICULATION LAYOUT PLAN	29/3/2022
602	A	WATER RETICULATION DETAILS	29/3/2022
701	A	SEDIMENT AND EROSION CONTROL LAYOUT PLAN	29/3/2022
702	A	SEDIMENT AND EROSION CONTROL DETAILS	29/3/2022
801	A	WATER MAIN THRUST BLOCK DETAILS	29/3/2022
802	A	HYDRANT AND VALVE INSTALLATION	29/3/2022
803	A	1050Ø ACCESS CHAMBERS PRECAST COMPONENTS	29/3/2022
804	A	HOUSE CONNECTION BRANCHES	29/3/2022
805	A	TUBULAR STEEL FENCE WITH & WITHOUT CHAIN WIRE	29/3/2022

ADVICE NOTES

The applicant be advised that:

- (a) Prior to commencement of the use or endorsement of the survey plan as applicable, the applicant shall contact Council to arrange a Development Compliance Inspection.
- (b) The applicant must ensure compliance with environmental conditions whether required to hold an Environmental Authority or not. These include, but are not limited to water quality, air quality, noise levels, waste waters, lighting and visual quality as a result of any activity or by-product or storage of materials within the confines of the building(s) and property boundaries.
Any amendment, alteration or addition to the development approval will require further consideration by Council in assessing any changes to the environmental conditions.
- (c) The *Aboriginal Cultural Heritage Act 2003* (ACHA) is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:
 - (i) is not negated by the issuing of this development approval;
 - (ii) applies on all land and water, including freehold land;
 - (iii) lies with the person or entity conducting an activity; and
 - (iv) if breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Co-ordination Unit on telephone (07) 3224 2070 for further information on the responsibilities of developers under the ACHA.

- (d) The **relevant period** for the development approval (Operational Work) shall be **two (2) years** starting the day the approval is granted or takes effect. In accordance with Section 85(1)(c) of the *Planning Act 2016* (PA), the development approval for Operational Work lapses if the development does not substantially start within the abovementioned **relevant period**.
An applicant may request Council to extend the **relevant period** provided that such request is made in accordance with Section 86 of PA and before the development approval lapses under Section 85 of the PA.
- (e) Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
- (f) The relevant Planning Scheme for this Development Permit is the South Burnett Regional Council Planning Scheme 2017. All references to the Planning Scheme and Schedules within these conditions refer to the above Planning Scheme.

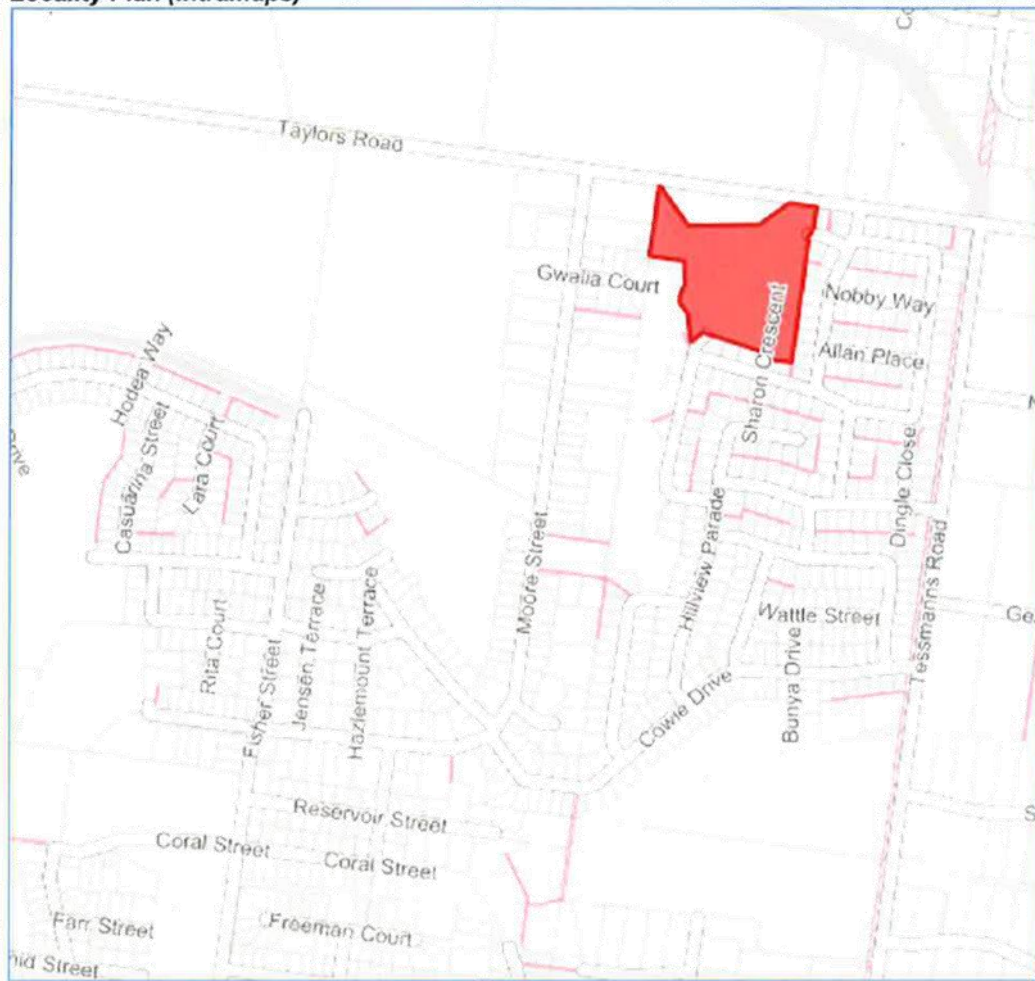
Conclusion

The proposed development has been assessed against the requirements of the South Burnett Regional Council Planning Scheme 2017. It is considered that the proposed development generally complies with the requirements of the Planning Scheme and as such, the applicant should be provided with a Development Permit. The Development Permit should contain the conditions detailed in the Officer's Recommendation in order to ensure that the proposal complies with the South Burnett Regional Council Planning Scheme 2017.

Attachments


1. Locality Plans
2. Proposal Plans

Locality Plan (Intramaps)



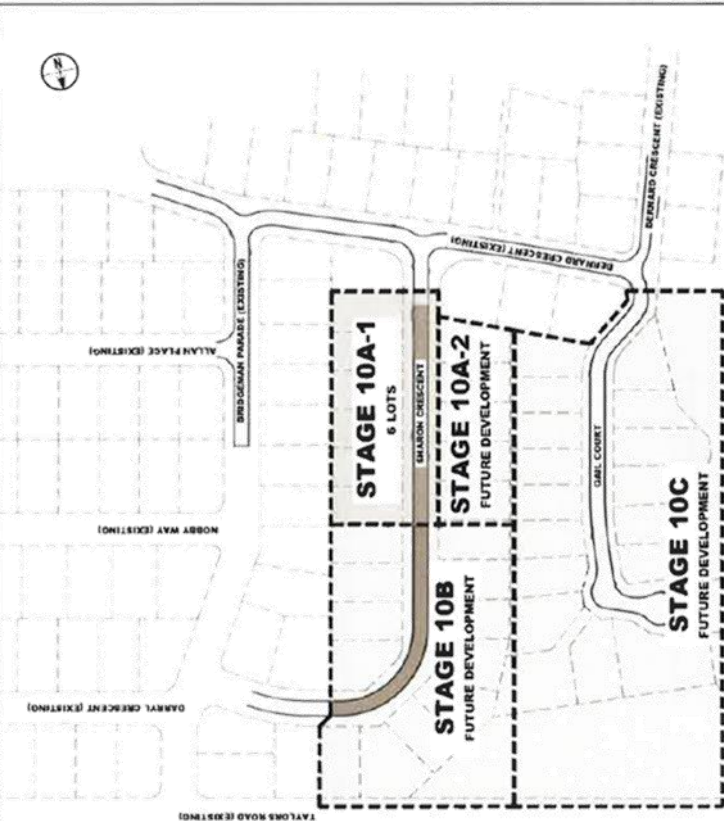
Approved Plans

PROPOSED RESIDENTIAL SUBDIVISION HILLVIEW ESTATE, KINGARROY (STAGE 10A)




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DRAWING NO.	REVISION	DESCRIPTION
001	A	COVER SHEET AND DRAWING LIST
002	A	EXISTING SITE DEVELOPMENT PLAN
003	A	TYPICAL SECTIONS AND REFERENCE
004	A	GENERAL LAYOUT PLAN
005	A	LEGEND/GENERAL SECTION
006	A	GRASS SECTION SHEET 1 OF 3
007	A	GRASS SECTION SHEET 2 OF 3
008	A	GRASS SECTION SHEET 3 OF 3
009	A	ROADS SECTION SHEET 1 OF 3
010	A	ROADS SECTION SHEET 2 OF 3
011	A	ROADS SECTION SHEET 3 OF 3
012	A	ELECTRICAL LAYOUT PLAN
013	A	WATER SUPPLY LAYOUT PLAN
014	A	SEWER/STORMWATER SECTION SHEET 1
015	A	SEWER/STORMWATER SECTION SHEET 2
016	A	SEWER/STORMWATER SECTION SHEET 3
017	A	STORMWATER DRAINAGE LAYOUT PLAN
018	A	STORMWATER DRAINAGE LEGEND/GENERAL SECTION SHEET 1
019	A	STORMWATER DRAINAGE LEGEND/GENERAL SECTION SHEET 2
020	A	STORMWATER DRAINAGE LEGEND/GENERAL SECTION SHEET 3
021	A	ELECTRICAL LAYOUT PLAN
022	A	WATER REGULATION PLAN
023	A	WATER REGULATION PLAN
024	A	SEWER AND STORMWATER LAYOUT PLAN
025	A	SEWER AND STORMWATER LAYOUT PLAN
026	A	WATER SUPPLY LAYOUT PLAN
027	A	WATER SUPPLY LAYOUT PLAN
028	A	PROPOSED CONSTRUCTION PHASES
029	A	STORMWATER DRAINAGE LEGEND/GENERAL SECTION SHEET 1
030	A	STORMWATER DRAINAGE LEGEND/GENERAL SECTION SHEET 2
031	A	STORMWATER DRAINAGE LEGEND/GENERAL SECTION SHEET 3

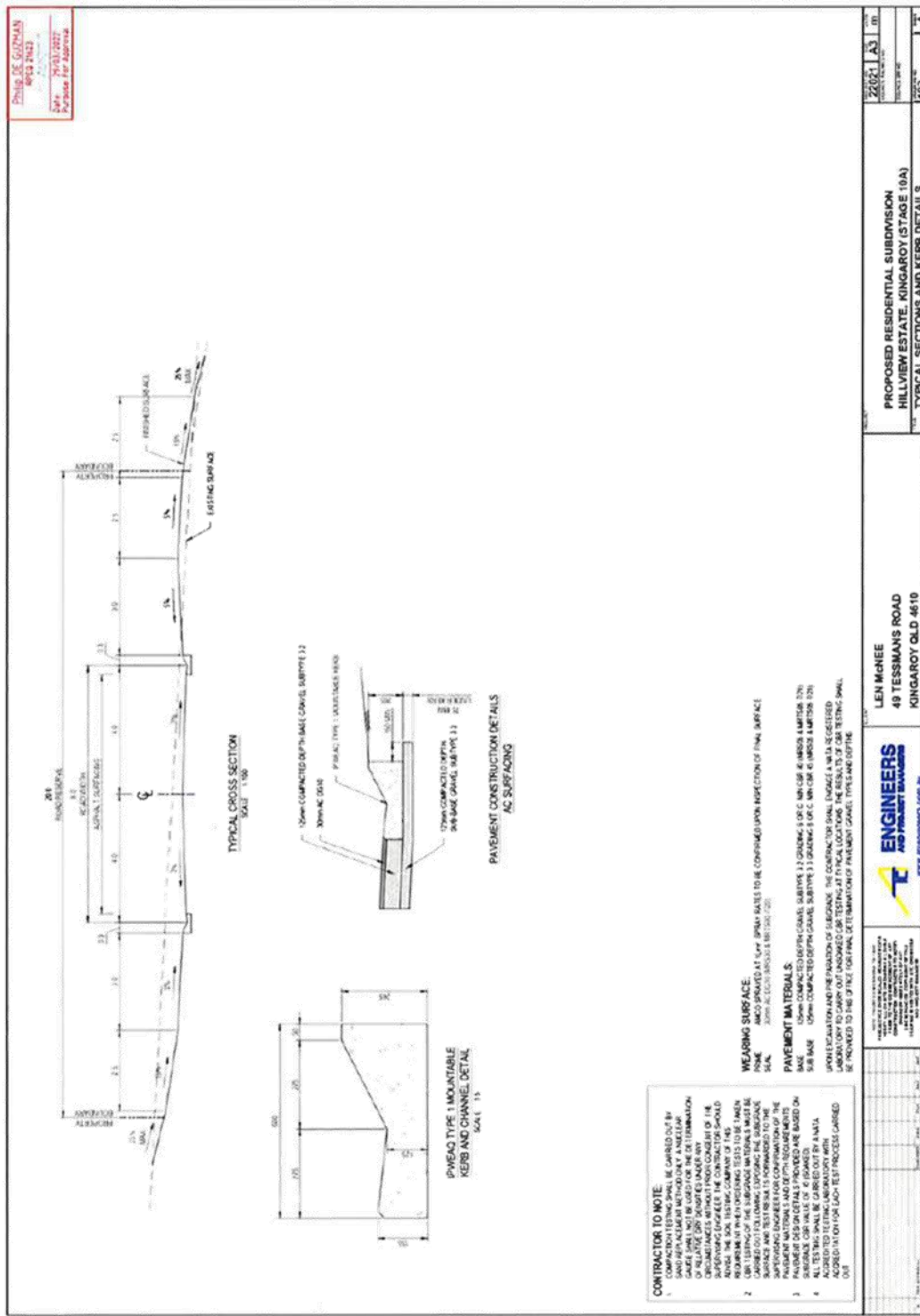


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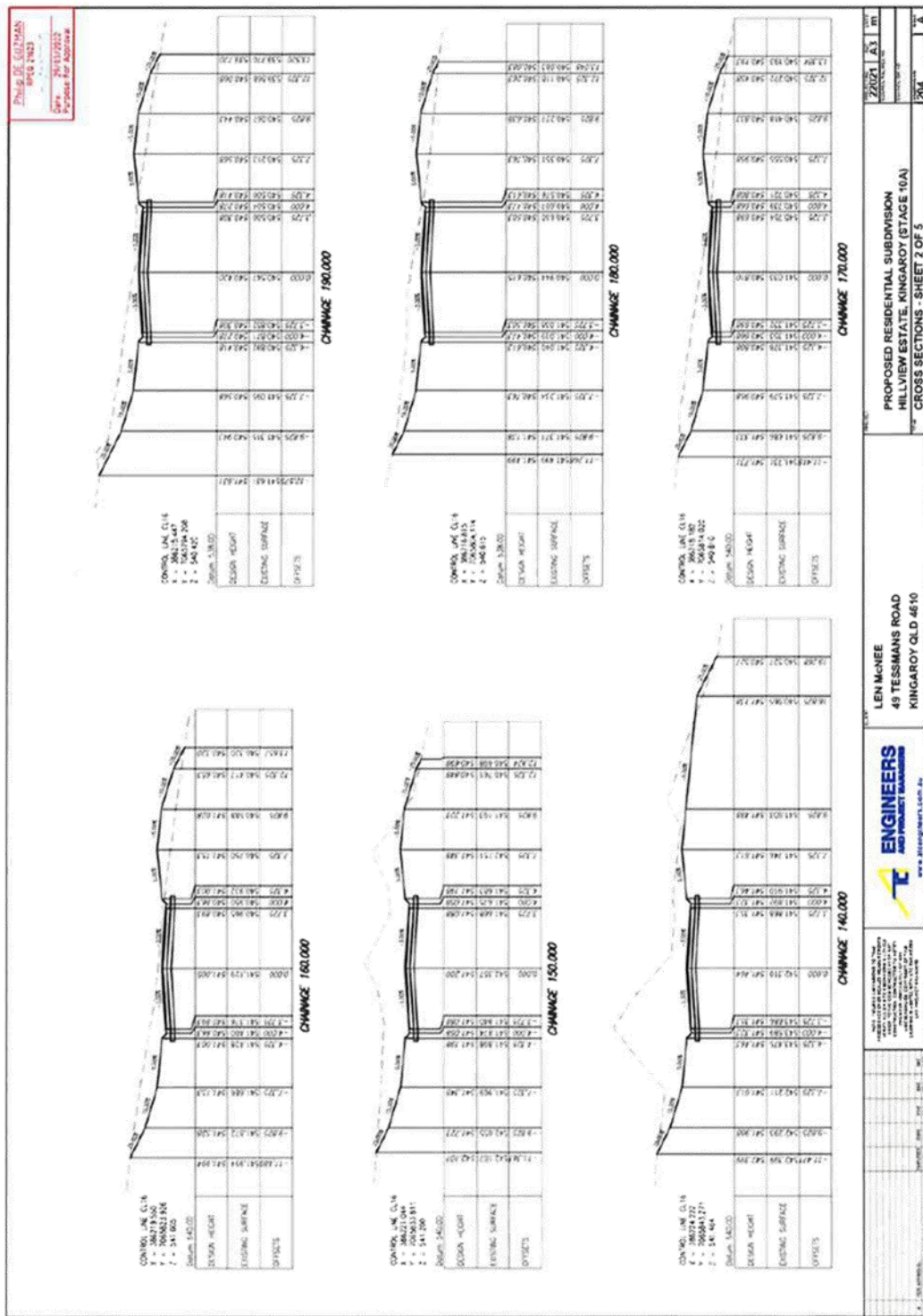


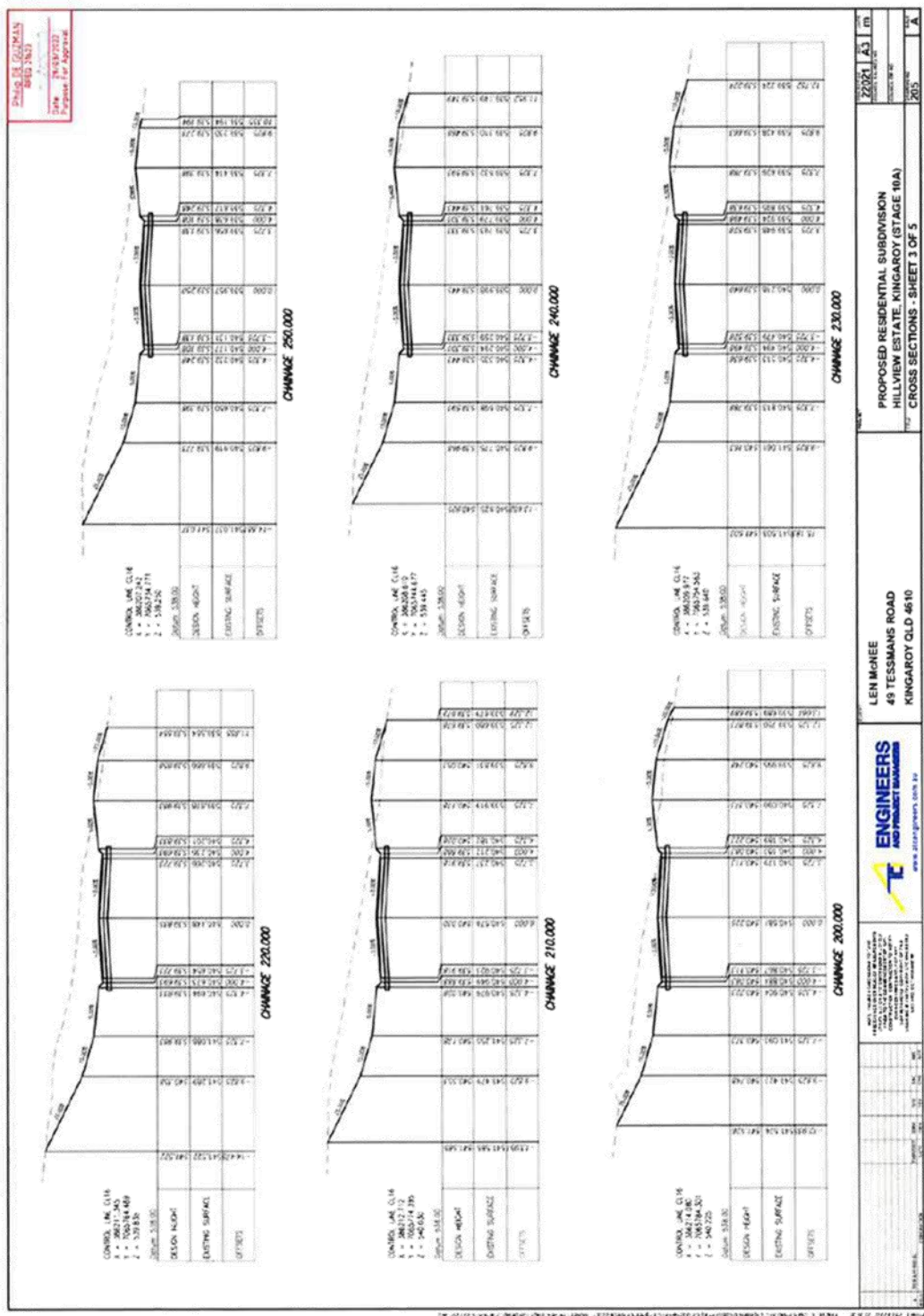
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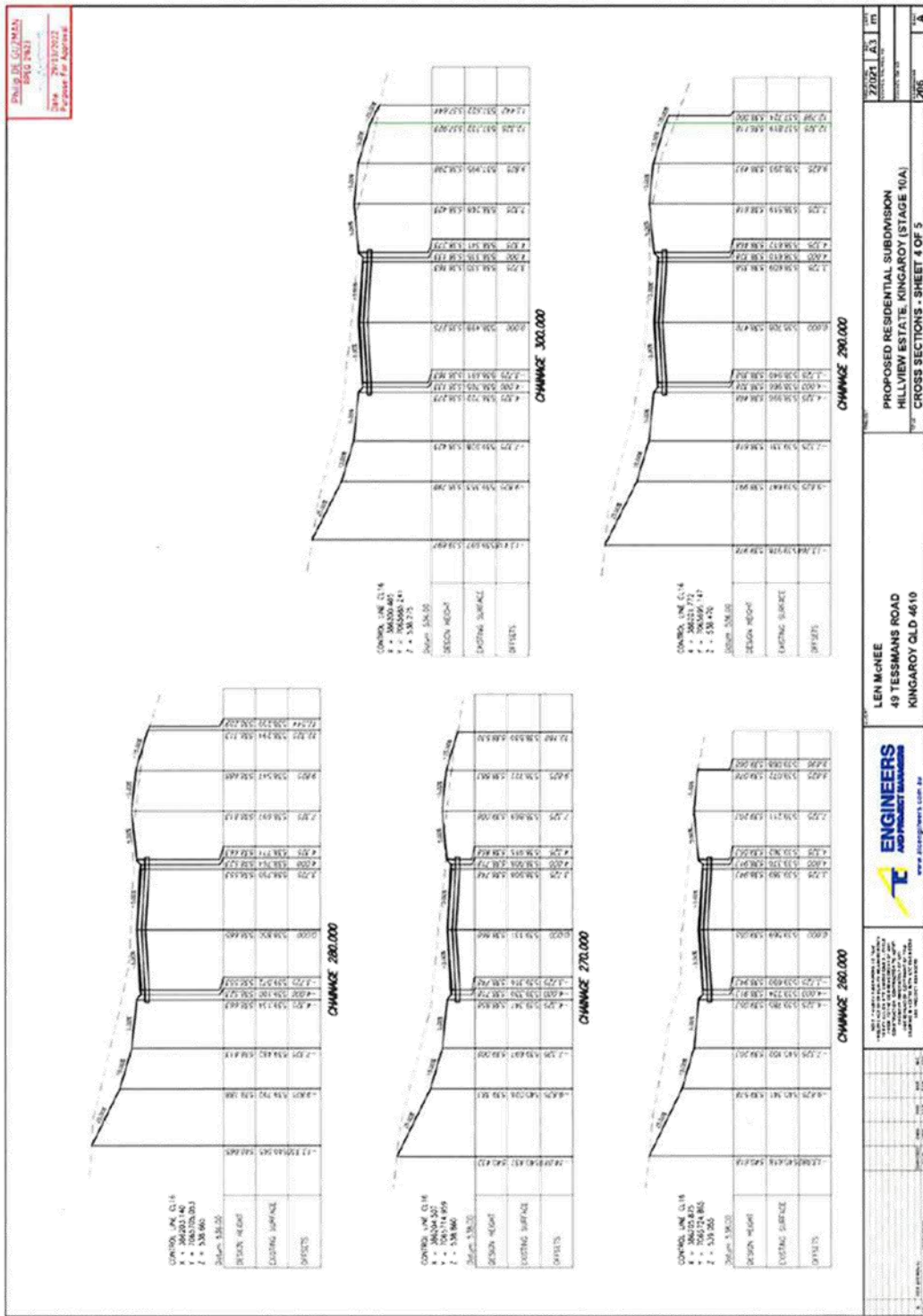
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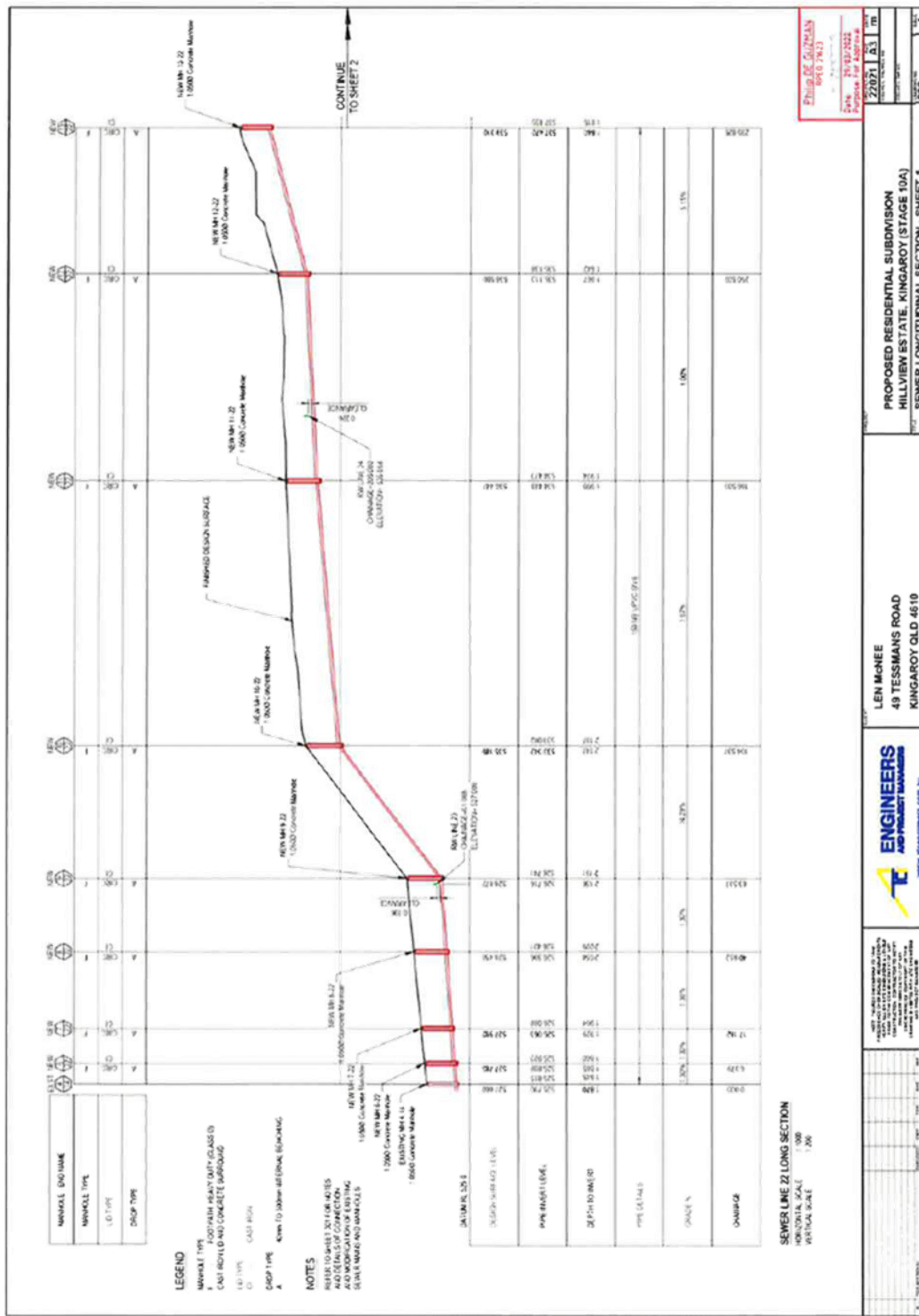
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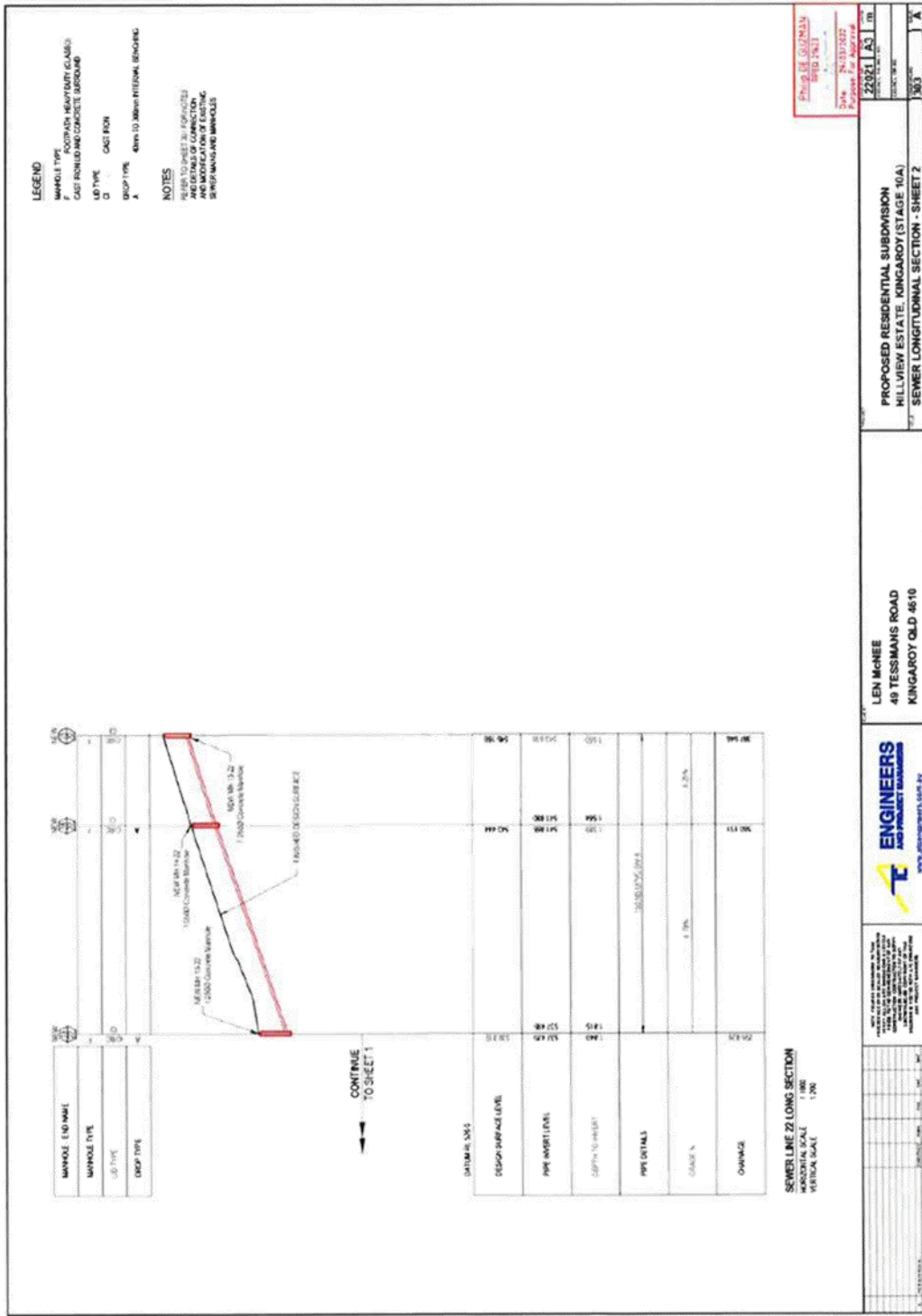
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 HILLVIEW ESTATE, KINGAROO (STAGE 10A)
 ALLOTMENT EARTHWORKS PLAN

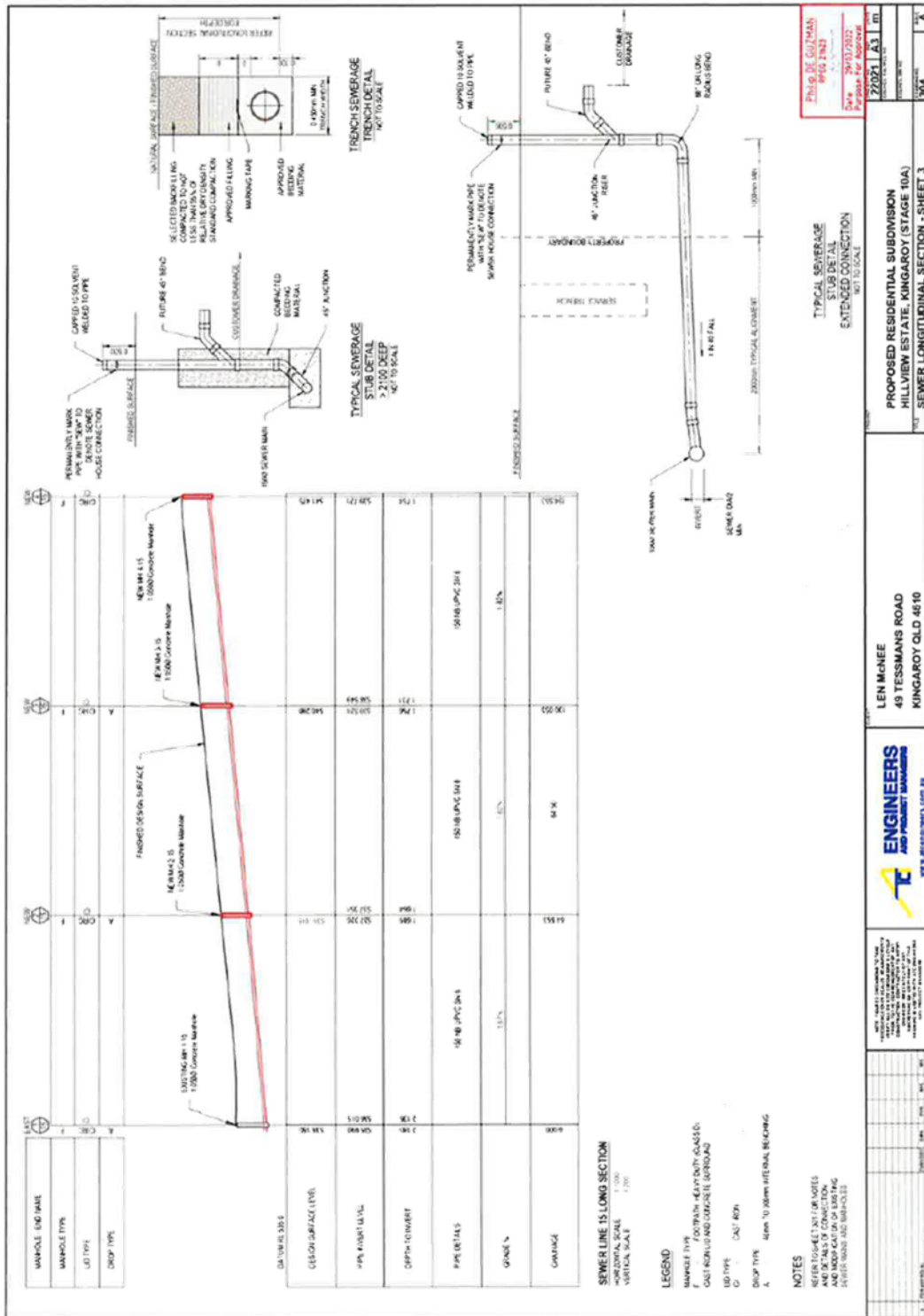
LEN McNEE
 48 TESSMANS ROAD
 KINGAROO QLD 4610

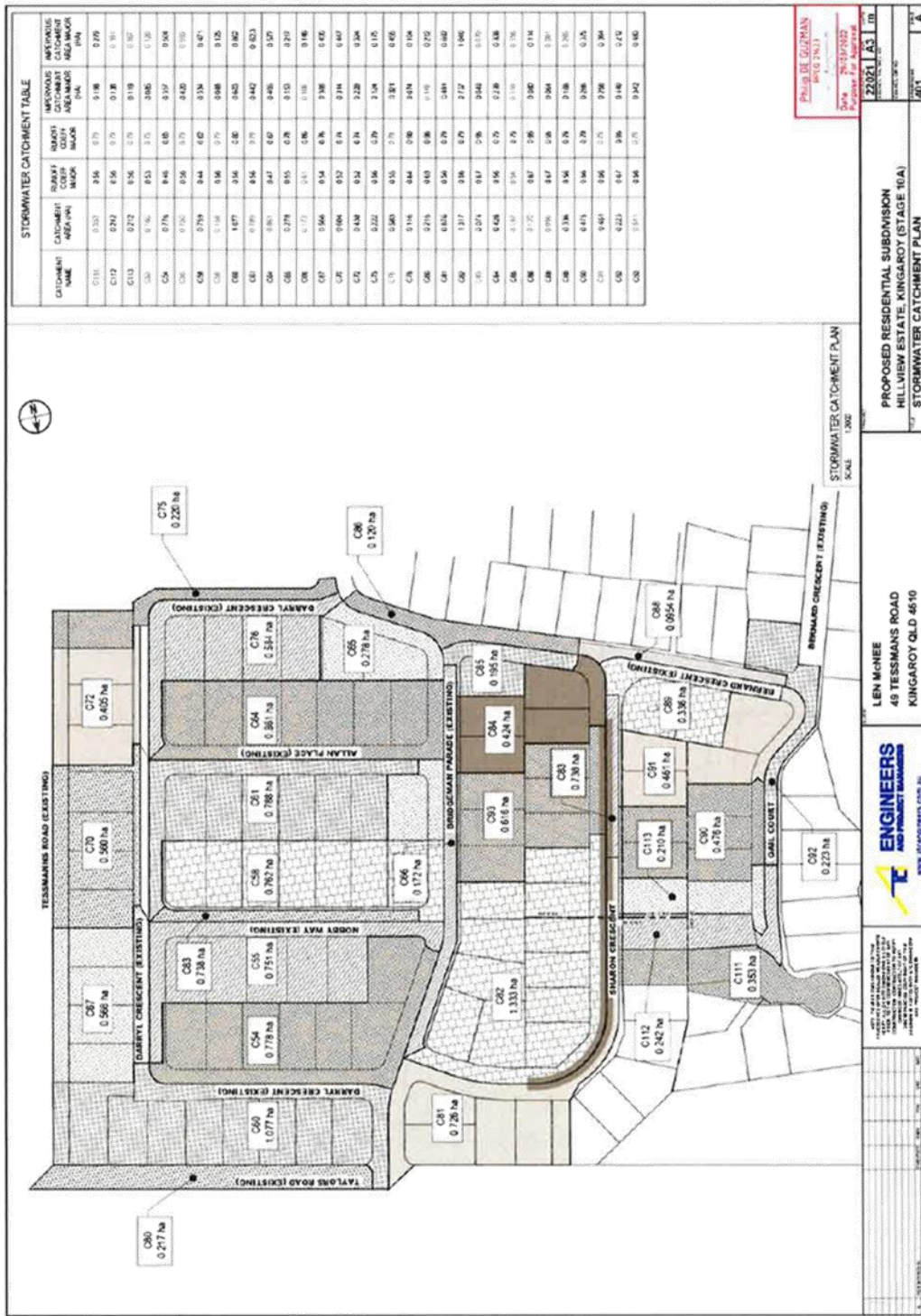


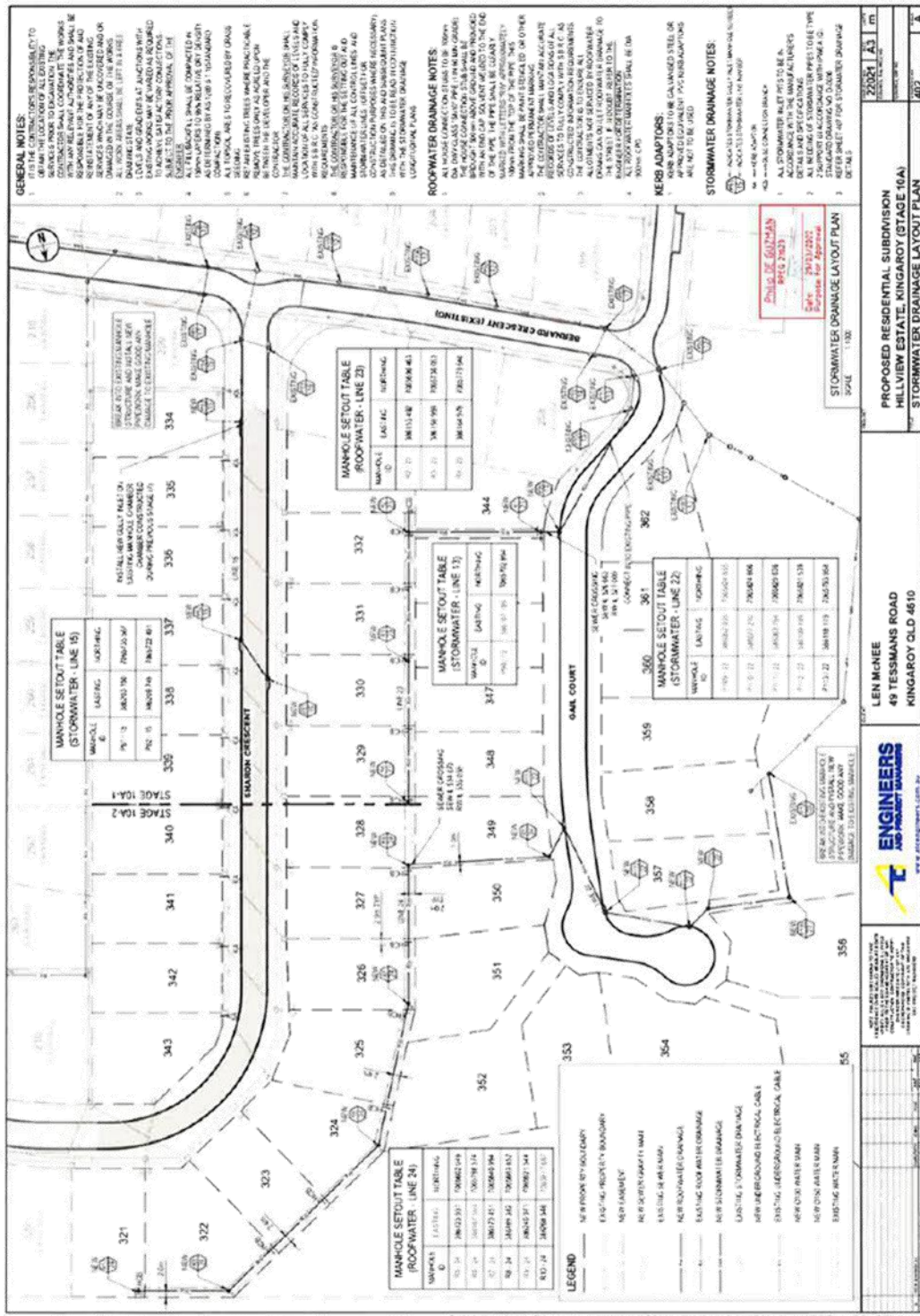
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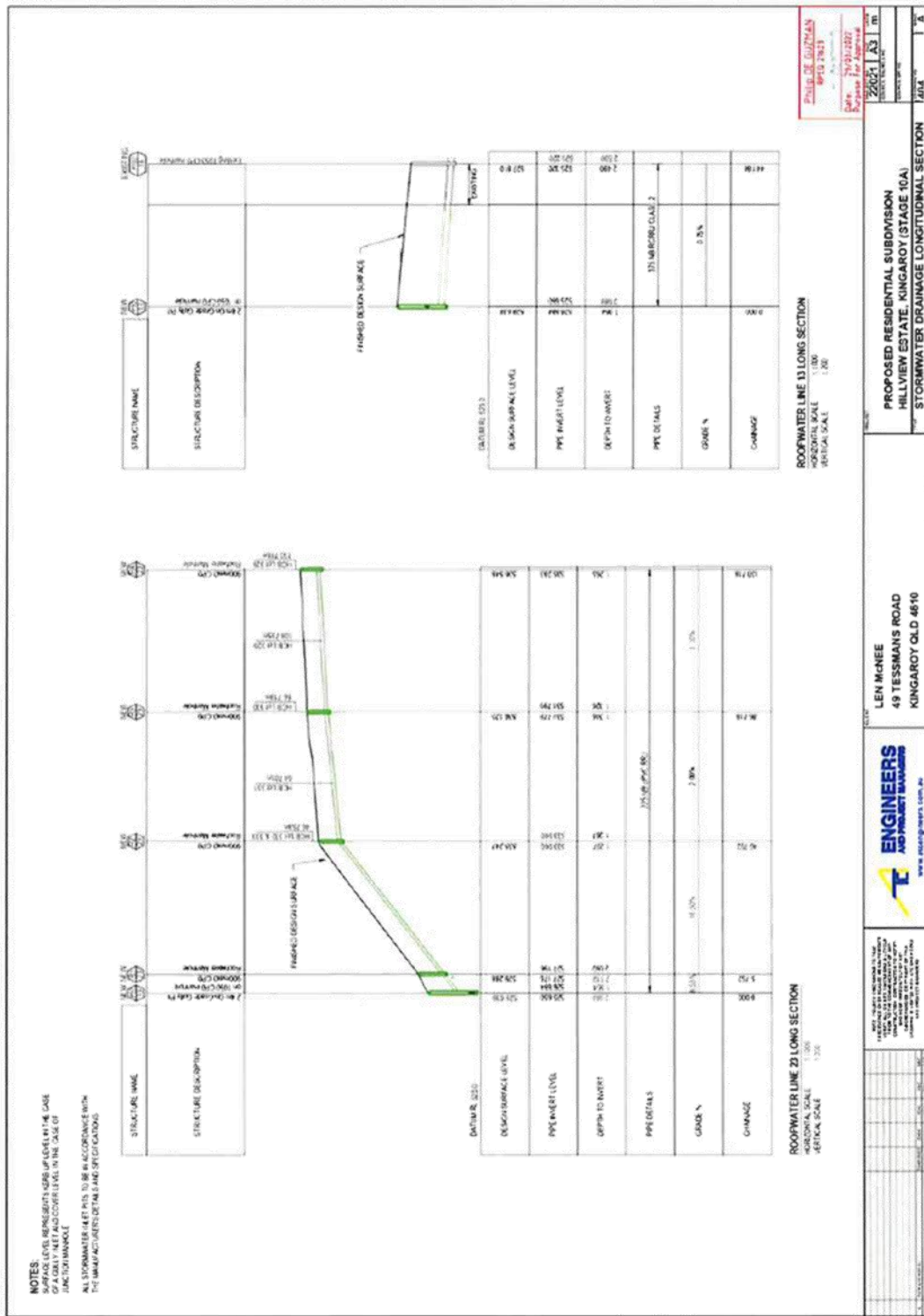














SEDIMENT AND EROSION CONTROL DEVICE CONSTRUCTION

NOTES:

1. TECHNIQUES TO BE USED IN THE CONSTRUCTION OF EROSION AND SEDIMENT CONTROL DEVICES SHOULD BE THE MOST ADVANCED AVAILABLE TO THE INDUSTRY.
2. ALL CONSTRUCTION DETAILS AND NOTES OF SEDIMENT AND EROSION CONTROL DEVICES SHOULD BE APPROVED BY THE SUPERVISING ENGINEER PRIOR TO COMMENCEMENT OF WORKS.
3. FOR CONSTRUCTION DETAILS AND NOTES OF SEDIMENT AND EROSION CONTROL DEVICES, THE SUPERVISING ENGINEER SHALL BE ADVISED OF ANY CHANGES TO THE ORIGINAL DESIGN.
4. THE SUPERVISING ENGINEER SHALL BE ADVISED OF ANY CHANGES TO THE ORIGINAL DESIGN.
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6. THE SUPERVISING ENGINEER SHALL BE ADVISED OF ANY CHANGES TO THE ORIGINAL DESIGN.
7. THE SUPERVISING ENGINEER SHALL BE ADVISED OF ANY CHANGES TO THE ORIGINAL DESIGN.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REMOVED UPON COMPLETION OF CONSTRUCTION.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED IMMEDIATELY UPON IDENTIFICATION OF DAMAGE.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REMOVED UPON COMPLETION OF CONSTRUCTION.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED IMMEDIATELY UPON IDENTIFICATION OF DAMAGE.

GRASS FILTER STRIPS TO BACK OF KERNS

SCHEMATIC ONLY

GRASS FILTER STRIPS TO DRAINAGE CHANNEL

SCHEMATIC ONLY

GRASS FILTER STRIPS TO DRAINAGE CHANNEL

SCHEMATIC ONLY

MAINTENANCE PROGRAM FOR GRASS FILTER STRIPS:

THE MAINTENANCE PROGRAM FOR GRASS FILTER STRIPS SHOULD BE DEVELOPED AND IMPLEMENTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE MAINTENANCE PROGRAM SHOULD INCLUDE THE FOLLOWING:

1. REGULAR INSPECTION OF GRASS FILTER STRIPS TO IDENTIFY ANY DAMAGE OR WEAR.
2. REPAIR OF ANY DAMAGE OR WEAR TO GRASS FILTER STRIPS.
3. MAINTENANCE OF GRASS COVER ON GRASS FILTER STRIPS.
4. REMOVAL OF ANY DEBRIS OR OBSTRUCTIONS FROM GRASS FILTER STRIPS.
5. REGULAR WATERING OF GRASS COVER ON GRASS FILTER STRIPS.
6. REGULAR FERTILIZING OF GRASS COVER ON GRASS FILTER STRIPS.
7. REGULAR MOWING OF GRASS COVER ON GRASS FILTER STRIPS.

SEDIMENT AND EROSION CONTROL PHASES DURING CONSTRUCTION:

1. EROSION CONTROL MEASURES SHOULD BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. EROSION CONTROL MEASURES SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. EROSION CONTROL MEASURES SHOULD BE REMOVED UPON COMPLETION OF CONSTRUCTION.
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7. EROSION CONTROL MEASURES SHOULD BE REPAIRED IMMEDIATELY UPON IDENTIFICATION OF DAMAGE.

NOTES:

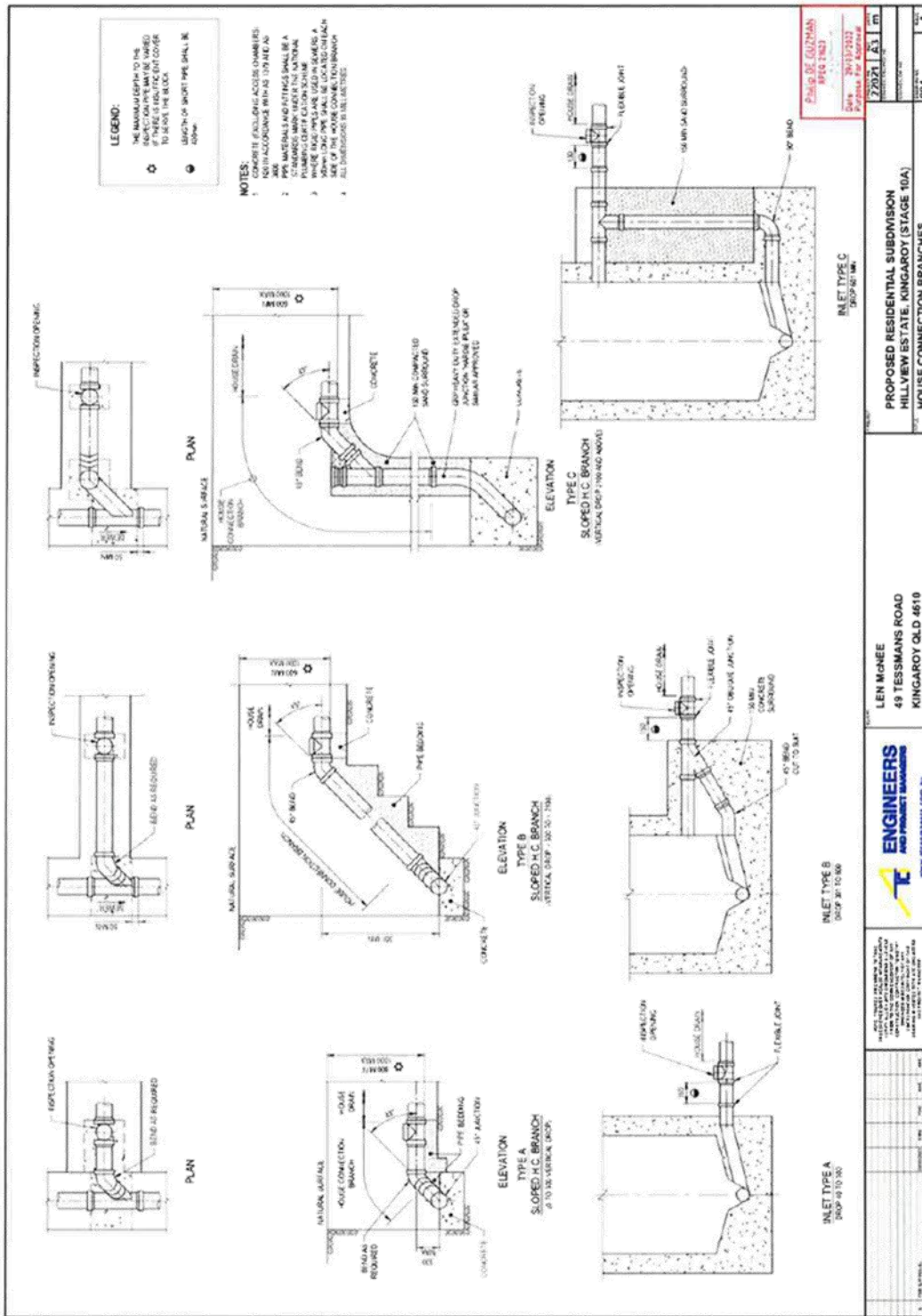
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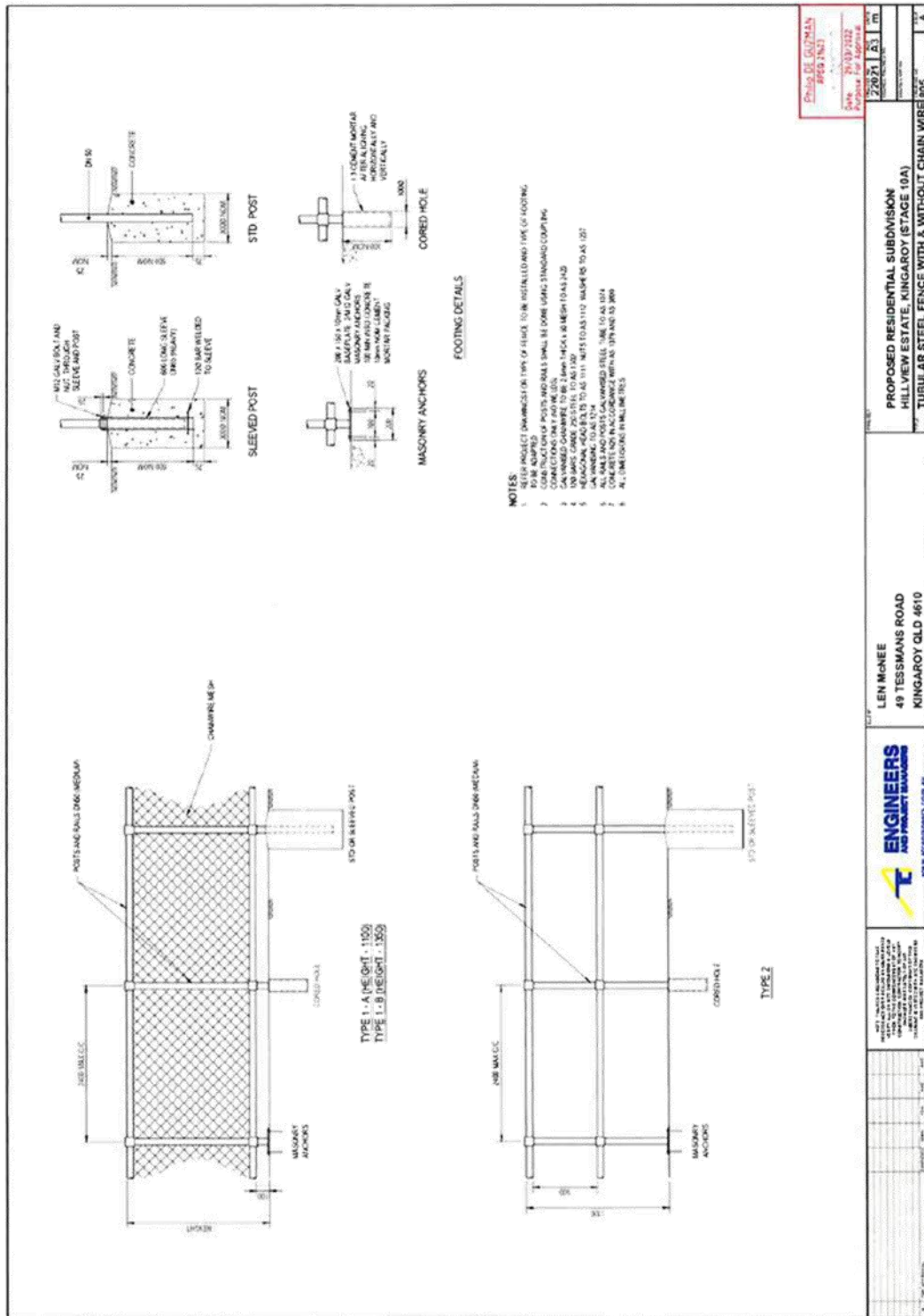
PROPOSED RESIDENTIAL SUBDIVISION
HILLVIEW ESTATE, KINGAROOY (STAGE 10A)
SEDIMENT AND EROSION CONTROL DETAILS

LEH McNEE
49 TESSMAN'S ROAD
KINGAROOY QLD 4610

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Performance outcomes	Assessment benchmarks
General	
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses : (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.
<ul style="list-style-type: none"> • <i>Stormwater Management Plan prepared by Baker Rossow Consulting Engineers approved as part of the Reconfiguring a Lot approval.</i> • <i>Wastewater discharge for dwellings will be as part the AS1547 and QPWC</i> 	
Infrastructure	
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.

Performance outcomes	Assessment benchmarks
<ul style="list-style-type: none"> Subdivision connects to existing sealed road, with water supply available. Design meets current standards and requirements 	
Vehicle parking	
<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>and</p> <p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>and</p> <p>AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
<ul style="list-style-type: none"> Not Applicable 	
Landscaping	
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>
<p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO8.2 Species selection avoids non-invasive plants.</p> <p>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>
<ul style="list-style-type: none"> Landscaping to be provided as per Reconfiguring a Lot approval conditions 	

Performance outcomes	Assessment benchmarks
Filling and excavation	
<p>PO9 Development results in ground levels that retain:</p> <ul style="list-style-type: none"> (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety. 	<p>AO9.1 The depth of:</p> <ul style="list-style-type: none"> (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. <p>and</p> <p>AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and</p> <p>AO9.3 Works do not occur on slopes over 15% in grade.</p> <p>and</p> <p>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p>AO9.6 Filling or excavation for the purpose or retention of water:</p> <ul style="list-style-type: none"> (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p>AO11.1 Following filling or excavation:</p> <ul style="list-style-type: none"> (a) the premises: <ul style="list-style-type: none"> (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: <ul style="list-style-type: none"> (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.
<ul style="list-style-type: none"> • No significant excavation or filling. Road to be constructed at existing ground level. 	
All operational work subject to an overlay	
Biodiversity overlay	
<p>PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO12.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a</p>

Performance outcomes	Assessment benchmarks
	suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
<ul style="list-style-type: none"> • <i>Not Applicable</i> 	
Flood hazard overlay	
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO15.1 Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³ in the area identified on Overlay Map 03; (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<ul style="list-style-type: none"> • <i>Not Applicable</i> 	
Regional infrastructure overlay	
PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	AO16.1 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.
<ul style="list-style-type: none"> • <i>Site is not near any existing easements</i> 	

Performance outcomes	Assessment benchmarks
Water catchments overlay	
PO18 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO18.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert. or AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i> .
<ul style="list-style-type: none"> • <i>Site is not within a water supply catchment</i> 	
Performance outcomes	Assessment benchmarks
General	
PO19 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO19.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.
PO20 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO20.1 A wastewater management plan prepared by a suitably qualified person and addresses : (e) wastewater type; (f) climatic conditions; (g) water quality objectives; (h) best-practice environmental management; and AO20.2 Wastewater is managed in accordance with a waste management hierarchy that: (c) avoids wastewater discharge to waterways; or (d) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
PO21 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO21.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.
PO22 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO22.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.
<ul style="list-style-type: none"> • <i>Stormwater Management Plan prepared by Baker Rossow Consulting Engineers approved as part of the Reconfiguring a Lot approval.</i> • <i>Wastewater discharge for dwellings will be as part the AS1547 and QPWC</i> 	

Performance outcomes	Assessment benchmarks
Infrastructure	
<p>PO23 Development is provided with infrastructure which:</p> <ul style="list-style-type: none"> (d) conforms with industry standards for quality; (e) is reliable and service failures are minimised; and (f) is functional and readily augmented. 	<p>AO23.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road.</p> <p>and</p> <p>AO23.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
<ul style="list-style-type: none"> • <i>Subdivision connects to existing sealed road, with water supply available.</i> • <i>Design meets current standards and requirements</i> 	
Vehicle parking	
<p>PO24 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>AO24.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>and</p> <p>AO24.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p>AO24.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>and</p> <p>AO24.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
<ul style="list-style-type: none"> • <i>Not Applicable</i> 	
Landscaping	
<p>PO25 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO25.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO25.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO25.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>
<p>PO26 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p>AO26.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO26.2 Species selection avoids non-invasive plants.</p> <p>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>
<ul style="list-style-type: none"> • <i>Landscaping to be provided as per Reconfiguring a Lot approval conditions</i> 	

Performance outcomes	Assessment benchmarks
Filling and excavation	
<p>PO27 Development results in ground levels that retain:</p> <ul style="list-style-type: none"> (e) access to natural light; (f) aesthetic amenity; (g) privacy; and (h) safety. 	<p>AO27.1 The depth of:</p> <ul style="list-style-type: none"> (c) fill is less than 2m above ground level; or (d) excavation is less than 2m below ground level. <p>and</p> <p>AO27.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and</p> <p>AO27.3 Works do not occur on slopes over 15% in grade.</p> <p>and</p> <p>AO27.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p>AO27.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p>AO27.6 Filling or excavation for the purpose of retention of water:</p> <ul style="list-style-type: none"> (c) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (d) directs overflow such that no scour damage or nuisance occurs on adjoining lots.
<p>PO28 Filling or excavation does not cause damage to public utilities.</p>	<p>AO28.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>
<p>PO29 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p>AO29.1 Following filling or excavation:</p> <ul style="list-style-type: none"> (c) the premises: <ul style="list-style-type: none"> (iii) are self-draining; and, (iv) has a minimum slope of 0.25%; and, (d) surface water flow is: <ul style="list-style-type: none"> (iii) directed away from neighbouring properties; or (iv) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.
<ul style="list-style-type: none"> • No significant excavation or filling. Road to be constructed at existing ground level. 	
All operational work subject to an overlay	
Biodiversity overlay	
<p>PO30 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.</p>	<p>AO30.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO30.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO30.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a</p>

Performance outcomes	Assessment benchmarks
	suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
<p>PO31 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO31.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>
<p>PO32 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO32.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>AO32.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>
<p>• <i>Not Applicable</i></p>	
<p>Flood hazard overlay</p>	
<p>PO33 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO33.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (d) involve a net increase in filling greater than 50m³ in the area identified on Overlay Map 03; (e) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (f) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (v) loss of flood storage; (vi) loss of/changes to flow paths; (vii) acceleration or retardation of flows; or (viii) any reduction in flood warning times.
<p>• <i>Not Applicable</i></p>	
<p>Regional infrastructure overlay</p>	
<p>PO34 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.</p>	<p>AO34.1 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.</p>
<p>PO35 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.</p>	<p>No outcome specified.</p>
<p>• <i>Site is not near any existing easements</i></p>	

Performance outcomes	Assessment benchmarks
Water catchments overlay	
<p>PO36 There are no significant adverse effects on the water quality of the Region's drinking water supply.</p>	<p>AO36.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>or</p> <p>AO36.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>
<ul style="list-style-type: none"> • <i>Site is not within a water supply catchment</i> 	

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

The development application for:

Type of Approval	Operational Work
Level of Assessment	Code Assessment
Application No	OPW21/0003
Name of Applicant	Baker Rossow Consulting Engineers PO Box 896 Kingaroy Qld 4610
Street Address	Premier Drive, Kingaroy
Real Property Address	Lot 207 SP313146

On 10 August 2021 the above development was:

- Approved in full, with conditions;
- Approved in full, without conditions;
- Refused;
- Approved in part with conditions and refused in part.

1. Reasons for the Decision

The reasons for this decision are:

- The proposed development (Operational Work) is complimentary to previous Reconfiguring a Lot Approval - IR1322460 dated 26 September 2014
- The application meets the requirements of the Services and Works Code of the SBRC Planning Scheme

2. Assessment Benchmarks

The following benchmarks apply to this development:

- South Burnett Regional Council Planning Scheme 2017: Services and Works Code.

ATTACHMENTS

Nil

17.2 LIST OF CORRESPONDENCE PENDING COMPLETION OF ASSESSMENT REPORT**File Number:** 25/05/2022**Author:** Administration Officer**Authoriser:** Chief Executive Officer**PRECIS**

List of correspondence pending completion of assessment report

SUMMARY

Reports pending completion of assessment

OFFICER'S RECOMMENDATION

That the List of Correspondence pending completion of Assessment Report be received.

REPORT**Reconfiguration of a lot (RAL) applications**

1. RAL21/0010 – Change to development approval - Convert Preliminary approval to development permit at River Road KINGAROY
2. RAL21/0025 – Reconfiguration of a Lot – Subdivision (1 Lot into 3 Lots) at 42 Prince Street KINGAROY
3. RAL22/0005 – Reconfiguration of a Lot – Subdivision (1 Lot into 8 Lots and New Road) over two stages at 42 Boat Mountain Road MURGON
4. RAL22/0006 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 82 Tingoorra Cemetery Road TINGOORA
5. RAL22/0007 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 7 Appin Street NANANGO
6. RAL22/0008 – Reconfiguration of a Lot – Subdivision (1 Lot into 3 Lots) at 272 Mount McEuen Road, MOUNT MCEUEN
7. RAL22/0009 – Reconfiguration of a Lot – Boundary Realignment at 240 Birt Road BOOIE
8. RAL22/0010 – Reconfiguration of a Lot – Boundary Realignment at Barsby Road COOLABUNIA
9. RAL22/0011 – Easement associated with MCU22/0004 at 79 Zerners Road MURGON
10. RAL22/0012 – Reconfiguration of a Lot – Boundary Realignment at 971 Deep Creek Road BENAIR
11. RAL22/0013 – Reconfiguration of a Lot – Subdivision (1 Lot into 20 Lots and New Road) at Fairway Drive NANANGO
12. RAL22/0014 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 107 Coulson Street BLACKBUTT
13. RAL22/0015 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 23 Anita Road BLACKBUTT
14. RAL22/0016 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 46 Cairns Street NANANGO
15. RAL22/0017 – Reconfiguration of a Lot – Subdivision (1 Lot into 4 Lots and 2 Access Easements) at 23-25 Millis Way NANANGO
16. RAL22/0018 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 15 George Street NANANGO

17. RAL22/0019 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 73 Griffin Road
BLACKBUTT
18. RAL22/0020 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 411 Haynes Kite
Millar Road BLACKBUTT SOUTH — not properly made as of 16 May 2022

Material Change of Use (MCU) Applications

1. MCU20/0017 – Material Change of Use – Service Station/Food & Drink Outlet/Showroom at Rogers Drive KINGAROY
2. MCU21/0001 – Material Change of Use – Service Station, Food & Drink Outlet & Shop at 81 Haly Street WONDAI
3. MCU21/0017 – Material Change of Use – Expansion of the existing piggery (57,000SPU) at 592 Morgans Road, WINDERA (and described as Lot 49 on MZ555 & Lot 203 on SP251979)
4. MCU21/0019 – Other Change to Existing Approval - Material Change of Use (Master Planned Community and Development Permit for Reconfiguration of a lot (1 lot into 6 lots plus parkland dedication) at Corner Bunya Highway & Taylors Road KINGAROY
5. MCU21/0023 – Child-care Centre at 101 Alford Street KINGAROY
6. MCU22/0001 – Extension to Existing Shop at 70-74 Mackenzie Street WONDAI
7. MCU22/0002 – Extractive Industry Development (Sand Quarry) which include extraction areas, processing area and haul-roads at 309 Quarry Road CORNDALE
8. MCU22/0004 – Extractive Industry and Easement at 79 Zerners Road MURGON
9. MCU22/0005 – Dwelling House at Ringtail Lane BUNYA MOUNTAINS
10. MCU22/0006 – Dual Occupancy at Millis Way NANANGO
11. MCU22/0007 – Dual Occupancy at 25 Nutt Street MURGON
12. MCU22/0008 – Minor Change (extension to currency period) at 15 Rogers Drive KINGAROY
13. MCU22/0009 – Intensive Animal Industry at 97 Schloss Road CUSHNIE
14. MCU22/0010 – Secondary Dwelling at 80 King Street NANANGO
15. MCU22/0011 – Motorsport and Ancillary Facilities and Caretakers' Residence and ERA (63) for Sewerage Treatment at Lewis Duff Road BALLOGIE
16. MCU22/0012 – 4x Short-term Accommodation Cabins and a Caretakers' Cabin at Maidenwell Upper Yarraman Road NEUMGNA — not properly made as of 16 May 2022

Operational Works (OW) Applications

1. OPW22/0003 – Operational Works – Earthworks at 95 Youngman Street KINGAROY — not properly made as of 16 May 2022
2. OPW22/0004 – Operational Works – Earthworks at Kingaroy Barkers Creek Road KINGAROY
3. OPW22/0006 – Operational Works – Earthworks at 34 William Street KINGAROY
4. OPW22/0007 – Operation Works – Road Work at Mondure Wheatlands Road MONDURE

ATTACHMENTS**Nil**

18 QUESTIONS ON NOTICE

Nil

19 CONFIDENTIAL SECTION

OFFICER'S RECOMMENDATION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 254J of the *Local Government Regulation 2012*:

19.1 Release of Sewage December 2021 at Alice Street Kingaroy

This matter is considered to be confidential under Section 254J - e and g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government and negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

19.2 Payment proposal for overdue rates - various

This matter is considered to be confidential under Section 254J - i of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State..

19.3 Waiving of interest - Assessments 22862-00000-000 & 23890-00000-000

This matter is considered to be confidential under Section 254J - i of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State..

19.4 Waiving of Interest - Assessment 12635-76820-000

This matter is considered to be confidential under Section 254J - i of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State..

19.5 South Burnett Sporting Shooters - Request for land - Shooting Range

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

19.6 Industrial Land Development

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

19.7 Rural Health Management Services - Kingaroy Medical Centre

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

20 CLOSURE OF MEETING