
Delegated Authority

Date:

DEVELOPER INCENTIVE

ADV4. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 30 June 2022. Eligible development under this scheme is required to be completed by 30 June 2022.

For further information or application form please refer to the rules and procedures available on Council's website.

HERITAGE

ADV5. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

APPEAL RIGHTS

ADV5. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

Delegated Authority

Date:

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

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.

Delegated Authority

Date: _____

SUJECT SITE



Figure 1: Queensland Globe

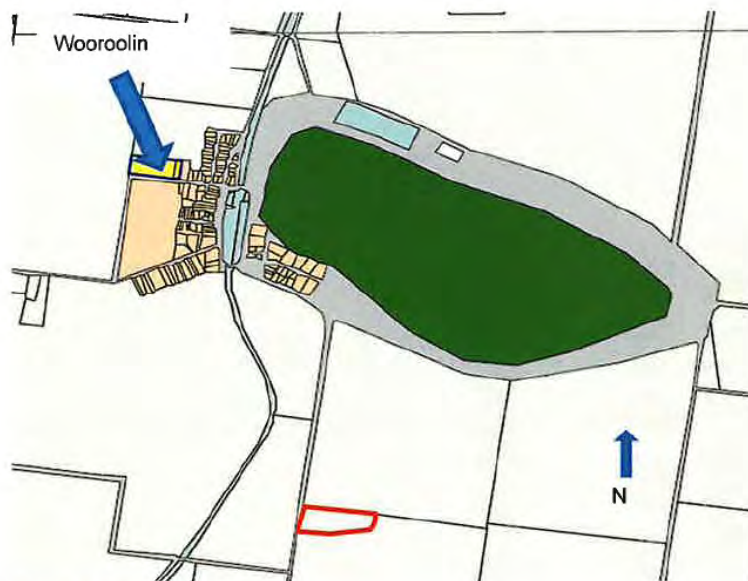


Figure 2: Intramaps

Delegated Authority

Date:

PROPOSAL PLAN


J. & C. DALTON

PROPOSED DWELLING

12472 BUNYA HIGHWAY

WOOROLIN QLD 4608

Project Number 21-2950-SPY



Blueprint Drafting Services
 ABN 92 732 943 577
 Licensed Building Designer
 QBCC # 10699555

5 Osprey Drive
 JACOBS WELL QLD 4208
 design@blueprintdrafting.net.au
 www.blueprintdrafting.net.au

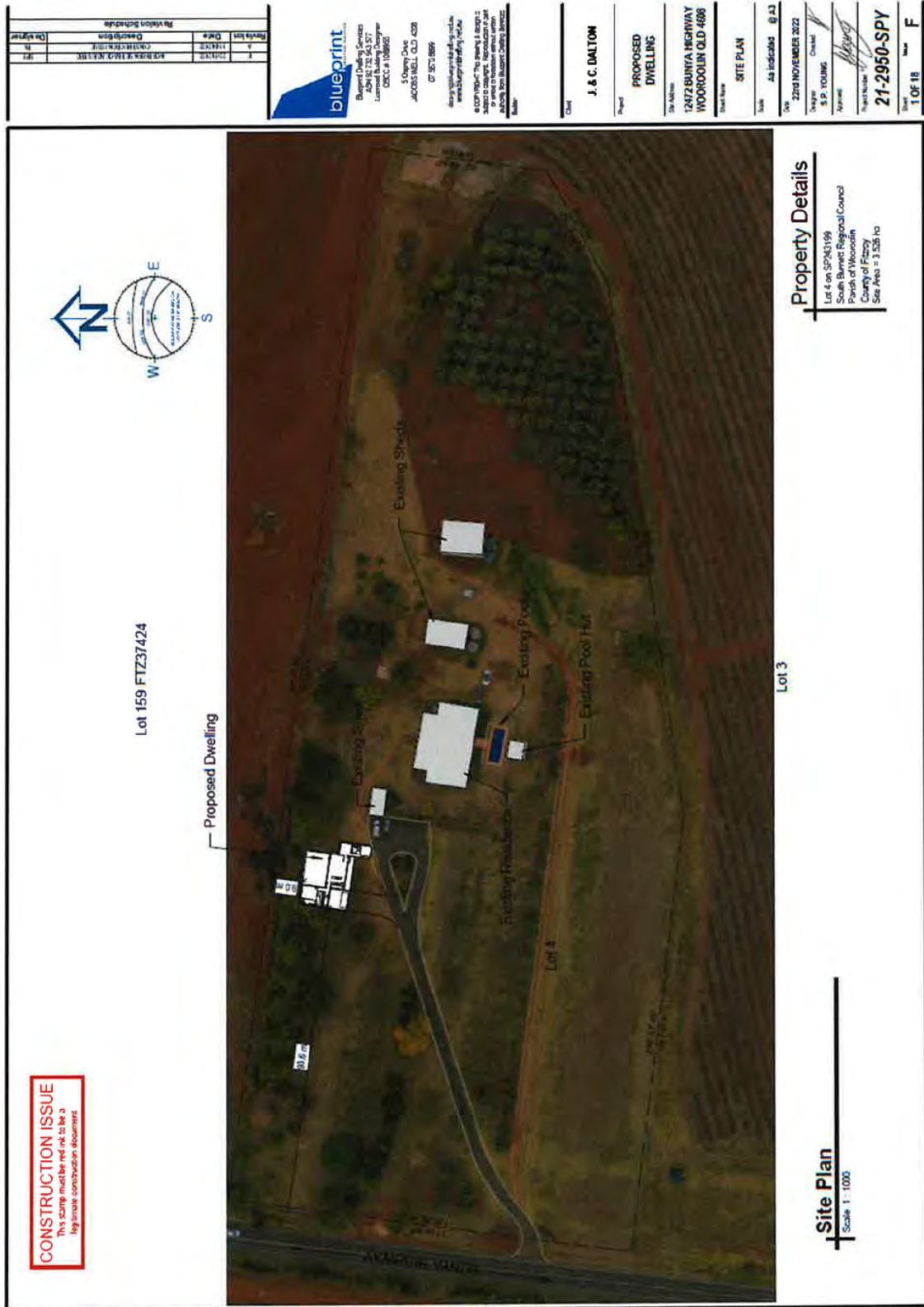
e-COPYRIGHT: This drawing is subject to copyright. Reproduction or use in whole or in part is strictly prohibited without the written consent of the copyright owner.

DOCUMENTATION LIST		Date
		22nd NOVEMBER 2022
Sheet Number	Sheet Name	Current Revision
1 OF 18	SITE PLAN	F
2 OF 18	VEGETATION REMOVAL PLAN	F
3 OF 18	FLOOR PLAN	E
4 OF 18	SUB-FLOOR FRAMING PLAN	D
5 OF 18	ELEVATIONS	E
6 OF 18	3D VIEWS 1	D
7 OF 18	3D VIEWS 2	E
8 OF 18	SECTIONS	C
9 OF 18	FRAMING & NOTES	E
10 OF 18	LINTEL PLAN	E
11 OF 18	BRACING PLAN	D
12 OF 18	TIE-DOWN DETAIL LIVING AREA - ELEVATED FLOOR	C
13 OF 18	TIE-DOWN DETAIL GARAGE AREA - SLAB	C
15 OF 18	TIE-DOWN DETAIL PORCH AREA	C
16 OF 18	ROOF-WATER DRAINAGE PLAN	E
17 OF 18	ELECTRICAL PLAN FOR CLIENT MARK-UP	E
18 OF 18	ENERGY EFFICIENCY COMPLIANCE PLAN	D

CONSTRUCTION ISSUE
 This stamp must be red ink to be a legitimate construction document.

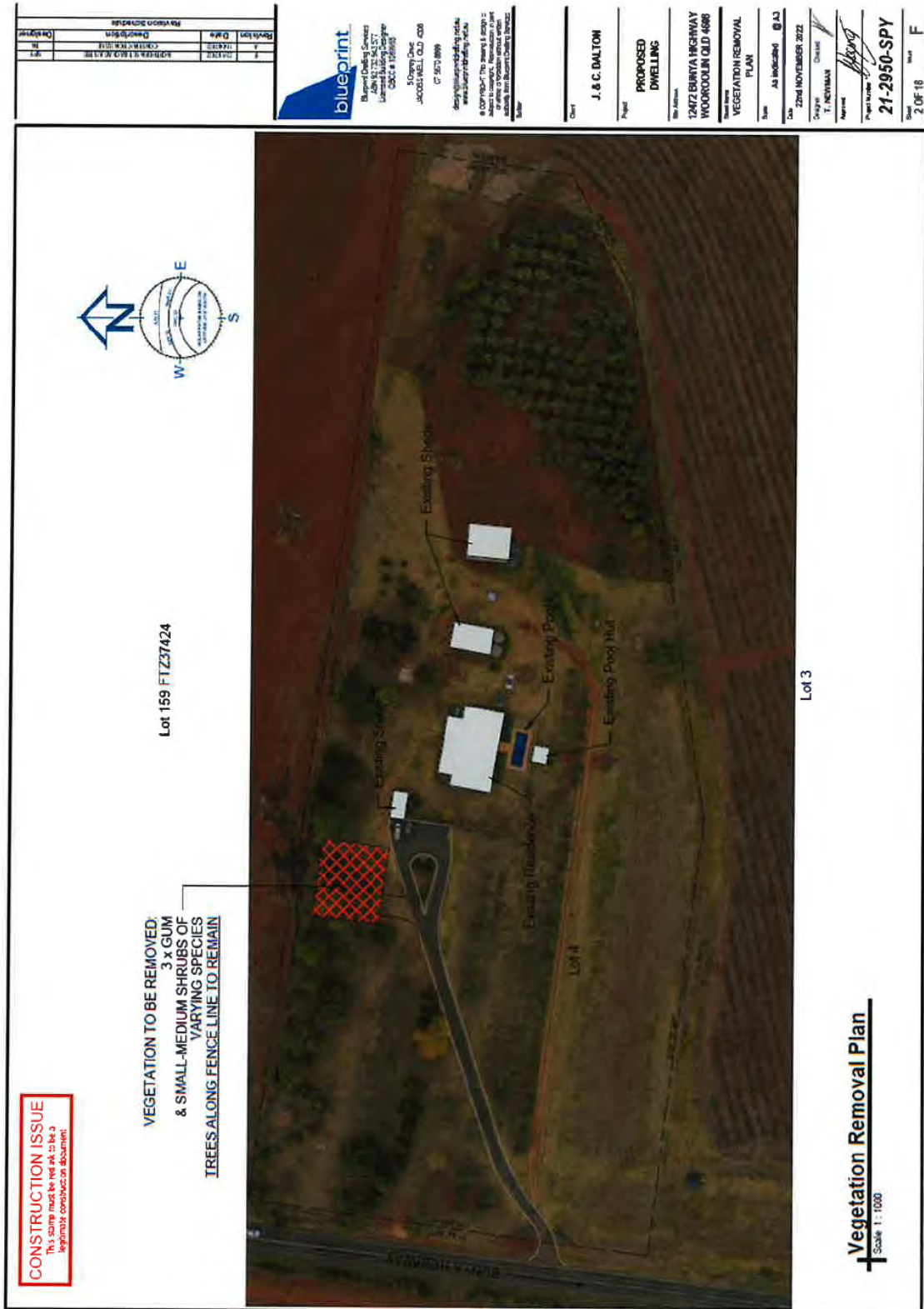
Delegated Authority

Date:



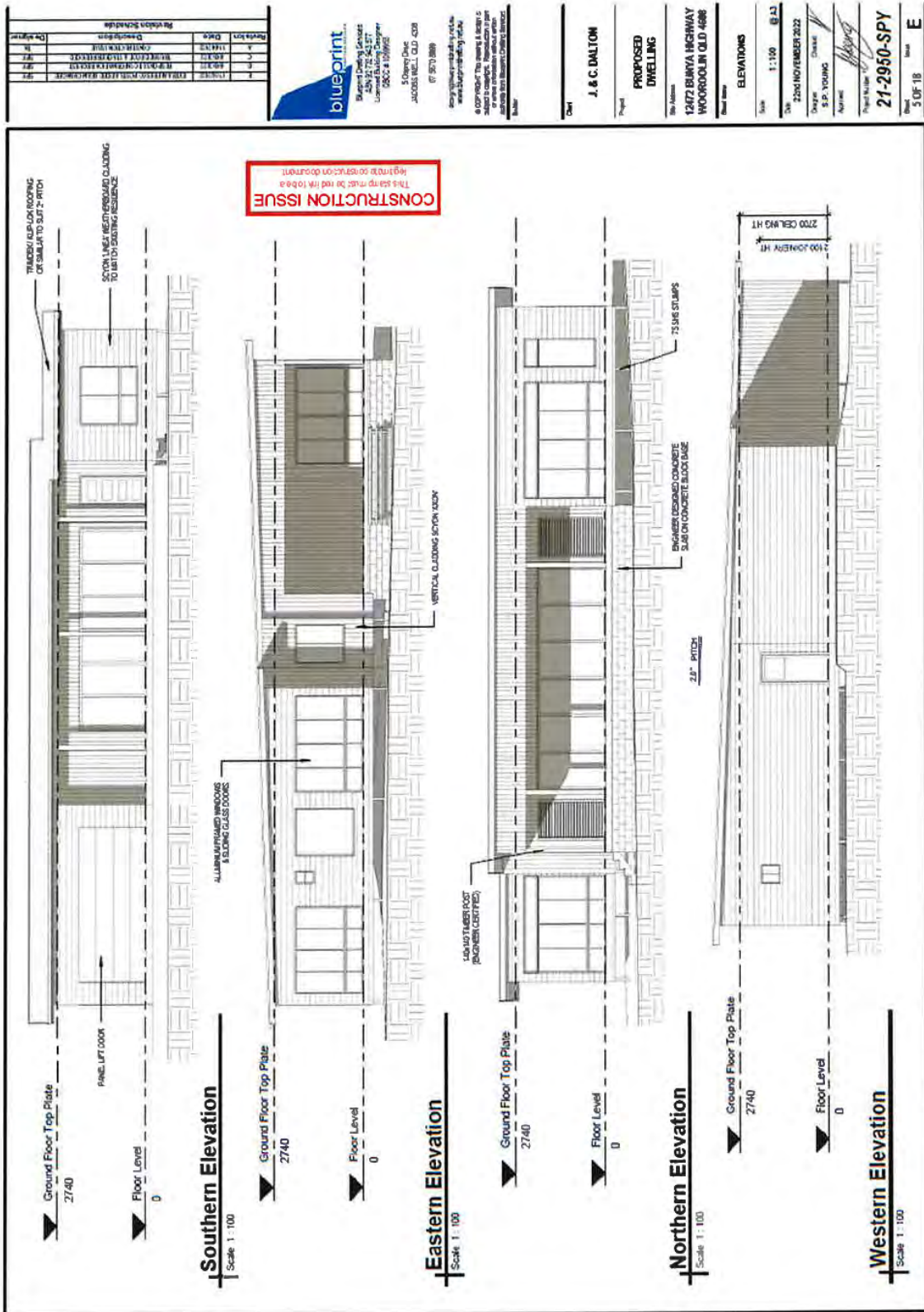
Delegated Authority

Date:



Delegated Authority

Date:



Delegated Authority

Date:

Revision Schedule	
Drawings	Description
1	ISSUED FOR PERMIT
2	REVISED PER PERMIT
3	REVISED PER PERMIT
4	REVISED PER PERMIT
5	REVISED PER PERMIT



blueprint
 Blueprint Drafting Services
 125/127 BUNYA HWY
 MOOROOLIN QLD 4698
 PH: 07 4671 1000
 WWW.BLUEPRINTDRAFTING.COM.AU

Client: **J & C DALTON**

Project: **PROPOSED DWELLING**

Site Address: **13722 BUNYA HIGHWAY MOOROOLIN QLD 4698**

Street Name: **30 WENS 1**

Scale: **NOT TO SCALE @ A3**

City: **27th NOVEMBER 2022**

Designer: **S.P. YOUNG**

Approver: *[Signature]*

Project Number: **21-2950-SPY**

Sheet: **6 OF 18** Title: **D**



South-Eastern View
NOT TO SCALE

CONSTRUCTION ISSUE
 This stamp must be red ink to be a legitimate construction document.



South-Western View
NOT TO SCALE

Delegated Authority

Date:

Revision	Date	Description
1	15/01/23	Issue for construction
2	15/01/23	Issue for construction
3	15/01/23	Issue for construction
4	15/01/23	Issue for construction
5	15/01/23	Issue for construction
6	15/01/23	Issue for construction
7	15/01/23	Issue for construction
8	15/01/23	Issue for construction
9	15/01/23	Issue for construction
10	15/01/23	Issue for construction
11	15/01/23	Issue for construction
12	15/01/23	Issue for construction
13	15/01/23	Issue for construction
14	15/01/23	Issue for construction
15	15/01/23	Issue for construction
16	15/01/23	Issue for construction
17	15/01/23	Issue for construction
18	15/01/23	Issue for construction
19	15/01/23	Issue for construction
20	15/01/23	Issue for construction
21	15/01/23	Issue for construction
22	15/01/23	Issue for construction
23	15/01/23	Issue for construction
24	15/01/23	Issue for construction
25	15/01/23	Issue for construction
26	15/01/23	Issue for construction
27	15/01/23	Issue for construction
28	15/01/23	Issue for construction
29	15/01/23	Issue for construction
30	15/01/23	Issue for construction
31	15/01/23	Issue for construction
32	15/01/23	Issue for construction
33	15/01/23	Issue for construction
34	15/01/23	Issue for construction
35	15/01/23	Issue for construction
36	15/01/23	Issue for construction
37	15/01/23	Issue for construction
38	15/01/23	Issue for construction
39	15/01/23	Issue for construction
40	15/01/23	Issue for construction
41	15/01/23	Issue for construction
42	15/01/23	Issue for construction
43	15/01/23	Issue for construction
44	15/01/23	Issue for construction
45	15/01/23	Issue for construction
46	15/01/23	Issue for construction
47	15/01/23	Issue for construction
48	15/01/23	Issue for construction
49	15/01/23	Issue for construction
50	15/01/23	Issue for construction

blueprint
 Blueprint Drafting Services
 25th St, Unit 177
 Woodrool QLD 4686
 Phone: 07 4686 1000
 Email: info@blueprint.com.au
 Website: www.blueprint.com.au

Client
J. & C. DALTON

Project
PROPOSED DWELLING

Site Address
12472 BUNYA HIGHWAY
WOODROOL QLD 4686

Sheet Name
3D VIEWS 2

Scale
NOT TO SCALE @ A3

Date
22nd NOVEMBER 2022

Designer
S.P. YOUNG

Project Number
21-2950-SPY

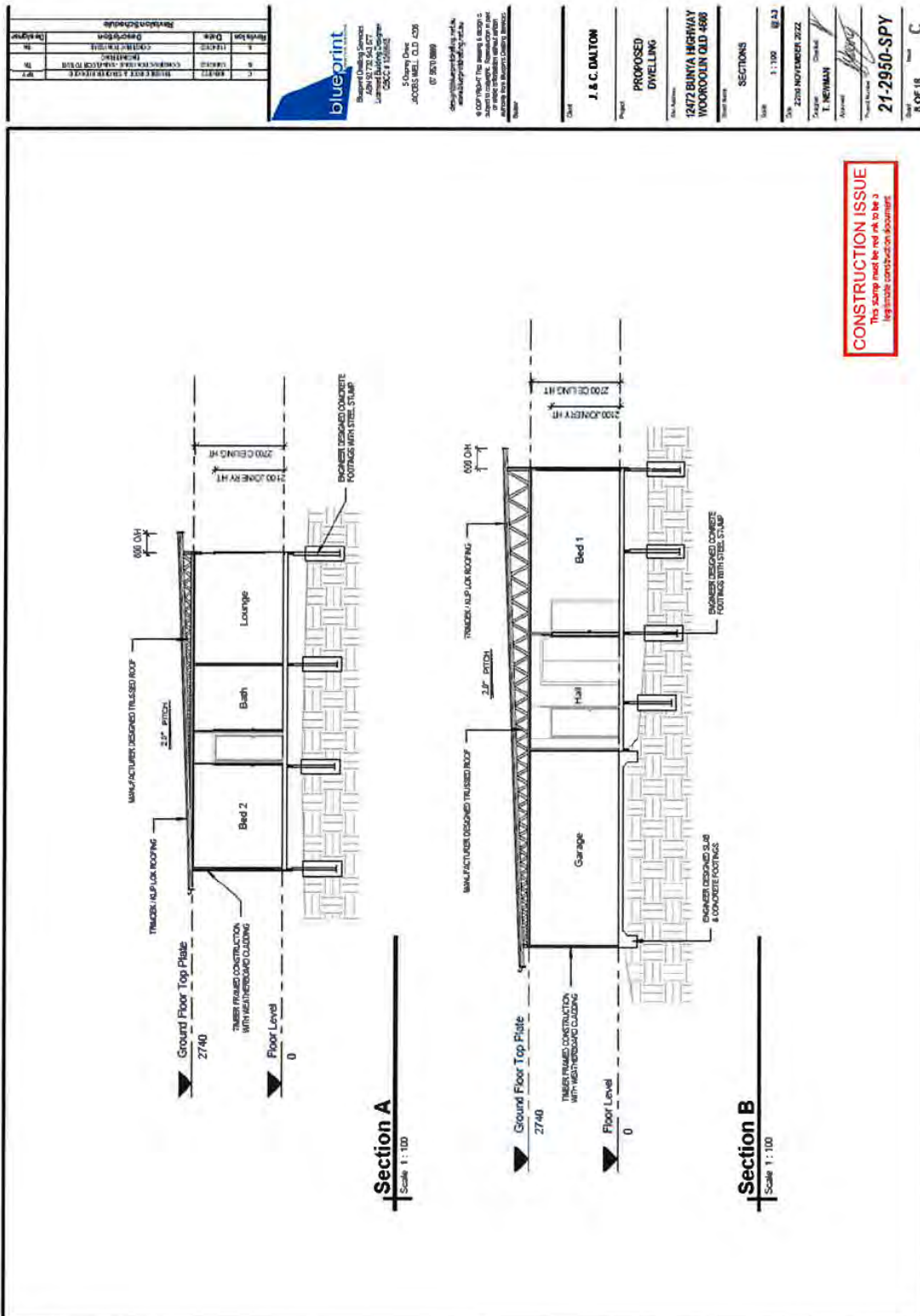
Sheet
7 OF 18

East
E



Delegated Authority

Date:



Rev	Description	Date
1	ISSUED FOR PERMIT APPLICATION	14/01/2023
2	ISSUED FOR PERMIT APPLICATION	14/01/2023
3	ISSUED FOR PERMIT APPLICATION	14/01/2023
4	ISSUED FOR PERMIT APPLICATION	14/01/2023

blueprint
 Residential Services
 12472 Bunya Highway
 Wooroolin QLD 4688
 07 5570 8889
 blueprint.com.au

Client: **J & C DALTON**
 Project: **PROPOSED DWELLING**
 Site Name: **12472 BUNYA HIGHWAY WOOROLIN QLD 4688**
 Date: **22ND NOVEMBER 2022**
 Checked: **T. NEWMAN**
 Drawn: **[Signature]**
 Scale: **1:100**
 Sheet: **8 OF 18**

Delegated Authority

Date:

General Notes

- 2° PITCHED ROOF CONSTRUCTION WITH 160mm OVERHANG AND COLORBOND TIMBERKALIP LOK ROOF COVERING HEIGHT = 2700mm PITCHING HEIGHT (2700mm CEILING HEIGHT)
- INTERNAL MET AREA WALLS TO BE LINED WITH VILLARBOARD
- BALANCE OF INTERNAL WALLS TO BE LINED WITH PLASTERBOARD
- EXTERNAL WALLS TO BE TIMBER FRAMED WITH LAKED CLADDING
- EXTERNAL CEILING AND SOFFIT TO BE LINED WITH VERSLUX
- ALL WINDOWS TO BE ALUMINIUM FRAMED
- WASTE WATER AND PLUMBING DETAIL BY OTHERS
- ALL SERVICES TO HAVE A MINIMUM 3 STAR RATING UNDER THE WATER EFFICIENCY LABELLING AND STANDARDS RATING
- ALL TAPWARE TO LAUNDRY TUBS, KITCHEN SINKS AND BASINS ARE TO HAVE A MINIMUM 3 STAR RATING UNDER THE WATER EFFICIENCY LABELLING STANDARDS RATING
- ALL TOILET SYSTEMS TO HAVE DUAL FLUSH FUNCTION AND A MINIMUM 4-STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING AND ARE COMPATIBLE WITH THE SIZE OF THE TOILET BOWL TO ALLOW FOR PROPER FUNCTIONING OF THE TOILET
- ENERGY EFFICIENT LIGHTS ARE TO BE USED IN AT LEAST 80% OF TOTAL FIXED INTERNAL LIGHTING
- TERMITE PROTECTION TO BE IN ACCORDANCE WITH PART 3.1.4 TERMITES RISK MANAGEMENT OF THE NATIONAL BUILDING REGULATIONS 2011
- ALL DIMENSIONS AND EGGS ON PLANS ARE TO BE CONSIDERED ON SITE PRIOR TO CONSTRUCTION
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) RELEVANT AUSTRALIAN STANDARDS, THE OLD DEVELOPMENT CODE AND THE BUILDING ACT.
- ENGINEER TO DESIGN AND DETAIL CONCRETE FOOTINGS, STRUCTURAL STEEL FRAMING & ALFRESCO LIMITS.
- PROTECTION OF OPERABLE WINDOWS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) VOLUME TWO - SECTIONS 3.9.2.6 & 3.9.2.7
- SUP RESISTANCE TO STAIR TREADS, RAMPS AND LANDINGS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) VOLUME TWO - SECTION 3.9.1.4

Framing Schedule NBS CLASSIFICATION N3

LIVING AREA ROOF LOAD WIDTH UP TO 6850

DESCRIPTION	MEMBER
ROOF RATINGS	MANUFACTURED SHEET METAL TOP PLATE OR SLATS (RATED) @ 950 C/S
ROOF TRUSSES	COLORBOND METAL FASMA OR T810 (RATED) - 602x34
FASMA	27450 OR 27450 (MSP-1) (SEE FLOOR PLAN) - FOR 70mm FRAMES
TOP PLATE	INSTALL STUDS DIRECTLY UNDER TRUSSES WHERE ROOF LOAD WIDTH EXCEEDS 3500mm - LOAD BEARING 3
STUDS	160x45 OR 160x60 (MSP-1) (SEE FLOOR PLAN) @ 950 C/S - INTERNAL NON LOAD BEARING TRUSSES OR SLATS (RATED) @ 950 C/S - INTERNAL NON LOAD BEARING 3
BOTTOM PLATE	37450 OR 27450 (MSP-1) (SEE FLOOR PLAN) - INTERNAL NON LOAD BEARING 3

WORKED NOTES

- WHERE RAFTERS OR TRUSSES ARE SUPPORTED DIRECTLY OVER STUDS OR TOP PLATE, THE THICKNESS OF THE TOP PLATE FROM THE STUDS TO THE PLATE MAY BE 3 DIRECTLY OVER STUDS SUPPORTED TO GABLE, THE LOAD SHALL BE SUPPORTED WHERE TOP PLATES SUPPORT CONCENTRATED LOADS, THE LOAD SHALL BE DISTRIBUTED IN ALL STUDS SHALL BE NOTED AT NOT GREATER THAN 150mm CENTRES.
- ALL STUDS SHALL BE NOTED AT NOT GREATER THAN 150mm CENTRES.
- WHERE THE BOTTOM PLATE IS CONTINUOUSLY SUPPORTED BY A CONCRETE SLAB OR SUPPORTED BY A CONCRETE FOOTING, THE BOTTOM PLATE SHALL BE SUPPORTED BY THE CONCRETE SLAB OR CONCRETE FOOTING.
- WHERE BOTTOM PLATES SUPPORT STUDS SUPPORTING CONCENTRATED LOADS, THE BOTTOM PLATES SHALL BE SUPPORTED DIRECTLY OVER A FLOOR JOIST OR OVER SOLID BLOCKING SUPPORTS TO THE AND BEARING.

PORCH AREA ROOF LOAD WIDTH UP TO 1450

DESCRIPTION	MEMBER
ROOF FRAMING	AS PER LIVING AREA
PORCH BEAM	REFER TO LEVEL PLAN 2/21H
POSTS	REFER TO PLAN 2/21H

ALFRESCO AREA ROOF LOAD WIDTH UP TO 4250

DESCRIPTION	MEMBER
ROOF FRAMING	AS PER LIVING AREA
ALFRESCO BEAM	REFER TO LEVEL PLAN 2/21H
POSTS	REFER TO LEVEL PLAN 2/21H

DIAGRAM NOTES: DC-1 - REFERS TO THE NATURAL DURABILITY CLASS OF A TIMBER HEAVYWOOD DC-1 IS THE MARKETABLE WIDTH INCLUDING THE LAP JOINTS DC-2 - REFERS TO THE MARKETABLE WIDTH INCLUDING THE LAP JOINTS DC-3 - REFERS TO THE MARKETABLE WIDTH INCLUDING THE LAP JOINTS DC-4 - REFERS TO THE MARKETABLE WIDTH INCLUDING THE LAP JOINTS DC-5 - REFERS TO THE MARKETABLE WIDTH INCLUDING THE LAP JOINTS DC-6 - REFERS TO THE MARKETABLE WIDTH INCLUDING THE LAP JOINTS DC-7 - REFERS TO THE MARKETABLE WIDTH INCLUDING THE LAP JOINTS DC-8 - REFERS TO THE MARKETABLE WIDTH INCLUDING THE LAP JOINTS DC-9 - REFERS TO THE MARKETABLE WIDTH INCLUDING THE LAP JOINTS DC-10 - REFERS TO THE MARKETABLE WIDTH INCLUDING THE LAP JOINTS

CONSTRUCTION ISSUE

This stamp must be red ink to be a legitimate construction document.

Figure 3.4.3b Subfloor clearance requirements

The diagram illustrates a cross-section of a subfloor structure. It shows a concrete slab supported by a brick pier. The clearance between the slab and the pier is indicated as 150 mm. The total height of the subfloor structure is shown as 400 mm. A dimension of 2 m is shown for the length of the subfloor section.

Item 0.0

Page 13

Item 15.3 - Attachment 4

Page 439

Delegated Authority

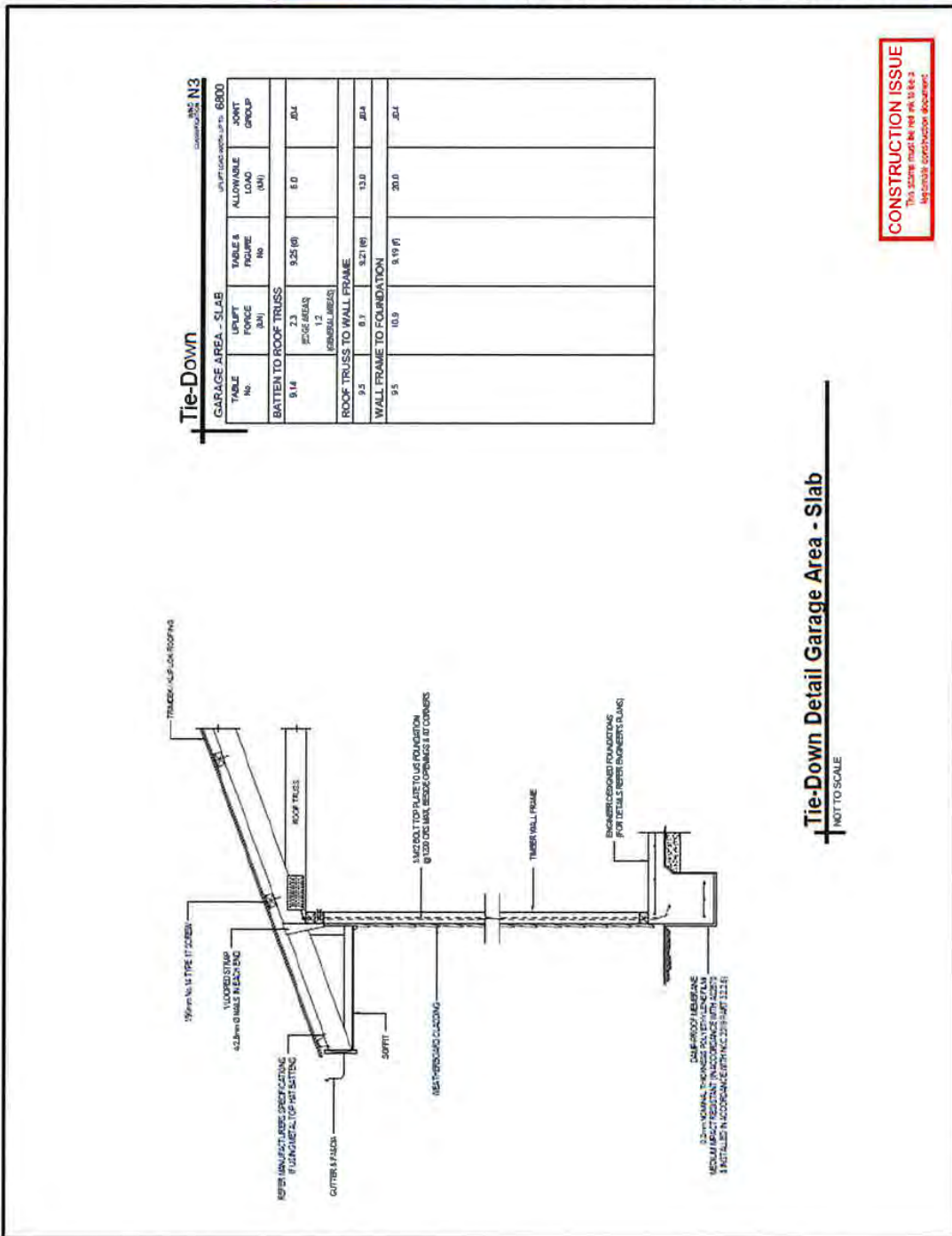
Date:

Project	J & C DALTON
Proposed Dwelling	PROPOSED DWELLING
Site Address	12472 BUNYA HIGHWAY WOODROOLIN QLD 4666
Drawn	T. NEWMAN
Checked	[Signature]
Date	22nd NOVEMBER 2022
Scale	NOT TO SCALE @1:1
Sheet	21-2950-SPY
Page	13 OF 18
Rev	C

blueprint
Blueprint Drawing Services
DALTON 21 943 077
JACOBS 21 943 078
DICKS 21 943 079

15 Years
JACOBS INCL OLD COB
07 5571 0889

© COPYRIGHT 2022. This drawing is the property of blueprints and is not to be used, copied, reproduced, or otherwise disseminated without the written consent of blueprints. All rights reserved.



Delegated Authority

Date:

Tie-Down
COMBINATION N3

PORCH AREA		APPLICABLE RULES 145D		
TABLE NO.	LIFT FORCE (kN)	TABLE & FIGURE No.	ALLOWABLE LOAD (kN)	JOINT GROUP
BATTEN TO ROOF TRUSS				
9.14	2.3 (ROOF AREA)	9.25 (F)	4.0	JO4
	1.2 (GENERAL AREA)			
ROOF TRUSS TO BEAM				
9.5	1.7	9.21 (F)	3.5	JO4
BEAM TO POST				
9.6	8.8	9.20 (F)	11.0 (ELS)	JO4
9.5	6.8	MANUFACTURER SPECIFIED CONNECTION		

Note
ENGINEER TO SPECIFY ALFRESCO AREA TIE-DOWN

Tie-Down Detail Porch Area
NOT TO SCALE

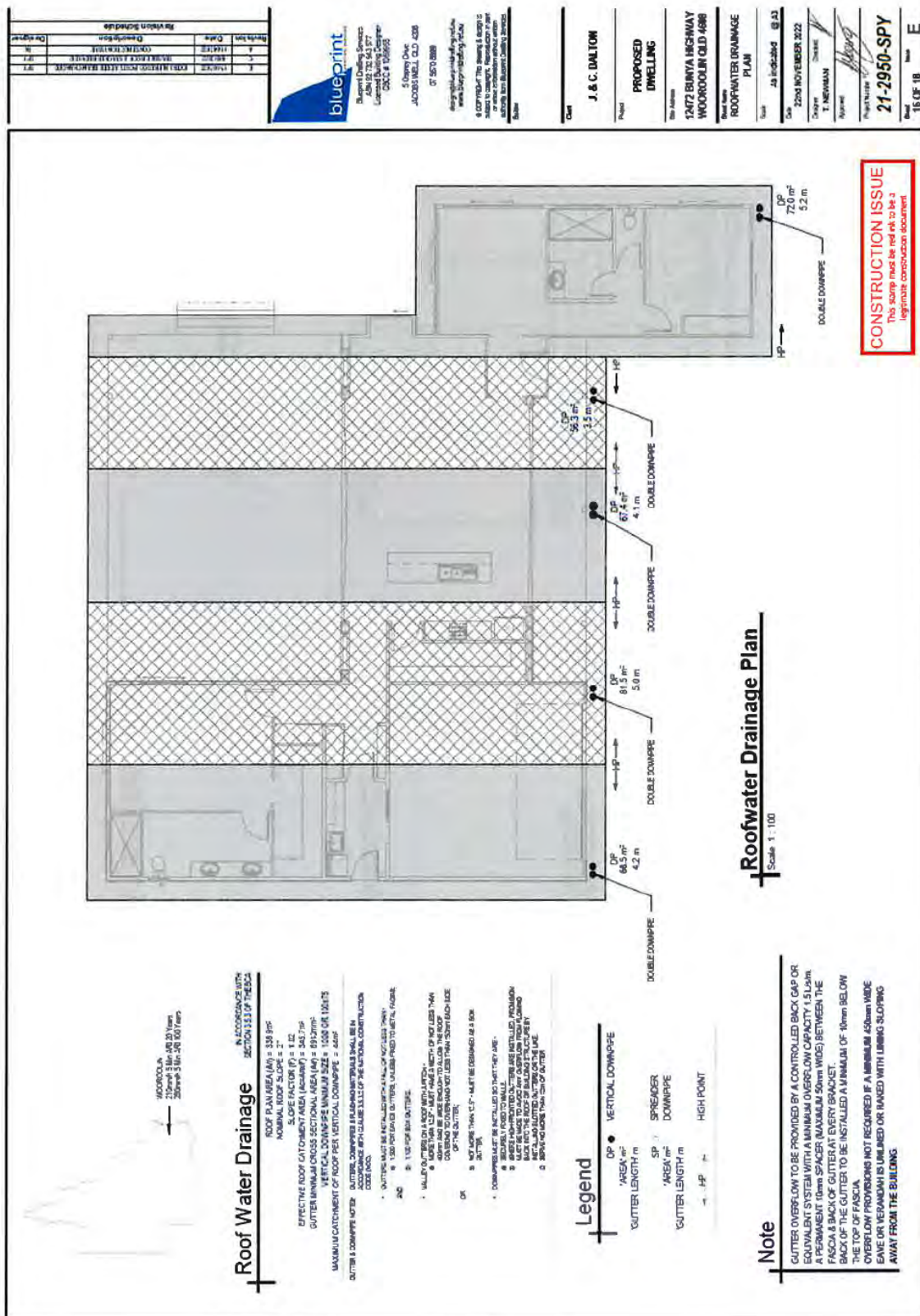
CONSTRUCTION ISSUE
This stamp must be red ink to be a legitimate construction document.

blueprint
Blueprinting Services
100/102 The Arcade
Lionshead Building Complex
2204-11 Victoria
5 College Drive
JACOBS HILL, Q.D. 4209
(07 5571 8888)
design@blueprintdrawing.com.au
www.blueprintdrawing.com.au
© 2022 blueprint. This stamp is a registered trademark. All rights reserved. All other trademarks are the property of their respective owners.

Client: J. & C. DALTON
Project: PROPOSED DWELLING
Site Address: 12472 BUNYA HIGHWAY WOODROOF QLD 4688
Drawn By: TIE-DOWN DETAIL PORCH AREA
Scale: NOT TO SCALE @ A3
Date: 22nd NOVEMBER 2022
Checked: T. HEWMAN
Drawn: [Signature]
Stamp Number: 21-2950-SPY
Sheet: 15 OF 18
Revision: C

Delegated Authority

Date:



Delegated Authority

Date:

Revision	Changes	Date
01	ISSUED FOR PERMIT	2023/11/22
02	ISSUED FOR PERMIT	2023/11/22
03	ISSUED FOR PERMIT	2023/11/22
04	ISSUED FOR PERMIT	2023/11/22
05	ISSUED FOR PERMIT	2023/11/22
06	ISSUED FOR PERMIT	2023/11/22
07	ISSUED FOR PERMIT	2023/11/22
08	ISSUED FOR PERMIT	2023/11/22
09	ISSUED FOR PERMIT	2023/11/22
10	ISSUED FOR PERMIT	2023/11/22

Blueprint Building Services
 12472 SIBUYA HIGHWAY
 WOODROBIN QLD 4688
 CONTACT: 07 4688 8888
 50 Years On
 ACCESS WELL. QLD. 4201
 G.P. 970 888
 Being a responsible citizen
 with a happy smiling face.
 © COPYRIGHT: This drawing & design is
 the property of Blueprint Building Services
 and is not to be reproduced without written
 consent from Blueprint Building Services
 Pty Ltd.

Client: **J. & C. DALTON**

Project: **PROPOSED DWELLING**

Site Address: **12472 SIBUYA HIGHWAY WOODROBIN QLD 4688**

Electrical Plan for CLIENT MARK-UP

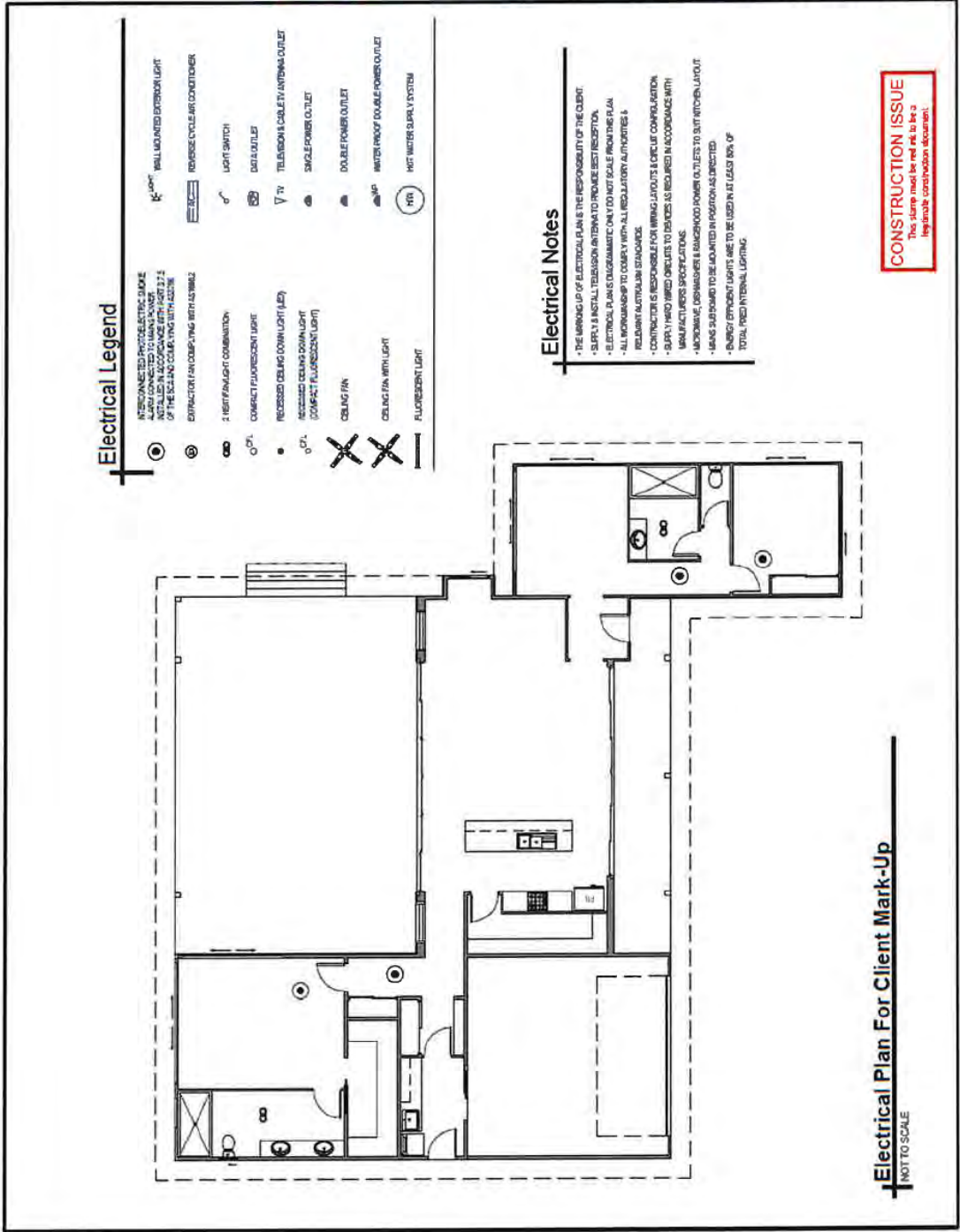
Scale: **NOT TO SCALE @ A3**

Date: **23rd NOVEMBER 2022**

Designer: **T. NEWMAN**

Project Number: **21-2950-SPY**

Sheet: **17 OF 18**



Delegated Authority

Date:

Energy Efficiency Compliance Plan

Roof System

REQUIRED R-VALUE FOR ROOF SYSTEM = R1.38
ROOF/CEILING MATERIALS R-VALUE = R0.38

OPTIONAL ROOFING BLANKET
OPTIONAL REFLECTIVE BUILDING MEMBRANE

CEILING JOIST OR TRUSS
CEILING BATTEN
CEILING LINING

BULK INSULATION = R1.5

TOTAL R-VALUE OF INSULATED ROOF SYSTEM = R3.38

Wall System

REQUIRED R-VALUE FOR WALL SYSTEM = R1.9
WALL MATERIALS R-VALUE = R0.30

OPTIONAL REFLECTIVE BUILDING MEMBRANE
BULK INSULATION = R2.0

TOTAL R-VALUE OF INSULATED WALL SYSTEM = R2.3

QDC MP4.1 For 1 Star Nominal Credit

REQUIRED R-VALUE FOR ROOF SYSTEM = R1.3
ROOF/CEILING MATERIALS R-VALUE = R0.38

OPTIONAL ROOFING BLANKET
OPTIONAL REFLECTIVE BUILDING MEMBRANE

CEILING JOIST OR TRUSS
CEILING BATTEN
CEILING LINING

BULK INSULATION = R1.5

TOTAL R-VALUE OF INSULATED ROOF SYSTEM = R1.88

Wall System

REQUIRED R-VALUE FOR WALL SYSTEM = R1.9
WALL MATERIALS R-VALUE = R0.24

OPTIONAL REFLECTIVE BUILDING MEMBRANE
OR BULK INSULATION = R2.0

TOTAL R-VALUE OF INSULATED WALL SYSTEM = R2.24

Ventilation

ROOM	FLOOR AREA WITHOUT FAN m ²	VENTILATION AREA WITH FAN m ²	VENTILATION ANALYSIS
BED 1	39.5	1.48	5.38 1200 x 3000 SW (6.2m ²) 2100 x 3000 SW (6.2m ²) THE OPENABLE AREA > 7.5% OF THE ROOM THEREFORE COMPLES WITH THE DEEMED TO SAFETY PROVISION.
BED 2	11.2	0.84	0.56 1200 x 2700 SW (3.2m ²) 1200 x 3000 SW (3.2m ²) THE OPENABLE AREA > 7.5% OF THE ROOM THEREFORE COMPLES WITH THE DEEMED TO SAFETY PROVISION.
LOUNGE	13.1	0.59	0.56 2200 x 3000 SW (6.5m ²) THE OPENABLE AREA > 7.5% OF THE ROOM THEREFORE COMPLES WITH THE DEEMED TO SAFETY PROVISION.
KITCHEN & LIVING	56.1	4.21	2.81 2100 x 4000 STAIRCASE (8.4m ²) 2200 x 1200 LIVING (2.64m ²) 1500 x 1200 SW (1.8m ²) THE OPENABLE AREA > 7.5% OF THE ROOM THEREFORE COMPLES WITH THE DEEMED TO SAFETY PROVISION.

Notes

- ALL INSULATION MUST BE INSTALLED IN ACCORDANCE WITH THE RELEVANT MANUFACTURER'S SPECIFICATIONS.
- SHOWER INSULATION AND HEATING PLATES, RECESSED LIGHT FIXTURES, GAS APPLIANCES AND GENERAL PLUMBING AND ELECTRICAL COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE RELEVANT REGULATIONS.
- ROOF LIGHTS SHALL COMPLY WITH CLAUSE 11.1.1 OF THE BCA.
- BUILDING SEALANT IN ACCORDANCE WITH SECTION 11.2.2 OF THE BCA.
- CEILING FANS SHALL COMPLY WITH SECTION 11.2.3 OF THE BCA.
- BRIDGE FRINGE ARE DESIGNED TO SAFETY.
- WINDOW MANUFACTURER TO PROVIDE WINDOWS WITH THE APPROPRIATE SOLAR HEAT GAIN & CONDUCTANCE VALUES.

Glazing Note

FOR GLAZING CALCULATIONS REFER TO ATTACHED BCA GLAZING CALCULATOR

BRANDNAME DOORS & WINDOWS U & SFGIC VALUES WERE INPUT INTO THE CALCULATOR

THE FOLLOWING GLASS TYPES WERE USED

FRIGED WINDOWS - BRD-041-14 - 650T-14
SLIDING WINDOWS - BRD-001-40 - 650T
DOUBLE-HUNG WINDOWS - BRD-024-37 - 650T
SLIDING DOORS - BRD-033-29 - 650T
LOUVER WINDOWS - BRD-043-15 - 650T

IF AN ALTERNATE MANUFACTURER IS USED THE MANUFACTURER IS TO ENSURE THE GLAZING COMPLES WITH THE U & SFGIC VALUES AS INDICATED.

Delegated Authority


Date:

REPORT – S81 MINOR CHANGE

The applicant seeks approval for a development permit for a Change Application (Minor Change) – Material Change of Use – Dual Occupancy.

APPLICATION SUMMARY	
Applicant:	J & C Dalton C/- ONF Surveyors
Proposal:	A change of the existing approval is requested for minor changes made to the design plans for the proposed Dual Occupancy.
Properly Made Date:	23 November 2022
Street Address:	12472 Bunya Highway, Wooroolin
RP Description:	Lot 4 on SP243199
Assessment Type:	Code
Number of Submissions:	N/A
State Referral Agencies:	Department of Transport & Main Roads
Referred Internal Specialists:	Nil
Site Area	35260sqm
Zone	Rural Zone
Overlays	NIL
Level of assessment	Impact
Affected Entity	South Burnett Regional Council
Existing Use	Dwelling House
Surrounding uses	Primary Industry – Agricultural

Background / Site History

APPLICATION NO.	DECISION
MCU21/0004	<p>Approval for a Dual Occupancy Impact assessable development in the Rural Zone as the subject lot was less than 100ha in area. Approved design generally outlined below.</p> 

The existing approval authorised the establishment of an additional dwelling (as part of a dual occupancy) on the subject site which was made impact assessable by the planning scheme.

Delegated Authority

Date:

THE PROPOSED CHANGE

The applicant submits changes to the building design with the following elements included:

- Changed garage orientation and driveway into the garage allowing additional vegetation to be maintained.
- Enlarged northern deck, and roof above, and now comprising most of the northern elevation.
- Internal habitable space increased by 6m², with total floor area (i.e. indoor living and outdoor patio/alfresco 290.2m²).
- External materials, colours and textures changes as indicated on revised elevations and 3D renders.

The dwelling generally retains its approved position on the site, height, bulk & scale are similar.

Proposed changes will have cause to remove some previously retained trees however upon further detailed assessment it's likely that proximity of the previously approved dwelling 'could' affect long term health of trees in question (i.e. existing approval appears to be within tree canopy/dripline, introduction of impermeable surface can compromise mature tree specimens over long periods of time).

Table 2 – perspective plans



The above comparison shows existing approval and proposed changes from the most prominent vistas (northern and southern).

Apart from proposed design changes, subsequent amendments to the planning conditions of approval are also requested for the change decision to reflect administrative amendments to the decision package for the implementation of the changes.

The applicant notes the following changes to conditions which reference the approved plans, that are now to be superseded by the changed plans:

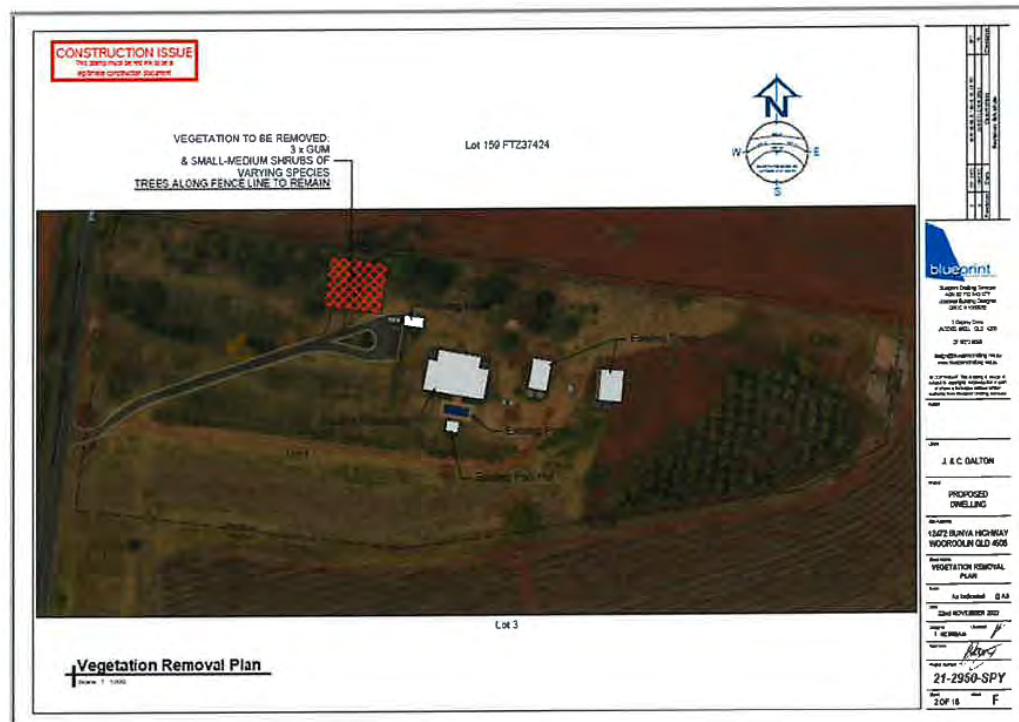
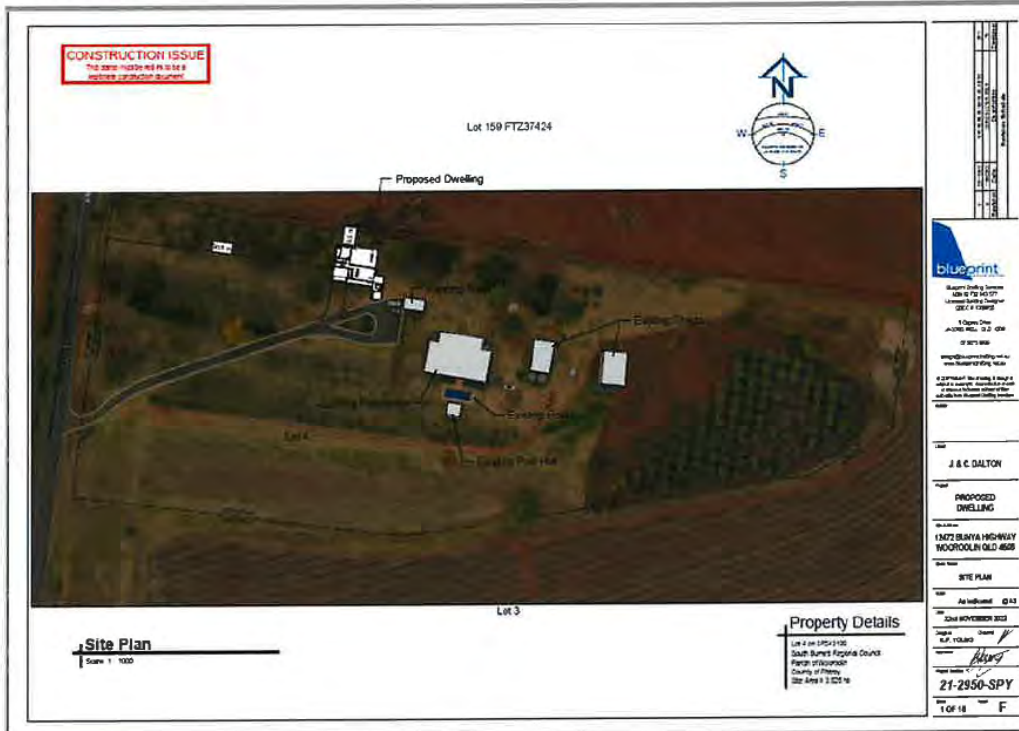
- GEN 1 – amended plans will need to supersede the currently approved set (amended plans are specified in table 1 on page 1 of this report).

GEN 4 – TOTAL FLOOR PLAN TO BE UPDATED FROM 239.7SQM TO 290.2SQM

Delegated Authority

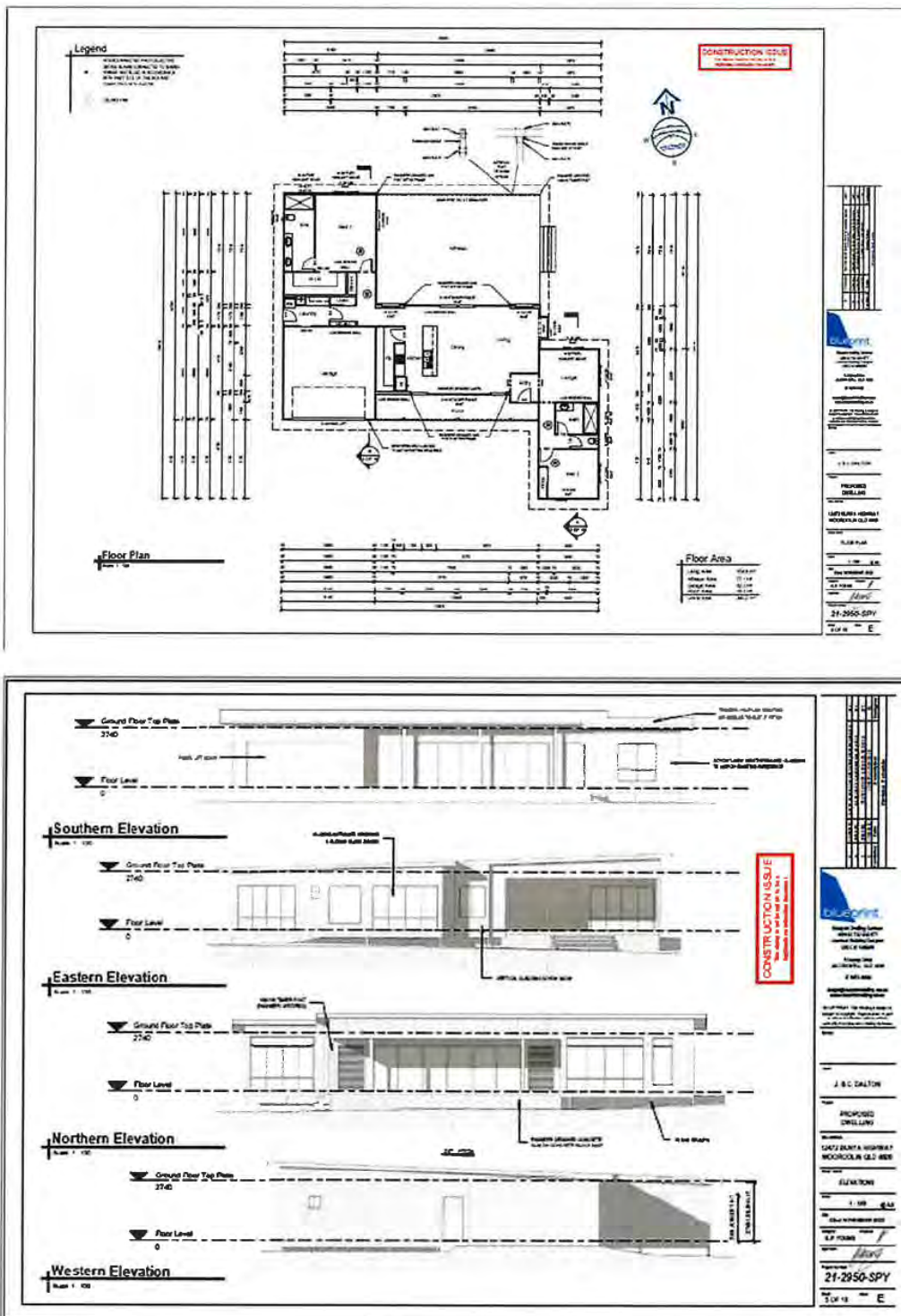
Date:

CHANGE PLANS



Delegated Authority

Date:



Delegated Authority

Date:



South-Eastern View
NOT TO SCALE

CONSTRUCTION ISSUE
The drawing shows the use of a
lightweight modular building



South-Western View
NOT TO SCALE

Project Name	21-2850-SPY
Client	Bluebird
Architect	J & C DALTON
Project No.	21-2850-SPY
Drawn By	[Signature]
Checked By	[Signature]
Scale	1:100
Date	10/10/22
Sheet No.	D



North-Eastern View
NOT TO SCALE

CONSTRUCTION ISSUE
The drawing shows the use of a
lightweight modular building



North-Western View
NOT TO SCALE

Project Name	21-2850-SPY
Client	Bluebird
Architect	J & C DALTON
Project No.	21-2850-SPY
Drawn By	[Signature]
Checked By	[Signature]
Scale	1:100
Date	10/10/22
Sheet No.	E

Delegated Authority

Date:

MINOR CHANGE CRITERIA ASSESSMENT

A minor change is a change application to a development approval as per s81 of *The Planning Act 2016*. A response to the minor change criteria is provided below.

Table 3. Assessment against Minor Change Criteria (*Planning Act 2016*, Schedule 2)

MINOR CHANGE CRITERIA	COMPLIES	RESPONSE
A minor change , for a development approval, means a change that would not—		
i. Result in a substantially different development; or	✓	The proposed change does not create or result in a substantially different development. The use remains a Dual Occupancy, the design amendments are not assessed to be substantially different to warrant a new application.
if a development application for the development, including the change, were made when the change application is made would not cause—		
A. the inclusion of prohibited development in the application; or	✓	The proposed change will not result in prohibited development.
B. referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	✓	The proposed changes do not result in additional referrals.
C. referral to extra referral agencies, other than to the chief executive; or	✓	The proposed changes do not require the application to be referred to extra referral agencies.
D. a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or	✓	Not applicable
E. public notification if public notification not required for the development application.	✓	The proposed changes do not change the level of assessment (Code assessment)

The *Development Assessment Rules 2017 (Schedule 1)* provide guiding criteria in relation to 'substantially different development'. The proposed change is assessed against these criteria in **Table 4**.

Table 4. Assessment against Substantially Different Development Criteria (*Development Assessment Rules 2017*)

Substantially Different Development Criteria	Complies	Response
A change may be considered to result in a substantially different development if the proposed change:		
a. involves a new use	✓	There are no additional uses proposed.
b. results in the application applying to a new parcel of land	✓	The proposed change does not apply to a new parcel of land.
c. dramatically changes the built form in terms of scale, bulk and appearance	✓	While the changes are obvious, they are not considered to dramatically increase its bulk, scale, and appearance. The building continues to be a single storey, two bedroom dwelling, with a single lock up

Delegated Authority

Date:

		garage, and patio/alfresco oriented to the north.
d. changes the ability of the proposal to operate as intended	✓	The changes do not affect the approved land uses granted under other permits i.e. there development in question will continue to be one of two dwellings associated with the Dual Occupancy.
e. removes a component that is integral to the operation of the development	✓	The change proposed does not involve the removal of any critical components of the development. Access and services to the approval with the changes remain the same.
f. significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	✓	The proposed change to the approval does not change the ultimate traffic or transport arrangements.
g. introduces new impacts or increases the severity of known impacts	✓	There are no new impacts or increased impacts raised by the change to the internal or external environment.
h. removes an incentive or offset component that would have balanced a negative impact of the development	✓	There were no incentives or offsets as part of the original decision and there is no change because of this application.
i. impacts on infrastructure provision.	✓	There will be no change or impacts on infrastructure provision because of this Minor Change application.

CONCLUSION & RECOMMENDATION:

- Proposed changes to approval MCU21/0004 are determined to be minor pursuant to the *Planning Act 2016*.
- Changes will not result in a substantially different development.
- Additional external impacts are not anticipated noting that:
 - Extent of works/building footprint within the Agricultural Overlay (Class A) remain similar to that previously approved.

CHANGE TO CONDITIONS

Conditions of approval to be amended to include:

- GEN 1 – update approved plan list to reflect amended drawings (referred to in this report).
- GEN 4 - update approved floor area from 239.7sqm to 290.2sqm.

(no other changes to conditions required).

Delegated Authority _____

Date: _____

ATTACHMENTS

1. **Attachment A - Statement of Reasons**
2. **Attachment B - Change Decision Plans**

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

Applicant:	J & C Dalton c/ONF Surveyors PO Box 896 Kingaroy
Proposal:	Development Permit Material Change of Use Dual Occupancy s81 Minor Change Request
Street Address:	12472 Bunya HWY Wooroolin 4608
RP Description:	Lot 4 SP243199
Assessment Type:	S81 Minor Change

1. Assessment Benchmarks

The following are the benchmarks apply to this development:

- s81 Planning Act 2016
- The Planning Act 2016 (Schedule 2)
- Development Assessment Rules 2017 (Schedule 1)

2. Reasons for the Decision

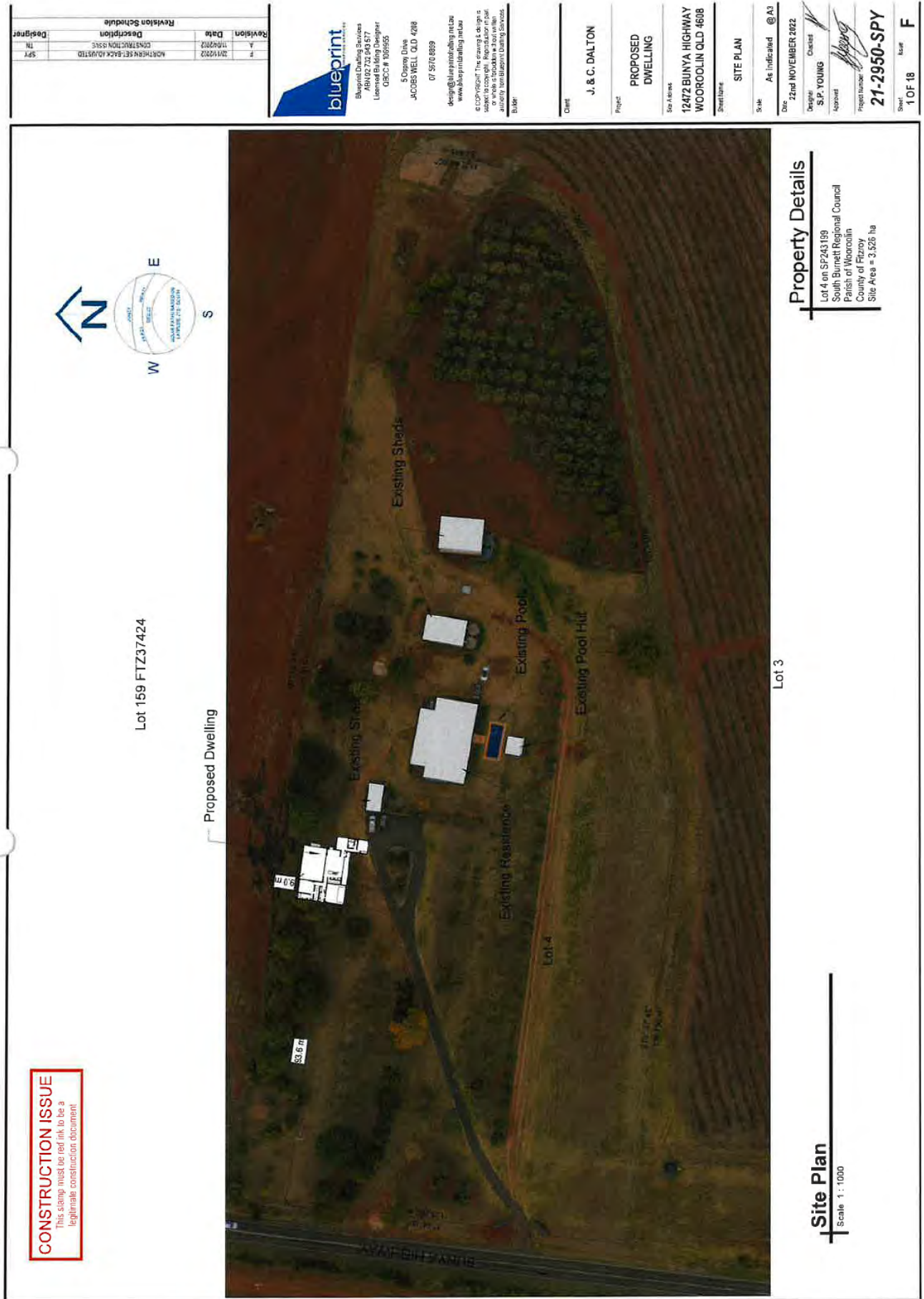
The reasons for this decision are:

- The proposal retains a similar (accepted) building footprint within the mapped Agricultural Land overlay and hence does not give rise to any additional non-compliances within the planning scheme assessment benchmarks.
- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 requirements
- The proposed changes are assessed to not be Substantially Different from the approved development

3. Compliance with Benchmarks


The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

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





Revision	Date	Description
A	11/02/22	CONSTRUCTION ISSUE
B	11/02/22	REVISIONS TO MATCH EXISTING RESIDENCE
C	11/02/22	REVISIONS TO MATCH EXISTING RESIDENCE
D	11/02/22	REVISIONS TO MATCH EXISTING RESIDENCE
E	11/02/22	REVISIONS TO MATCH EXISTING RESIDENCE



blueprint
 BluePrint Civil Services
 401/82 720 04 877
 Licensed Building Designer
 QBCC # 10199305

5 Quaymyr Court
 JACOBS HILL QLD 4028
 07 5670 8889
 design@blueprintcivil.com.au
 www.blueprintcivil.com.au

© COPYRIGHT. This drawing is design for copyright. Reproduction without written permission is prohibited.
 Author: J. Dalton
 Designer: J. Dalton

Project: **J. & C. DALTON**

Proposed: **PROPOSED DWELLING**

Site Address: **12472 BUNYA HIGHWAY WOOROLIN QLD 4608**

Scale: **1:100 @ A3**

Date: **22nd NOVEMBER 2022**

Designer: **S.P. YOUNG**

Approved: *[Signature]*

Project Number: **21-2950-SPY**

Sheet: **5 OF 18** | Issue: **E**

CONSTRUCTION ISSUE
 This stamp must be red ink to be a legitimate construction document.



Southern Elevation
 Scale 1:100
 Ground Floor Top Plate: 2740
 Floor Level: 0

Eastern Elevation
 Scale 1:100
 Ground Floor Top Plate: 2740
 Floor Level: 0

Northern Elevation
 Scale 1:100
 Ground Floor Top Plate: 2740
 Floor Level: 0

Western Elevation
 Scale 1:100
 Ground Floor Top Plate: 2740
 Floor Level: 0

Revision	Date	Description	Designer
0	01/08/22	RESPONSE TO INFORMATION REQUEST	SPY
1	01/08/22	TRUSCO GROUP & STAFFS REQUEST	SPY
2	13/08/22	CONSTRUCTION ISSUE	TN

blueprint
 BLUEPRINT DESIGN SERVICES
 Blueprint Design Services
 ABN 82 732 846 577
 Licensed Building Engineer
 QBCB # 10189555

5 Ogilvy Drive
 JACOBS WELL QLD 4208
 07 5670 8889
 design@blueprintdesign.net.au
 www.blueprintdesign.net.au

© COPYRIGHT The owner or designer of this drawing is responsible for the accuracy of the information or works to be undertaken in accordance with the authority from Blueprint Design Services
 Builders

Client
J. & C. DALTON

Project
PROPOSED DWELLING

Site Address
**12472 BUNYA HIGHWAY
 WOOROOOLIN QLD 4608**

Sheet Name
3D VIEWS 1

Scale
NOT TO SCALE @ A3

Date
22nd NOVEMBER 2022

Designer
S.P. YOUNG

Checklist

Project Number
21-2950-SPY

Sheet
6 OF 18

Issue
D



South-Eastern View
 NOT TO SCALE

CONSTRUCTION ISSUE
 This stamp must be red ink to be a legitimate construction document



South-Western View
 NOT TO SCALE

Revision	Date	Description
A	13/04/2022	CONSTRUCTION ISSUE
C	15/04/2022	TRUSSED ROOF & SHACKLES RELOCATED
D	16/04/2022	RESEARCHED TO DETERMINE PROJECT
E	17/04/2022	EXTRA ALFRESCO POSTS ADDED BEAM CHANGING



Blueprint Building Services
 12472 Bunya Highway
 Licenced Building Designer
 QBCC # 1098655
 E. Young, QBCC
 JACOBSWELL QLD 4608
 07 5670 8888
 design@blueprintbuilding.net.au
 www.blueprintbuilding.net.au
 © COPYRIGHT The drawing & design is the property of Blueprint Building Services. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Blueprint Building Services.
 Builder

Client: **J. & C. DALTON**
 Project: **PROPOSED DWELLING**
 Site Address: **12472 BUNYA HIGHWAY WOODROOLIN QLD 4608**
 Sheet Name: **3D VIEWS 2**
 Scale: **NOT TO SCALE @ A3**
 Date: **22nd NOVEMBER 2022**
 Designer: **S.P. YOUNG** (Checked)
 Approver: *[Signature]*
 Project Number: **21-2950-SPY**
 Sheet: **7 OF 18** Issue: **E**



North-Eastern View
 NOT TO SCALE

CONSTRUCTION ISSUE
 This stamp must be red ink to be a legitimate construction document.



North-Western View
 NOT TO SCALE

0.0 DEVELOPMENT ASSESSMENT REPORT FOR DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT - (1 LOT INTO 8 LOTS) LOT 2 ON RP164390, 197 TAYLORS ROAD, KINGAROY GRAHAM & CARROLL WIEDEN C/- ONF SURVEYORS

File Number: RAL22/0022
Author: Senior Planning Officer
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER		
GM		12/1/2023
CEO		13/1/2023

PRECIS

Development Permit for Reconfiguration of a Lot - (1 Lot into 8 lots) at 197 Taylors Road, Kingaroy (and described as Lot 2 on RP164390) – Applicant: Graham & Carroll Wieden C/- ONF Surveyors

SUMMARY

- The application was lodged originally as RAL 1 into 8 Lots and access easement over a single access driveway for rear lots 3 and 4
- The application is subject to Code assessment and has no referral agencies
- The application does not require public notification and no submissions have been received
- Issues with access arrangement, irregular lot arrangement, stormwater, and lack of buffer between residential properties and rural production land interface have been negotiated throughout the assessment of the application
- A formal change to the application was necessary as part of the process as changes were made that were not in response to Council's information and were not accepted as Minor.
- The application as amended, is acceptable under current policies and can be supported subject to conditions
- An adopted infrastructure charges notice be issued for the development in accordance with the Council adopted infrastructure charges resolution.

OFFICER'S RECOMMENDATION

GENERAL

GEN1. The development must be completed and maintained in accordance with the approved plans and documents and conditions to this development approval:

Drawing Title	Prepared by	Ref	Rev	Date
Proposed Subdivision	ONF Surveyors	10041P2	D	11-11-2022

DEVELOPMENT PERIOD - RAL

GEN2. The currency period for this development approval for reconfiguring a lot is four (4) years after the development approval starts to have effect. The development approval will lapse unless the survey plan for all works and stages required to be given to Council for approval is provided within this period.

COVENANT AREA

RAL1. Prior to survey plan endorsement prepare a Covenant at no cost to Council or State excluding an area for all habitable buildings or structures within 20.0m of the western and northern side boundary of proposed lot 1. The covenant may allow for ancillary structures or landscaping within it. The covenant area is to always be managed by the landowner at no cost or burden to the Council or the State.

The Covenant area is a habitable building exclusion area, required in the absence of any approved survey building location zone within proposed lot 1 or necessary vegetated buffer to ensure compliance with the requirements of the South Burnett Planning Scheme 2017 v1.4 at the interface with rural production land to the west and north within the rural zone.

GENERAL

RAL2. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

RAL3. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

RAL4. Prior to sealing the Plan of Survey, the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the *Planning Act Regulation 2017*.

RAL5. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.

VALUATION FEES

RAL6. Payment of Department of Natural Resources, Mines and Energy valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$48.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

ENGINEERING WORKS

ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.

ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's Standard Drawings, relevant Australian Standards, Codes of Practice, WBBROC Regional Standards Manual and relevant design manuals.

ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

ENG4. 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.

ENG5. 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 damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG6. Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the Queensland Urban Drainage Manual (QUDM) to all downstream properties including road reserves and the like for design storms of ARI2, ARI5, ARI10, ARI20, ARI50 and ARI100.
- ENG7. Provide overland flow paths that do not alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG8. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).
- ENG9. Design and construct stormwater drainage incorporating measures to prevent any solid matter and floatable oils being carried into existing stormwater system.
- ENG10. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

ON-SITE WATSEWER DISPOSAL

- ENG11. Future Dwellings must be connected to an on-site wastewater disposal system, in accordance with AS 1547 and the Queensland Plumbing and Waste Water Code.

Timing: Prior to the issue of a Building Approval for a future Dwelling on the proposed lots.

REDUNDANT CROSSOVERS

- ENG12. Remove any redundant crossovers and reinstate verge and any footpath to the standard immediately adjacent along the frontage of the site.

VEHICLE ACCESS

- ENG13. Design and construct a gravelled driveway and a crossover having a minimum width of 4 metres and vehicle turnout in accordance with Council's Standard Drawing No. 00049, for each lot.

Comment: The access to proposed lots 3 and 4 can be a shared dual access point, however the width shall be sufficient to service both lots without encroachment into the other.

VEHICLE ACCESS - REAR ACCESS LOTS

- ENG14. Design and construct a gravelled driveway and a crossover having a minimum width of 4 metres and vehicle turnout in accordance with Council's Standard Drawing No. 00049, to access proposed Lots 1, 3 and 4. For the length of the access handles, construct the driveway with 100mm compacted gravel with a minimum width of 4 metres.

Comment: Separate access handles for lots 3 and 4 will negate the requirement for the proposed shared driveway to be sealed or require easements.

- ENG15. Design and construct all services along the full length of the access strip.
- ENG16. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

TELECOMMUNICATION

ENG17. Provide telecommunications to all lots within the development.

ELECTRICITY

ENG18. Design and provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.

ENG19. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.

STREET LIGHTING

ENG20. Design and install street lighting to the full frontage of the site in accordance with AS/NZS1158 and the road classifications contained within this approval, to a PR6 L33 standard. Submit to Council, street light design plans showing the proposed public lighting system for Council's endorsement.

ENG21. Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the lighting design plans as required by the previous condition. Submit to Council, written confirmation from an electricity provider that an agreement has been made to provide a public lighting system.

ENG22. Ensure that any new street light poles required on external streets are of a consistent standard (ie steel poles) to street light poles within the immediate vicinity of the development.

EARTHWORKS - GENERAL

ENG23. Earthworks per site involving cut or fill greater than 1 metre in height and quantity of material greater than 50m³ requires an Operational Work application.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG24. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

ENG25. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

ADVICE

ADV1. Section 85(1)(b) of the *Planning Act 2016* provides that, if this approval is not acted upon within a period of four (4) years, the approval will lapse.

ADV2. All reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the "cultural heritage duty of care"). The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au.

ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

ADV4. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

- ADV5. The subject site (proposed lot 8) is partially mapped by Regulated Vegetation under the State maps. It is the landowner's responsibility to ensure any disturbance or clearing within the area of mapping is exempt or accepted clearing in accordance with all relevant State vegetation management provisions at all times.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

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.

PLANNING REPORT**CONTENTS**

0.0	Development Assessment Report for Development Permit for Reconfiguration of a Lot - (1 Lot into 8 lots) Lot 2 on RP164390, 197 Taylors Road, Kingaroy Graham & Carroll Wieden C/- ONF Surveyors	1
	Precis	1
	Officer's Recommendation	1
	Financial and Resource Implications	6
	Link to Corporate/Operational Plan.....	6
	Communication/Consultation (Internal/External)	6
	Legal Implications (Statutory Basis, Legal Risks)	6
	Policy/Local Law/Delegation Implications	6
	Asset Management Implications	6
1	APPLICATION DETAILS	8
2	THE SITE	10
3	Site description & existing use	10
4	Development / site history.....	12
5	PROPOSAL DETAILS	13
6	Detailed description of the development.....	13
7	ASSESSMENT OF ASSESSMENT BENCHMARKS	14
8	Framework for Assessment	14
9	CODE ASSESSMENT.....	14
10	Planning Regulation 2017.....	15
11	The State Planning Policy (July 2017).....	15
12	Wide Bay Burnett Regional Plan	16
13	South Burnett Planning Scheme Assessment Benchmarks	17
14	REFERRAL AGENCIES.....	18
15	CONSULTATION	18
16	Council Internal.....	18
17	Public Notification.....	18
18	RECOMMENDATION.....	18
	Attachments	19

1 APPLICATION DETAILS

Site address	197 Taylors Rd Kingaroy	
Real property description	Lot 2 on RP164390	
Easements or encumbrances on title	Nil existing	
Site Area (m2)	21.1Ha	
Current Site Use	Single Dwelling house and outbuildings	
Environmental Management Register or Contaminated Land Register	Not applicable	
Applicant name	G and C Wieden C/- ONF Surveyors	
Relevant History File / Record Number (if applicable)	N/A	
Zone	Rural Residential Zone in the RR1 (4000m2 lot precinct)	
Applicable Overlays	<p>OM1 – Airport Environs Overlay – Between 3km and 8km distance from airport.</p> <p>OM2 – Bushfire Hazard Overlay – Medium Potential Bushfire Intensity and Potential Impact Buffers</p> <p>OM3 – Flood Hazard Overlay – Potential Flood Hazard Areas adjacent to Taylors Road.</p> <p>OM5 – Biodiversity Areas Overlay – MSES – Regulated vegetation and Wildlife Habitat.</p> <p>OM8 – Agricultural Land Overlay Map – Class A and within Important Agricultural Area. Land in the Rural residential zone is not subject to assessment against the provision of the overlay.</p>	
Proposed use as defined	Rural Residential	
	Reconfiguring a Lot (RaL)	
	• Number of existing lots	1
	• Easements or leases proposed	20m covenant required along western and northern boundary of Lot 1 for building exclusion area to protect rural production land adjoining)
		Access Easement proposed for access to lots 3 and 4.
	• Number of proposed lots	8
	• Lot areas (sizes & frontages)	Lot 1 = 3.06Ha Lot 2= 1.75Ha Lot 3= 2.49Ha Lot 4= 1.45Ha Lot 5= 1.76Ha Lot 6=1.61Ha Lot 7=1.54Ha Lot 8=1.54Ha
	• Access	6x Taylors Road – new Accesses (Lot 8 existing access Taylors rd)
	• Stages	1
	Aspects of	Type of Approval Requested


Application type	Development	Preliminary Approval	Development Permit
	Material Change of Use (MCU)		
	Reconfiguration of a Lot (ROL)		x
	Building Work (BW)		
	Operational Work (OW)		
Level of Assessment	Code Assessment		
Pre-lodgement / Consultation history / Development History	- NIL		
Key planning issues e.g. vegetation, waterway corridors, overland flow	<ul style="list-style-type: none"> - Regulated Vegetation – Category B - Access arrangement not supported - Stormwater - Interface with rural production land - Intersection access and safety 		
Referral agencies	Agency	Concurrence/ Advice	
	NIL		
Public notification	Not applicable		
Planning Regulation 2017 requirements	Applies as new road is proposed		
State Planning Policy 2017 requirements	Applies as the SPP 2017 is not integrated into the current version of the planning scheme		
Wide Bay Burnett Regional Plan requirements	Not considered applicable in this case		

2 THE SITE

This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediate locality.

3 Site description & existing use

Table 1 – Maps & Descriptions (Source: SBRC Planning Scheme and Intramaps)

<p>Site (Aerial)</p>	 <p>The subject site is located north of the intersection of Taylors Road and Moore Street on the northern edge of the Kingaroy township. The northern boundary of the subject site is bounded by Tessmans Road North that has been closed for traffic for a number of years. Land to the north of Tessmans Road North is used for rural residential purposes and is known as Summit View Estate. Land to the south of Taylors Road is used for low density residential purposes and some rural residential living. Land to the west of the subject site is used for duboisia cultivation and land to the north of the subject site is used for grazing purposes.</p>								
<p>Zoning (Map)</p>	<table border="1"> <tr> <td>North</td> <td>Rural and Rural residential</td> </tr> <tr> <td>East</td> <td>Rural Residential</td> </tr> <tr> <td>South</td> <td>Low density residential and Rural residential</td> </tr> <tr> <td>West</td> <td>Rural</td> </tr> </table>	North	Rural and Rural residential	East	Rural Residential	South	Low density residential and Rural residential	West	Rural
North	Rural and Rural residential								
East	Rural Residential								
South	Low density residential and Rural residential								
West	Rural								
<p>Overlays (Map)</p>									




SPP2017 Mapping – Native Vegetation

There is an area of remnant vegetation that is mapped as a Matter of State Environmental Significance (MSES) and Wildlife habitat. This vegetation is mapped as Category B area (Remnant vegetation), containing endangered regional ecosystems and essential habitat.



OM2- Bushfire Hazard Overlay

Part of north-eastern side of the subject site adjacent to Tessmans Road North is subject to the Medium Potential Intensity Bushfire Hazard and the Potential Impact Buffer. This buffer will be included within a single lot and contain the existing dwelling house on site.

	 <p>OM3- Flood Hazard Overlay</p> <p>Part of the subject site includes a minor drainage feature along Taylors Road as mapped on the OM3-Flood Hazard Overlay Map. The proposal will retain the drainage feature within proposed Lot8.</p>
<p>Services (Map)</p>	
<p>Topography (Map)</p>	

4 Development / site history

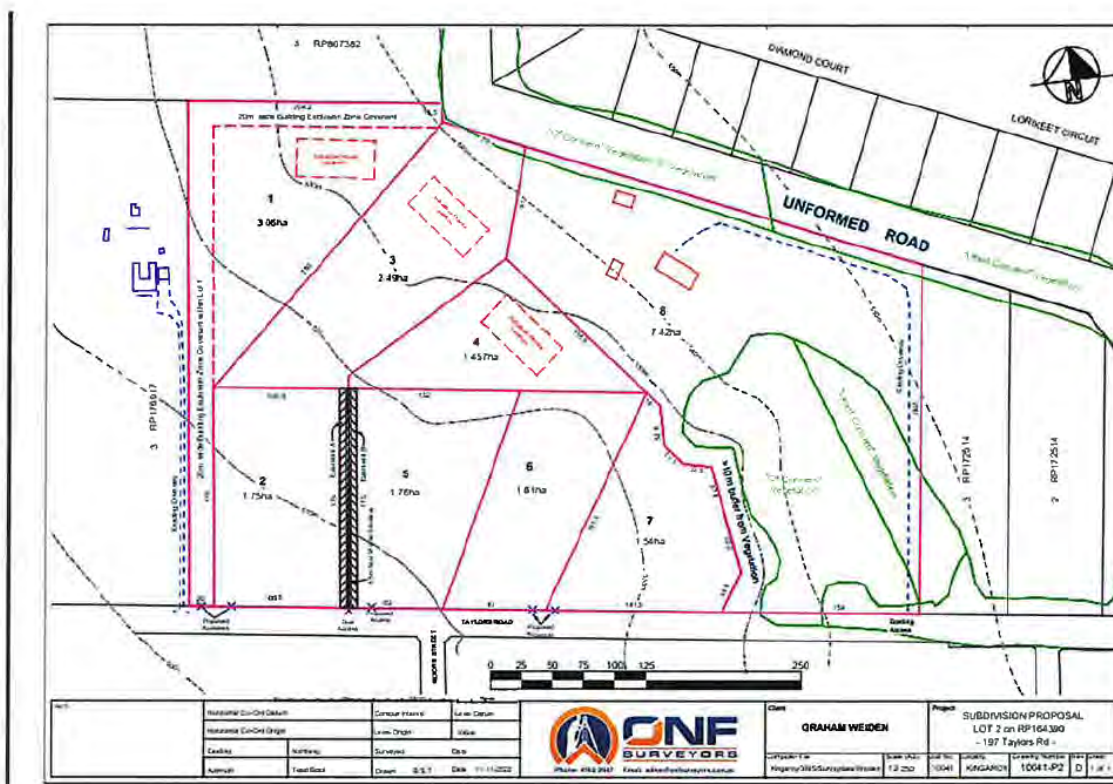
There is a historical 28 lot subdivision that has lapsed over the subject site. The applicant had lodged a stormwater report for this subdivision with this development application which is redundant and has no relevance to the assessment.

5 PROPOSAL DETAILS

The proposal plans as set out in **Attachment 1** to this planning report and the development proposal is described below.

6 Detailed description of the development

	Key Attributes
Access	<p>For Lots 3 and 4 a sealed driveway with a reciprocal easement.</p> <p>2 coat bitumen at a 3.5m width would be required when involving a reciprocal easement. 7m access handles for each lot</p> <p>For lots 1,2,5,6 and 7 new standard Rural Residential lot access to Taylors Road</p> <p>For Lot 8 – Existing access unchanged from Taylors Road</p>
Lot 1	Covenant for a building exclusion zone 20m from western and northern boundary to be included to ensure no habitable buildings to be constructed within the zone adjoining rural production land.
Lot 8	Contains area of remanant vegetation mapping wholly within this lot.
Lot Sizes	<p>Lot 1 = 3.06Ha</p> <p>Lot 2= 1.75Ha</p> <p>Lot 3= 2.49Ha</p> <p>Lot 4= 1.45Ha</p> <p>Lot 5= 1.76Ha</p> <p>Lot 6=1.61Ha</p> <p>Lot 7=1.54Ha</p> <p>Lot 8=1.54Ha</p>



7 ASSESSMENT OF ASSESSMENT BENCHMARKS

8 Framework for 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.

9 CODE ASSESSMENT

Planning Act 2016, Section 26 – Assessment Benchmarks generally

(1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—

- (a) the assessment benchmarks stated in—
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (iii) a temporary State planning policy applying to the premises;

- (b) if the local government is an infrastructure provider—the local government's LGIP.
- (3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

10 Planning Regulation 2017

The Planning Regulation 2017 forms the mechanism by which the provisions of the Act are administered. In particular the Regulation has the ability to regulate and prohibit development and determines the assessment manager and the matters that trigger State interests.

<p>Planning Regulation 2017 Assessment Benchmarks</p>	<ul style="list-style-type: none"> • Schedule 12A Walkable Neighbourhoods • Others
<p>Adopted Economic Support Instrument</p>	<p>under section 68E of the Planning Regulation 2017 that on 24 February 2021, South Burnett Regional Council adopted an economic support instrument. The instrument is in effect until 31st December 2023</p> <p>Economic support provisions</p> <p>4.1. The instrument applies the following provisions in accordance with section 68D(1) of the <i>Planning Regulation 2017</i>:</p> <ul style="list-style-type: none"> 4.1.1. Part 8B, Division 3 – Development that requires code assessment; 4.1.2. Schedule 6, Part 2, Section 7A – Particular material change of use involving an existing building; and 4.1.3. Schedule 6, Part 2, Section 7B – Material change of use for home-based business in particular zones.

11 The State Planning Policy (July 2017)

The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 (PR 2017) states the assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme.

In accordance with section (8)(4)(a) of the Act, the State Planning Policy applies to the extent of any inconsistency with the Planning Scheme.

State Planning Policy Part E	
liveable communities and housing	No applicable assessment benchmarks
<p>economic growth</p> <ul style="list-style-type: none"> • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism. 	<p>Area of building exclusion zone included within lot 1 (20m buffer) as a covenant to protect rural production land from intrusion of residential / habitable buildings within proximity of the boundary that may affect rural production activities.</p> <p>Note that the Council has adopted an Agricultural</p>
<p>Planning for the environment and heritage.</p> <ul style="list-style-type: none"> • Biodiversity. 	<p>Applies – the mapped vegetation community is unaffected by the RaL and is wholly contained within a single allotment which is considered an appropriate response to the biodiversity assessment criteria.</p>

<ul style="list-style-type: none"> • Coastal environment. • Cultural heritage. • Water quality 	
<p>safety and resilience to hazards</p> <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	<p>Natural hazards, risk and resilience.</p> <p>The site is mapped by State Policy mapping as bushfire hazard area. A site-specific report has not been prepared by a suitably qualified person to ground truth the bushfire hazard mapping and apply site-based data to assess bushfire risk.</p> <p>The applicant has not assessed the SPP.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	<p>Complies.</p> <p>All appropriate residential services infrastructure and connections can be made and are conditioned as part of the approval.</p>

12 Wide Bay Burnett Regional Plan

<p>WBB Regional Plan Designation</p>	<p>Wide Bay Burnett Regional Plan 2011 – Urban Footprint</p> <p>The Urban Footprint identifies land that can meet the region's projected urban development needs to at least 2031.</p> <p>The Urban Footprint is a representation of:</p> <ul style="list-style-type: none"> • large urban communities, other communities recognised as being affected by growth pressures, and other areas recognised as the preferred locations for future growth; and, • lands surrounded by existing or proposed urban development, but which may not be an appropriate location for development (e.g. flood plains). <p>The Wide Bay Burnett Regional Plan 2011, currently being reviewed, identifies the township of Kingaroy as one of the key inland towns for the Wide Bay Burnett region, and together with Bundaberg, Gympie, Hervey Bay and Maryborough, is intended to provide a range of higher order services and functions for the urban communities and to support the region's rural activities. More particularly, the Regional Plan identifies Kingaroy as a Major Regional Activity Centre within the South Burnett Regional Council area.</p>
---	---

13 South Burnett Planning Scheme Assessment Benchmarks

The applicable assessment benchmarks of the Planning scheme are:

- Rural Residential Zone Code
- Reconfiguring a Lot Code
- Services & Works Code

Rural Residential Zone Code		
		Responses
PO2	Development minimises the potential for reverse amenity impacts for adjoining existing non-residential activities.	AO2.1 A well-maintained vegetative buffer is provided on the residential land between the residential development and adjacent existing non-residential use
building exclusion zone to be conditioned across lot 1 with a shared boundary with Rural production land minimum 20m (covenant)		
<p>PLANNING DISCUSSION</p> <p>The size of the proposed lots is between 7.5ha and 1.7ha with the minimum lot size for the zone being 4000m².</p> <p>Proposed Lot 8 will contain the existing dwelling house and remnant vegetation and essential habitat in a single lot and the existing vehicle access from Taylors Road along the eastern boundary of the subject site. Proposed Lot 8 will also have access from the proposed internal road via a 10m wide access easement that will also include the existing power supply to the dwelling house.</p> <p>A new internal road with a 16m wide road reserve will provide access to the other proposed Lots from Taylors Road and will be constructed in accordance with the relevant engineering standards for the zone. The intersection of this road with Taylors Road is provided 45m to the west of the Taylors Road and Moore Street intersection</p> <p>Stormwater Management Plan was prepared by Contour Consulting Engineers for proposed 25 lot rural residential development on the above site in April 2013.</p> <p>The layout was not supported due to several conflicts and deficiencies in design, reporting and conflicts.</p> <p>An information request was issued to the applicant on the 28 June raising concerns with the development interface with rural production land, road reserve design and stormwater.</p> <p>A response to the information request was received in late October amending the layout design and access to another arrangement that Council officers assessed as not being a minor change in response to the information request, restarting the IDAS process from Part 1 of the DA Rules.</p> <p>No further information request was issued to the applicant and the application has proceeded to the decision stage on the new plan submitted.</p>		

The assessment and decision thus rely on the amended proposal and development description that is described in this report. There are no concerns raised. The applicant did not however issue a new planning report that addressed the planning scheme appropriately but to expedite assessment council has used its discretion in this instance.

Engineering to condition accesses.

14 REFERRAL AGENCIES

To determine whether the development application requires referral to the State Assessment and Referral Agency (SARA) or 'another entity', an assessment of the proposal against Schedule 10 of the Regulation has been undertaken.

The application does not require referral to any referral agencies prescribed under Schedule 10.

15 CONSULTATION

16 Council Internal

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	The application was referred to Council's engineer for assessment and conditions have been included
Infrastructure Charges Unit	Infrastructure charges are applicable for this development under the Council's Adopted Infrastructure Charges Resolution.

17 Public Notification

The application was not required to be publicly notified under the Planning Act 2016.

18 RECOMMENDATION

The application for Development Permit for Reconfiguring a Lot 1 lot into 8 lots over land at Lot 2 on RP164390, 197 Taylors Road, Kingaroy for Graham & Carroll Wieden C/- ONF Surveyors

is recommended for approval for the following reasons and subject to the conditions and adopted infrastructure charges notice attached.

- The development complies with the Purpose and overall outcomes for the Rural Residential Zone Code.
- The development is not subject to natural risks or hazards that are unable to be managed or mitigated by the development or result in an unacceptable risk to people or property.
- The development achieves lot sizes greater than the minimum lot size for the rural residential zone RR1 400m² precinct.
- The development has demonstrated it can design appropriate access to each lot in accordance with the planning scheme requirements

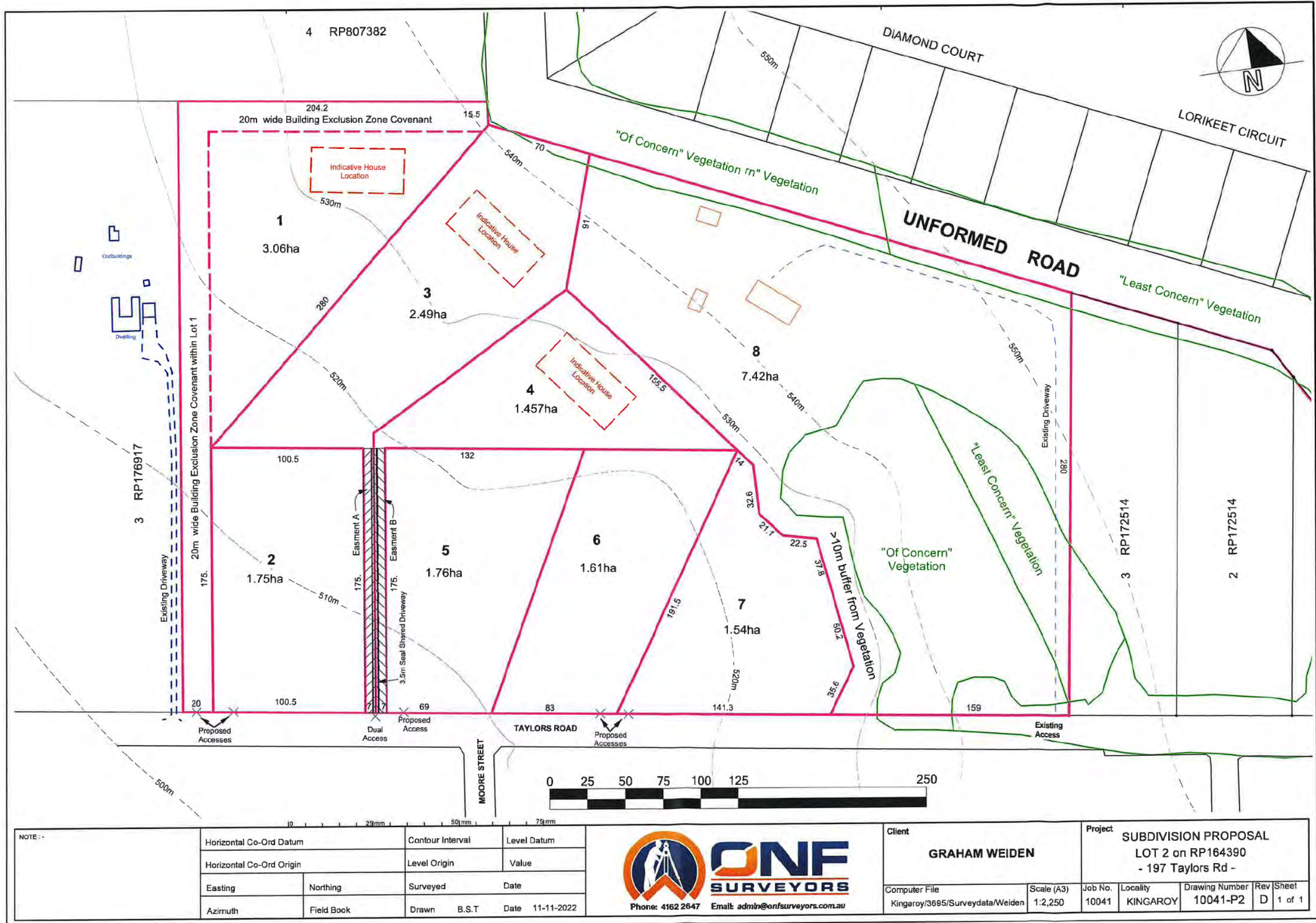
Ordinary Council Meeting Agenda

25 December 2030

- The development will achieve an appropriate building exclusion zone for habitable structures along the rural zone interface of Lot 1 to protect rural production practice on adjoining rural/ agricultural production land both now and in the future.
- The development meets the applicable assessment benchmarks or has been conditioned to meet the assessment benchmarks of the planning scheme in accordance with Code assessment process under the Planning Act 2016.

ATTACHMENTS

1. **Attachment A - Proposal Plan**
2. **Attachment B - Statement of Reasons**
3. **Attachment C - Infrastructure Charges**



NOTE:-			
Horizontal Co-Ord Datum		Contour Interval	Level Datum
Horizontal Co-Ord Origin		Level Origin	Value
Easting	Northing	Surveyed	Date
Azimuth	Field Book	Drawn B.S.T	Date 11-11-2022



Client GRAHAM WEIDEN		Project SUBDIVISION PROPOSAL LOT 2 on RP164390 - 197 Taylors Rd -			
Computer File Kingaroy/3695/Surveydata/Weiden	Scale (A3) 1:2,250	Job No. 10041	Locality KINGAROY	Drawing Number 10041-P2	Rev Sheet D 1 of 1

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	Carrol & Graham Wieden C/- ONF Surveyors
Proposal:	Reconfiguration of a Lot (1 lot into 8 lots) and access easement within proposed Lot 5.
Street Address:	197 Taylors Road, Kingaroy
RP Description:	Lot 2 on RP164390
Assessment Type:	Impact Assessable

1. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Rural Residential Zone Code
- Reconfiguring a Lot Code
- Services & Works Code

2. Reasons for the Decision

The reasons for this decision are:

- The development complies with the Purpose and overall outcomes for the Rural Residential Zone Code.
- The development is not subject to natural risks or hazards that are unable to be managed or mitigated by the development or result in an unacceptable risk to people or property.
- The development achieves lot sizes greater than the minimum lot size for the rural residential zone RR1 400m² precinct.
- The development has demonstrated it can design appropriate access to each lot in accordance with the planning scheme requirements
- The development will achieve an appropriate building exclusion zone for habitable structures along the rural zone interface of Lot 1 to protect rural production practice on adjoining rural/ agricultural production land both now and in the future.
- The development meets the applicable assessment benchmarks or has been conditioned to meet the assessment benchmarks of the planning scheme in accordance with Code assessment process under the Planning Act 2016.

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

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

INFRASTRUCTURE CHARGES NOTICE*(Section 119 of the Planning Act 2016)*

APPLICANT:	Carrol Wieden & Graham Wieden c/- ONF Surveyors PO Box 896 KINGAROY QLD 4610	
APPLICATION:	Reconfiguration of a Lot (Development Permit) - 1 Lot into 8 Lots and an access easement within proposed lot 5	
DATE:	11/01/2023	
FILE REFERENCE:	RAL22/0022	
AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	\$30,933.00	Total
	\$0.00	Water Supply Network
	\$0.00	Sewerage Network
	\$16,870.00	Transport Network
	\$14,063.00	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 2 RP164390	
SITE ADDRESS:	197 Taylors Rd, Kingaroy	
PAYABLE TO:	South Burnett Regional Council	
WHEN PAYABLE: <i>(In accordance with the timing stated in Section 122 of the Planning Act 2016)</i>	Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.	
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
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (1 into 8)	8	Allotments	\$2,410.00	CR Table 2.3	\$19,280.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Reconfiguring a Lot (1 into 8)	1	Allotment	\$2,410.00	CR Table 2.3	\$2,410.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (1 into 8)	8	Allotments	\$2,009.00	CR Table 2.3	\$16,072.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
-------------	-----------------	------------------	---------------	-----------	--------

Reconfiguring a Lot (1 into 8)	1	Allotment	\$2,009.00	CR Table 2.3	\$2,009.00
--------------------------------	---	-----------	------------	--------------	------------

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (1 into 8)	\$0.00	\$0.00	\$16,870.00	\$14,063.00	\$0.00	\$30,933.00
Total	\$0.00	\$0.00	\$16,870.00	\$14,063.00	\$0.00	\$30,933.00

* 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

Delegated Authority

0.0 RECONFIGURATION OF A LOT (1 LOT INTO 23 LOTS) AT MCGINLEY ROAD, NANANGO (AND DESCRIBED AS LOT 49 ON SP168647) - APPLICANT: ALAN GRIEVE

File Number: RAL22/0029
Author: Planning Officer
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
Senior MANAGER Planner	[Redacted Signature]	22/12/22
GM	[Redacted Signature]	22/12/22
CEO	[Redacted Signature]	22.12.2022

PRECIS

Reconfiguration of a lot (1 lot into 23 lots) at McGinley Road, Nanango (and described as lot 49 on SP168647) - Applicant: Alan Grieve

SUMMARY

- Application for Reconfigure of a lot –Development permit (Subdivision);
 - o 1 Lot into 23 Lots
 - o Stages 5, 6 and 7
- The application is for Stage 5 which comprises of a cul de sac of 8 lots which will complete the McGinley Road construction and Stages 6 and 7 which front Frank Brown Road.
- Subject site located in the Rural residential zone (RR1 precinct) under the South Burnett Regional Council Planning Scheme;
- Proposal triggered code assessment as the proposed lot sizes are 4,000m² and above.
- The subject site is 16.33ha in area;
- The development application is assessed against the relevant code of the South Burnett Regional Council Planning Scheme. Relevant codes including:
 - o Rural residential zone;
 - o Reconfiguring a lot code;
 - o Services and works code;
- Council issued an information request in relation to water supply, road upgrades and compliance with minimum road frontage dimensions;
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant codes or has been conditioned to comply (refer Attachment A – Statement of Reasons).
- Refer Attachment B – Infrastructure Charges Notice.
- Application recommended for approval subject to reasonable and relevant conditions.

OFFICER’S RECOMMENDATION

That Council approve the Reconfiguring a lot – development permit (1 lot into 23 lots) – Lot 49 on SP168647 - Applicant: Alan Grieve – RAL22/0029 subject to the following conditions:

GEN1. The development must be completed and maintained in accordance with the approved plans and documents and conditions to this development approval:

Plan Name	Prepared by	Reference	Revision/date
McGinley Estate Lot Layout Plan	DSQ Land Surveyors	14250-PRO-01	Revision B dated November 2022

DEVELOPMENT PERIOD - RAL

GEN2. The currency period for this development approval for reconfiguring a lot is four (4) years after the development approval starts to have effect. The development approval will lapse unless the survey plan for Stage 5 of the development required to be given to Council for approval is provided within this period.

 Delegated Authority

LAPSE OF STAGED DEVELOPMENT – STAGED APPROVAL RAL

GEN3. The development approval will also lapse if the survey plan for the remaining Stages 6 and 7 required to be given to Council for approval are not provided within six (6) years after the development approval starts to have effect.

INFORMATION SIGNAGE – RESIDENTIAL NEIGHBOURHOOD DISTURBING WORKS

GEN4. Erect an "Information Sign" on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below:

- a) The sign should provide a brief description of the development proposed;
- b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site: Developer; Project Coordinator; Architect/Building Designer; Builder; Civil Engineer; Civil Contractor/s; and Landscape Architect;
- c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;
- d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;
- e) The maximum area of the sign is to be 2.0m²;
- f) The sign is to be positioned as follows: located centrally along each road frontage of the site; located on or within 1.5 metres of the road frontage; mounted at least 300 millimetres above ground level; and clearly visible from the street for a pedestrian;
- g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;
- h) The sign is to be non- illuminated; and
- i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;

Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.

RECONFIGURING A LOT

RAL1. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

RAL2. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

RAL3. Prior to sealing the Plan of Survey, the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the *Planning Act Regulation 2017*.

RAL4. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the

Delegated Authority

reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.

VALUATION FEES

- RAL5. Payment of Department of Natural Resources, Mines and Energy valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$48.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

ENGINEERING WORKS

- ENG1. Submit to Council, an Operational Work application for all works that will become Council infrastructure and for earthworks, stormwater, and access.
- ENG2. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.
- ENG3. Undertake Engineering designs and construction in accordance with the Planning Scheme, Standard Drawings, relevant Australian Standards, WBBROC Regional Standards Manual and relevant design manuals.
- ENG4. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.
- ENG5. Submit to Council, 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 commencement of the use.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

- ENG6. 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.
- ENG7. 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 damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG8. Provide a Site Based Stormwater Management Plan for Council approval. Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the Queensland Urban Drainage Manual (QUDM) to all downstream properties including road reserves and the like for design storms of ARI2, ARI5, ARI10, ARI20, ARI50 and ARI100.
- ENG9. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG10. Provide suitable access for maintenance vehicles to service stormwater detention basins (if required).
- ENG11. Design and construct stormwater drainage that provides:

Delegated Authority

- a. for stormwater infrastructure to be included in easements where the infrastructure is located in downstream properties;
- b. upgrades of the downstream stormwater infrastructure required to convey design flows unless it has been demonstrated to Council that existing infrastructure has the capacity to cater for the post development conditions;
- c. inter-allotment drainage that complies with the Queensland Urban Drainage Manual (QUDM); and d. detention basins to be included within a drainage easement.

- ENG12. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).
- ENG13. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.
- ENG14. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

WATER SUPPLY

- ENG15. Connect each lot in the development to Council's reticulated water supply system.
- ENG16. Design and construct all works in accordance with Council's requirements as set out in the WBBROC Design and Construction Code, WSAA Guidelines and relevant development standards used by Council.
- ENG17. Install a separate water service connection to each lot as per Council's standards.

WATER - EXTENSION

- ENG18. Design and construct a 150mm diameter extension from the existing water main in Arthur St East to connect with the water main in McGinley Road in accordance with Morris Water drawing GRIEVE01- SK01 Rev B dated 2/5/2018.

Timing: Prior to sealing the survey plan for Stage 5.

- ENG19. Design and construct a min 100mm diameter water main extension to service all the lots in Stage 6 and/or 7.

Timing: Prior to sealing the survey plan for Stage 6 and/or 7 respectively.

- ENG20. Provide isolation valves, hydrant markers and RPMs in accordance with the WBBROC Design and Construction Code and Council's standards.

ON-SITE WASTEWATER DISPOSAL

- ENG21. Future Dwellings must be connected to an on-site wastewater disposal system, in accordance with AS 1547 and the Queensland Plumbing and Waste Water Code.

Timing: Prior to the issue of a Building Approval for a future Dwelling on the proposed lots.

VEHICLE ACCESS

- ENG22. Construct an access to each lot in accordance with SBRC standard drawing SBRC 00049. Where the frontage of the lot has kerb and channel, no culvert pipe is required.
- ENG23. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure including any stormwater gully pit,

Delegated Authority

manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

- ENG24. Construct a bitumen sealed access driveway in access handles, along the full length of the access handle having a minimum width of 3.5 metres.

ROADWORKS – NEW ROADS – STAGE 5

- ENG25. Design and construct the extension to McGinley Rd generally in accordance Dwg SK11 dated 10/11/22, and Council's Planning Scheme, relevant Austroads' Standards, and more specifically, include the following:

- a. a minimum road reserve width of 20 metres;
- b. a minimum carriageway width of 7 metres, with a two coat bitumen seal;
- c. Cul-de-sac at the end of McGinley Rd
- d. provision for stormwater drainage, line marking, tapers to existing/new road pavements, signage, street lighting associated with the required road works and road reserve transitions between existing and proposed roads

ROADWORKS – NEW ROADS – STAGE 6 AND 7

- ENG26. Design and construct Frank Brown Rd, from the intersection of Brown Rd to the northern extent of the development, and the "new road", generally in accordance with Dwg SK11 dated 10/11/22, Council's Planning Scheme, relevant Austroads' Standards, and more specifically, include the following:

- a. a minimum road reserve width of 20 metres;
- b. a minimum carriageway width of 6 metres, with a two coat bitumen seal;
- c. on Frank Brown Rd, the full road with shall be constructed past the northern boundary of Lot 62, with a Cul-de-sac in front of Lot 61;
- d. provision for stormwater drainage, line marking, tapers to existing/new road pavements, signage, street lighting associated with the required road works and road reserve transitions between existing and proposed roads

STREET SIGNS AND LINE MARKING

- ENG27. Obtain written approval from Council for any works involving the removal or relocation of existing Council traffic signs prior to commencement of works.
- ENG28. Install and/or relocate any street signs and/or line marking in accordance with the Manual of Uniform Traffic Control Device (MUTCD). Install new or relocated signage using the V-Lok installation system.
- ENG29. Provide all new signage with Class 1 retro-reflective material in accordance with Australian Standard 1743 - Road Signs - Specification.

TELECOMMUNICATIONS

- ENG30. Design and provide telecommunications to all lots within the development.

ELECTRICITY

- ENG31. Design and provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.

Delegated Authority

- ENG32. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity [and where staged, written confirmation is required for each stage of the development.]
- ENG33. Submit electrical plans for Council's review prior to Council's endorsement of the Survey Plan. Be responsible to check and ensure that electrical drawings do not conflict with the civil engineering design.

STREET LIGHTING – FOR EACH STAGE

- ENG34. Design and install street lighting to the full frontage of the site/intersections and all streets within the development in accordance with AS/NZS1158 to a PR6 standard. Submit to Council, street light design plans showing the proposed public lighting system for Council's endorsement.
- ENG35. Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the lighting design plans as required by the previous condition. Submit to Council, written confirmation from an electricity provider that an agreement has been made to provide a public lighting system.
- ENG36. Ensure that any new street light poles required on external streets are of a consistent standard (ie steel poles) to street light poles within the immediate vicinity of the development. Heritage style poles are not permitted unless specifically approved by Council.
- ENG37. Install street lighting in all road reserves on the same side of the road that accommodates any footpath or shared path.

EARTHWORKS - GENERAL

- ENG38. Earthworks per site involving cut or fill greater than 1 metre in height and quantity of material greater than 50m³ requires an Operational Work application.
- ENG39. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL – GENERAL

- ENG40. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
- ENG41. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

EASEMENTS

- ENG42. Lodge for registration at the office of the Land Registry, any stormwater drainage easements in accordance with the approved Stormwater Management Plan, or as determined in any approval for Operational Work, whichever is the greater, to the benefit of Council.
- ENG43. The restrictions imposed (non-permanent fixtures) on the property within the drainage easement, will include:
- a. a building (habitable or not), regardless of size;
 - b. a bridge or culvert;
 - c. a tower, mast, pillar, or post;

Delegated Authority

- d. a wall or a fence (other than a dividing fence);
- e. a shipping container or similar object;
- f. a sculpture or statue;
- g. a viaduct, railway line, roadway or path;
- h. a swimming pool or a tank; or
- i. anything else that may be reasonably characterised as a structure when placed upon land (whether by affixation or by resting upon its own weight).

ADVICE**DEVELOPER INCENTIVE**

ADV1. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2023. Eligible development under this scheme is required to be completed by 31 December 2023.

For further information or application form please refer to the rules and procedures available on Council's website.

HERITAGE

ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

APPEAL RIGHTS

ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

INFRASTRUCTURE CHARGES

ADV4. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

PERMIT TO WORK ON COUNCIL ROADS

ADV5. The applicant must submit a completed *Permit to Work on Council Roads Application* available from <http://www.southburnett.qld.gov.au> for approval by Council before commencing and works within the Council road reserve (i.e., in this case, the required property access).

Delegated Authority

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

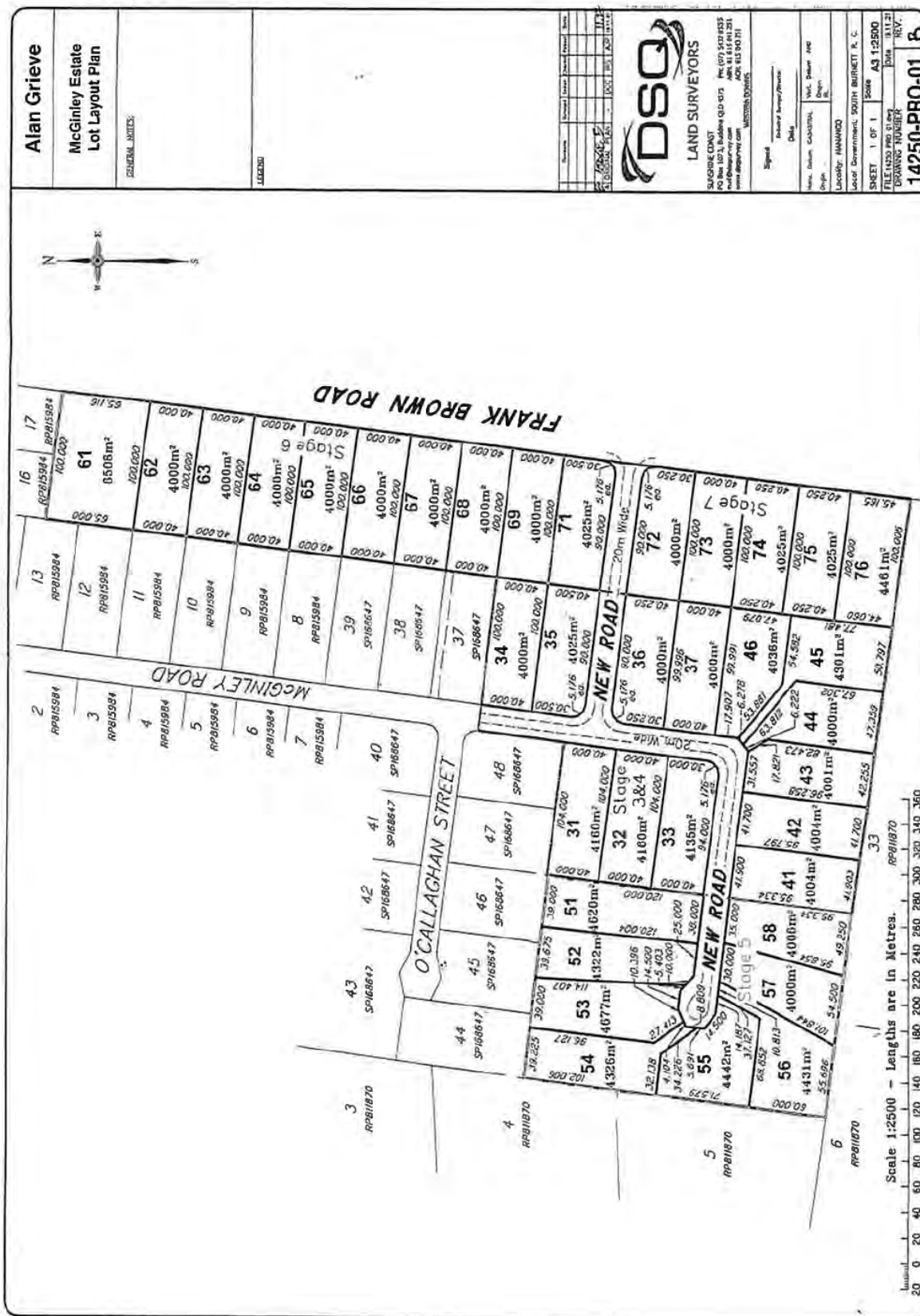
No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority

PROPOSAL PLAN



Delegated Authority

REPORT

The applicant seeks approval for a development permit for a reconfiguration of a lot (1 lot into 23 lots).

APPLICATION SUMMARY	
Applicant:	Alan Grieve
Proposal:	1 lot into 23 lots
Properly Made Date:	21 July 2022
Street Address:	McGinley Road NANANGO QLD 4615
RP Description:	Lot 49 SP 168647
Assessment Type:	Code
Number of Submissions:	N/A
State Referral Agencies:	N/A
Referred Internal Specialists:	Development engineer

The following table describes the key development parameters for the proposal:

	DEVELOPMENT PARAMETERS
Number of Proposed Lots	23
Size of Proposed Lots	Proposed Lot 31 = 4,160m ² Proposed Lot 32 = 4,160m ² Proposed Lot 33 = 4,135m ² Proposed Lot 34 = 4,000m ² Proposed Lot 35 = 4,025m ² Proposed Lot 36 = 4,000m ² Proposed Lot 37 = 4,000m ² Proposed Lot 41 = 4,004m ² Proposed Lot 42 = 4,004m ² Proposed Lot 43 = 4,001m ² Proposed Lot 44 = 4,000m ² Proposed Lot 45 = 4,301m ² Proposed Lot 46 = 4,036m ² Proposed Lot 51 = 4,620m ² Proposed Lot 52 = 4,322m ² Proposed Lot 53 = 4,677m ² Proposed Lot 54 = 4,326m ² Proposed Lot 55 = 4,442m ² Proposed Lot 56 = 4,431m ² Proposed Lot 57 = 4,000m ² Proposed Lot 58 = 4,006m ²
Easements	Nil
Covenants	Nil


SITE DETAILS:

SITE AND LOCALITY DESCRIPTION	
Land Area:	16.33 hectares
Existing Use of Land:	Vacant

Item 0.0

Page 10

Delegated Authority

Road Frontage:	650m		
Road/s	Road Hierarchy		
Frank Brown Road	Access secondary		
McGinley Road	Place		
Easements	Nil		
Significant Site Features:	Nil		
Topography:			
Surrounding Land Uses:	Land Use	Zone/Precinct	
North	To the north of the site lies the earlier estate stages developed by Mainpalm which are of a rural residential character being nominally 4000m ² lots, however are zoned Low Density Residential. These lots are serviced with sealed road, water supply, overhead power and communications however are un-sewered.		
South	To the south of the site is the approved Sandy Creek Pioneer Estate. The approval is approx. 88 (4,000m ²) rural residential lots. The site is currently used for cattle grazing however is reported to be under contract of sale.		
East	To the east of the site lies Frank Brown Road, the town's netball courts and larger rural residential type lots currently zoned emerging community.		
West	To the west of the site lies larger rural residential lots also within the Rural Residential Zone RR 1 – 4000m ² .		
Services:	The site is outside of Councils reticulated water and sewer network. The site can be connected to telecommunications and electricity.		

Background / Site History

APPLICATION NO.	DECISION AND DATE
Stages 1 and 2 of the estate were developed by the previous owner, Mainpalm Pty Ltd. They are represented on RP815984 and SP168647. The last stage was registered in 2004. The 2 stages comprised 29 lots of which only 1 remains vacant and is not listed for sale.	
RAL18/0018	Stages 3 and 4 comprising 13 lots were approved in July 2018 and are scheduled to be constructed upon receipt of Operational Works Approval.

Delegated Authority

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.

Planning Act 2016, Section 26 – Assessment Benchmarks generally

(1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—

(a) the assessment benchmarks stated in—

- (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
- (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
- (iii) a temporary State planning policy applying to the premises;

(b) if the local government is an infrastructure provider—the local government's LGIP.

(3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

Assessment Benchmarks Pertaining to the Planning Regulation 2017

The Planning Regulation 2017 forms the mechanism by which the provisions of the Act are administered. In particular the Regulation has the ability to regulate and prohibit development and determines the assessment manager and the matters that trigger State interests.

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	<ul style="list-style-type: none"> • Schedule 12A Walkable Neighbourhoods
Adopted Economic Support Instrument	<p>Under section 68E of the Planning Regulation 2017 that on 24 February 2021, South Burnett Regional Council adopted an economic support instrument. The instrument is in effect until 31st December 2023</p> <p>Economic support provisions</p> <p>4.1. The instrument applies the following provisions in accordance with section 68D(1) of the <i>Planning Regulation 2017</i>:</p> <ul style="list-style-type: none"> 4.1.1. Part 8B, Division 3 – Development that requires code assessment, 4.1.2. Schedule 6, Part 2, Section 7A – Particular material change of use involving an existing building, and 4.1.3. Schedule 6, Part 2, Section 7B – Material change of use for home-based business in particular zones.

Delegated Authority

WBB Regional Plan Designation	<p>Wide Bay Burnett Regional Plan 2011 – Urban Footprint</p> <p>The Urban Footprint identifies land that can meet the region's projected urban development needs to at least 2031.</p> <p>The Urban Footprint is a representation of:</p> <ul style="list-style-type: none"> • large urban communities, other communities recognised as being affected by growth pressures, and other areas recognised as the preferred locations for future growth; and, • lands surrounded by existing or proposed urban development, but which may not be an appropriate location for development (e.g. flood plains). <p>The Wide Bay Burnett Regional Plan 2011, currently being reviewed, identifies the township of Kingaroy as one of the key inland towns for the Wide Bay Burnett region, and together with Bundaberg, Gympie, Hervey Bay and Maryborough, is intended to provide a range of higher order services and functions for the urban communities and to support the region's rural activities. More particularly, the Regional Plan identifies Kingaroy as a Major Regional Activity Centre within the South Burnett Regional Council area.</p>
--------------------------------------	---

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:	Urban
Zone:	Rural Residential
Precinct:	RR1 Precinct
Consistent/Inconsistent Use:	Consistent
Assessment Benchmarks:	Rural residential zone Code Reconfiguring a lot Code Services and works Code

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:

PERFORMANCE OUTCOME	ASSESSMENT MANAGERS COMMENTS
RURAL RESIDENTIAL ZONE CODE	
PO3 Dwellings are adequately serviced.	The developer has opted to supply reticulated water to the development. Stage 5 will be serviced by extending the existing water main on McGinley Rd. Stage 6 & 7 will be serviced by extending the existing water main in Arthur St West through to McGinley Rd. This will provide a new loop to the network which will have flow/pressure benefits to the larger network in the area. The changes to Councils reticulated water network have been modelled and found to be suitable.

Delegated Authority

	<p>The site is not within the reticulated sewer network, thus each lot will require on-site sewerage treatment.</p> <p>It will be conditioned as part of this approval that all lots are connected to electricity and telecommunications.</p> <p>The lots within the development will front a bitumen sealed road.</p>
<p>RECONFIGURING A LOT CODE</p>	
<p>PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.</p>	<p>The proposal allotments are regular in shape and comply with the minimum lot dimensions for the rural residential zone – RR1 precinct.</p> <p>As a result of the information request, some minor amendments to the dimensions of Proposed Lots 53, 54, 56 and 57 were made to comply with the minimum road frontage requirements.</p>
<p>PO10 The design and construction of new roads:</p> <ul style="list-style-type: none"> a) Maintain safe and efficient access to the transport network; b) Creates integrated neighbourhoods; and c) Are constructed to a standard that is commensurate with the intended use of the allotments. 	<p>Stage 5 will be serviced by extending the existing McGinley Rd. The standard will include kerb & channel with some underground drainage that extends the existing road environment. Stages 6 & 7 will require upgrading to Frank Brown Rd between Brown Rd and the northern extent of the development. The standard of Frank Brown Rd will with a 6m seal with table drains similar to the adjacent developed areas.</p>
<p>SERVICES AND WORKS CODE</p>	
<p>The Services and works code has been reviewed and the proposal generally complies with the acceptable outcomes or has been conditioned to comply.</p>	

Local Categorising Instrument - Variation Approval

Not applicable.

Local Categorising Instrument - Temporary Local Planning Instrument

Not applicable.

Other Relevant Matters

Not applicable.

Delegated Authority

Locality Plan

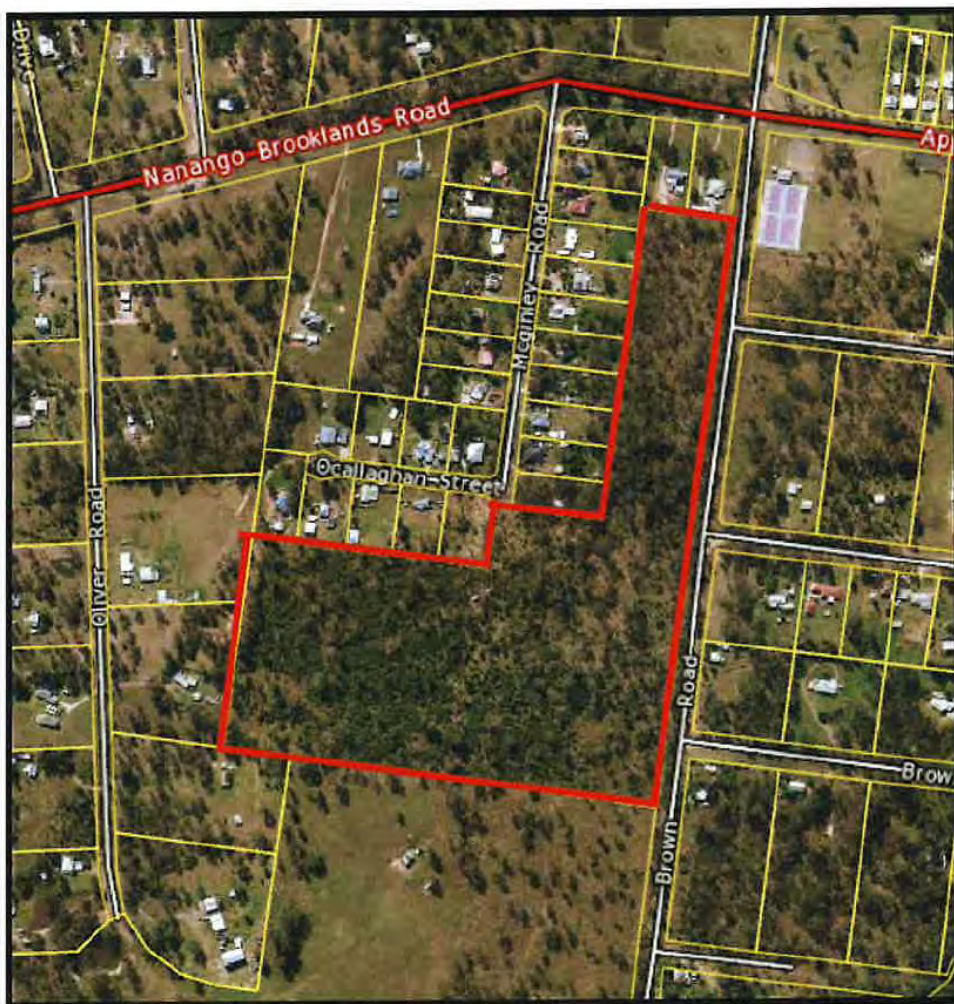


Figure 1 - Aerial Image (Source: Qld Globe)

Delegated Authority

Aerial Plan



Figure 2 - Locality Plan (Source: IntraMaps)

Delegated Authority

CONSULTATION:

Referral Agencies

No applicable.

Other Referrals

INTERNAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	The application was referred to Councils Development Engineer for conditions and Infrastructure Charges Notice.
Infrastructure Charges Unit	Refer Attachment B, C and D for Infrastructure Charges Notice relating to each stage of this development.

CONCLUSION:

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions and amendments as conditioned. The application is therefore recommended for approval subject to amendments in red and the conditions contained herein.

RECOMMENDATION:

It is recommended that the code assessable application for Reconfiguring a lot (1 into 23 lots) at McGinly Road, Nanango and described as Lot 49 on SP168647 be approved subject to reasonable and relevant conditions pursuant to Section 60 of the *Planning Act 2016*.

Delegated Authority

ATTACHMENTS

- 1. Attachment A - Statement of Reasons**
- 2. Attachment B - Infrastructure Charges Notice (Stage 5)**
- 3. Attachment C - Infrastructure Charges Notice (Stage 6)**
- 4. Attachment D - Infrastructure Charges Notice (Stage 7)**

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

SITE DETAILS	
Applicant:	Alan Grieve
Proposal:	Development Permit for Reconfiguring a Lot 1 lot into 23 lots (Stages 5, 6 and 7)
Properly Made Date:	21 July 2022
Street Address:	McGinly Road, Nanango
RP Description:	Lot 49 on SP168647
Assessment Type:	Code assessment
Number of Submissions:	None applicable
Decision:	Approved with conditions
Decision Date:	22/12/2022

1. Assessment Benchmarks

The following are the benchmarks apply to this development:

South Burnett Regional Council Planning Scheme 2017

- Rural Residential Zone Code
- Reconfiguring a Lot Code
- Services & Works Code

2. Reasons for the Decision

The reasons for this decision are:

- The proposal is consistent with the overall outcomes for the rural residential zone and the precinct of the zone.
- The proposal is not subject to constraints by mapped overlays that would otherwise have an impact on the proposal.
- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 requirements for infrastructure and servicing delivery standards.
- The proposal presents no conflicts with the assessment benchmarks that cannot be addressed.

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

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

INFRASTRUCTURE CHARGES NOTICE*(Section 119 of the Planning Act 2016)*

APPLICANT: A D Grieve
PO Box 4828
SUNSHINE COAST MC QLD 4560

APPLICATION: Reconfiguration of a lot - 1 lot into 23 lots: Stage 5
– 8 lots

DATE: 22/12/2022

FILE REFERENCE: RAL22/0029

AMOUNT OF THE LEVIED CHARGE: **\$114,088.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$78,736.00	Water Supply Network
\$0.00	Sewerage Network
\$19,280.00	Transport Network
\$16,072.00	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 49 SP168647

SITE ADDRESS: McGinley Rd, Nanango

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.
(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
Reconfiguring a Lot: Stage 5 – 8 lots	8	allotments	\$9,842.00	CR Table 2.3	\$78,736.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot: Stage 5 – 8 lots	8	allotments	\$2,410.00	CR Table 2.3	\$19,280.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot: Stage 5 – 8 lots	8	allotments	\$2,009.00	CR Table 2.3	\$16,072.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot – Stage 5	\$78,736.00	\$0.00	\$19,280.00	\$16,072.00	\$0.00	\$114,088.00
Total	\$78,736.00	\$0.00	\$19,280.00	\$16,072.00	\$0.00	\$114,088.00

** 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

INFRASTRUCTURE CHARGES NOTICE*(Section 119 of the Planning Act 2016)*

APPLICANT: A D Grieve
PO Box 4828
SUNSHINE COAST MC QLD 4560

APPLICATION: Reconfiguration of a lot - 1 lot into 23 lots: Stage 6
- 10 lots

DATE: 22/12/2022

FILE REFERENCE: RAL22/0029

AMOUNT OF THE LEVIED CHARGE: **\$142,610.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$98,420.00	Water Supply Network
\$0.00	Sewerage Network
\$24,100.00	Transport Network
\$20,090.00	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 49 SP168647

SITE ADDRESS: McGinley Rd, Nanango

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.
(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
Reconfiguring a Lot: Stage 5 – 8 lots	10	allotments	\$9,842.00	CR Table 2.3	\$98,420.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot: Stage 5 – 8 lots	10	allotments	\$2,410.00	CR Table 2.3	\$24,100.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot: Stage 5 – 8 lots	10	allotments	\$2,009.00	CR Table 2.3	\$20,090.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot – Stage 5	\$98,420.00	\$0.00	\$24,100.00	\$20,090.00	\$0.00	\$142,610.00
Total	\$98,420.00	\$0.00	\$24,100.00	\$20,090.00	\$0.00	\$142,610.00

** 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

INFRASTRUCTURE CHARGES NOTICE*(Section 119 of the Planning Act 2016)*

APPLICANT: A D Grieve
PO Box 4828
SUNSHINE COAST MC QLD 4560

APPLICATION: Reconfiguration of a lot - 1 lot into 23 lots: Stage 7
– 5 lots

DATE: 22/12/2022

FILE REFERENCE: RAL22/0029

AMOUNT OF THE LEVIED CHARGE: **\$71,305.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$49,210.00	Water Supply Network
\$0.00	Sewerage Network
\$12,050.00	Transport Network
\$10,045.00	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 49 SP168647

SITE ADDRESS: McGinley Rd, Nanango

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.
(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
Reconfiguring a Lot: Stage 5 – 8 lots	5	allotments	\$9,842.00	CR Table 2.3	\$49,210.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot: Stage 5 – 8 lots	5	allotments	\$2,410.00	CR Table 2.3	\$12,050.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot: Stage 5 – 8 lots	5	allotments	\$2,009.00	CR Table 2.3	\$10,045.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot – Stage 5	\$49,210.00	\$0.00	\$12,050.00	\$10,045.00	\$0.00	\$71,305.00
Total	\$49,210.00	\$0.00	\$12,050.00	\$10,045.00	\$0.00	\$71,305.00

** 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

Delegated Authority

25 December 2030

0.0 RECONFIGURING OF A LOT (1 LOT INTO 7 LOTS) IN TWO STAGES AT 31 HEIGHTS ROAD, GLAN DEVON (AND DESCRIBED AS LOT 5 ON RP 168645) - APPLICANT: BLACKBUTT CENTRAL PTY LTD C/- ONF SURVEYORS

File Number: RAL22/0030
Author: Senior Planning Officer
Authoriser: Chief Executive Officer

PRECIS

Reconfiguring of a lot (1 Lot into 7 Lots) in two stages at 31 Heights Road, Glan Devon (and described as Lot 5 on RP 168645) - Applicant: Blackbutt Central Pty Ltd C/- ONF Surveyors

SUMMARY

- The application proposes a standard Rural residential lot subdivision in the RR1 Precinct;
- Subdivision in the rural residential zone is code assessable under the South Burnett Regional Council Planning Scheme v1.4 and assessable against:-
 - Rural residential zone code;
 - Reconfiguring a lot code;
 - Services and works code.
- All lots are proposed to have an area greater than 4000m2
- All lots will take access from Heights Road
- State of reasons (Attachment A);
- Infrastructure charges notice (Attachment B & C);
- The application required referral to the Sate Assessment and Referral Agency (refer to Attachment D);
- Noise impacts on newly created lots are addressed through a Noise impact assessment report prepared by TTM (Attachment E); and
- Application recommended for approval subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve the Reconfiguring a lot – development permit (1 lot into 7 lots) - Lot 5 on RP168645- Applicant: Blackbutt Central Pty Ltd – RAL22/0030 subject to the following conditions:

- GEN1. The development must be completed and maintained in accordance with the approved plans and documents and conditions to this development approval:

Proposed subdivision (amendment in red)	Prepared by ONF surveys	10677P/1	Revision A dated 22/08/22
noise impact assessment report	TTM	22BRA01 16 R01_0	17/10/2022

DEVELOPMENT PERIOD - RAL

- GEN2. The currency period for this development approval for reconfiguring a lot is four (4) years after the development approval starts to have effect. The development approval will lapse unless the survey plan for all works and stages required to be given to Council for approval is provided within this period.

Note: *this applies to both stages of the development application as the applicant has not outlined an alternative timeframe for facilitating staged development.*

Delegated Authority

25 December 2030

BUILDING EXCLUSION ZONE COVENANT

- GEN3. In accordance with the submitted Acoustic impact assessment prepared by TTM and approved by this development permit as an approved document, prepare a statutory covenant reflecting the recommended minimum 10m setback from the eastern (highway) boundary. the covenant shall be a building exclusion zone for the purposes of habitable structures. The covenant document is to be prepared free of cost to council and the state government and submitted prior to survey plan endorsement for stage 1 of this approved development.

ENGINEERING WORKS

- ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's Development Manual and Standard Drawings, relevant Australian Standards, Codes of Practice, WBBROC Regional Standards Manual and relevant design manuals.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

- ENG3. 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.
- ENG4. 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 damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG5. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG6. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

ON-SITE WASTEWATER DISPOSAL

- ENG7. Future Dwellings must be connected to an on-site wastewater disposal system, in accordance with AS 1547 and the Queensland Plumbing and Wastewater Code.

Timing: Prior to the issue of a Building Approval for a future Dwelling on the proposed lots.

VEHICLE ACCESS – STAGE 1

- ENG8. Design and construct a gravelled driveway and a crossover having a minimum width of 4 metres and vehicle turnout in accordance with Council's Standard Drawing No. 00049, to access the existing Dwelling on proposed Lot 15.
- ENG9. Design and construct a gravelled driveway and a crossover having a minimum width of 4 metres and vehicle turnout in accordance with Council's Standard Drawing No. 00049, to access the balance lot.

Delegated Authority

25 December 2030

Advice: It is recommended that the access for the balance lot coincides with the location of an access point for Stage 2.

VEHICLE ACCESS – STAGE 2

- ENG10. Design and construct a gravelled driveway and a crossover having a minimum width of 4 metres and vehicle turnout in accordance with Council's Standard Drawing No. 00049, for each lot.

TELECOMMUNICATION

- ENG11. Design and provide telecommunications to all lots within the development.

ELECTRICITY

- ENG12. Design and provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.
- ENG13. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity, and where staged, written confirmation is required for each stage of the development.

SERVICES - EXISTING CONNECTIONS

- ENG14. Ensure that all services provided to the existing house on proposed Lot 15 are wholly located within the lot(s) it serves.

STREET LIGHTING – STAGE 2

- ENG15. Design and install street lighting to the full frontage of the site in accordance with AS/NZS1158 and the road classifications contained within this approval, to a PR6 L33 standard. Submit to Council, street light design plans showing the proposed public lighting system for Council's endorsement.
- ENG16. Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the lighting design plans as required by the previous condition. Submit to Council, written confirmation from an electricity provider that an agreement has been made to provide a public lighting system.

EARTHWORKS - GENERAL

- ENG17. Earthworks per site involving cut or fill greater than 1 metre in height and quantity of material greater than 50m³, requires an Operational Work application.
- ENG18. Ensure that each lot is self-draining.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG19. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
- ENG20. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

Delegated Authority

25 December 2030

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

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.

Delegated Authority

25 December 2030

PROPOSAL PLAN



Delegated Authority

25 December 2030

REPORT

The applicant seeks approval for a development permit for a Reconfiguration of a lot (1 lot into 7 lots over two stages)

APPLICATION SUMMARY	
Applicant:	Blackbutt Central Pty Ltd C/- ONF Surveyors
Proposal:	Reconfiguring a lot - (1 lot into 7 lots over two stages)
Properly Made Date:	8 July 2022
Street Address:	31 Heights Road Glan Devon
RP Description:	Lot 5 RP 168645
Assessment Type:	Code assessable
Number of Submissions:	N/A
State Referral Agencies:	State Assessment and Referral Agency PO Box 979 Bundaberg QLD 4670 Wbregionalservices@dndmip.qld.gov.au
Referred Internal Specialists:	Development Engineer

The following table describes the key development parameters for the proposal:

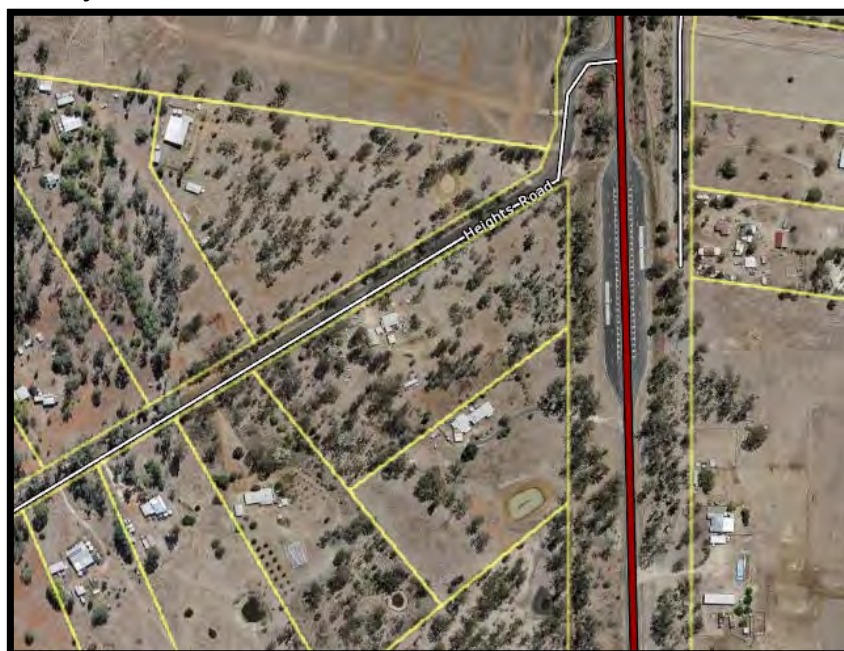
Locality Plan

Figure 1 - Aerial Image (Source: Qld Globe)

Aerial Plan

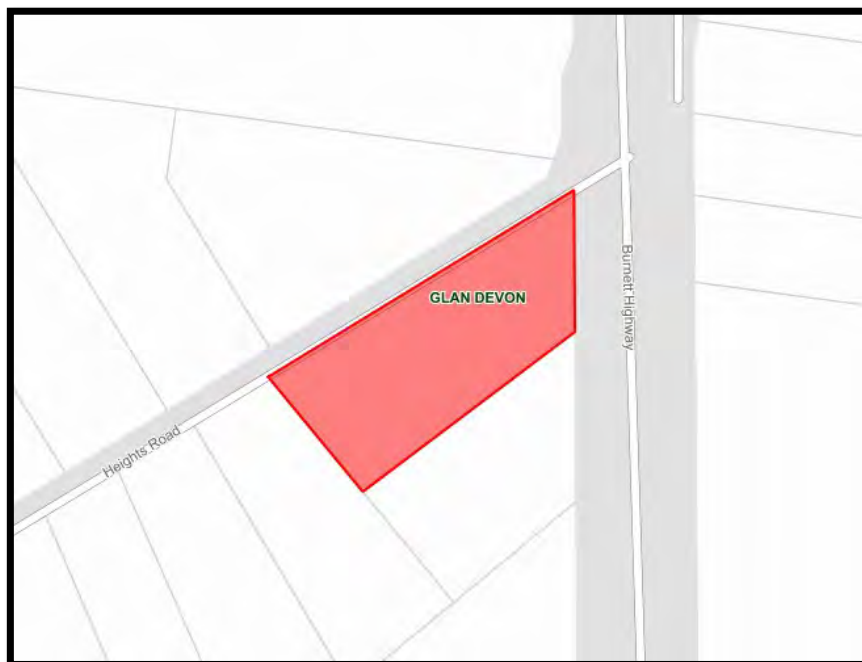


Figure 2 - Locality Plan (Source: IntraMaps)

	DEVELOPMENT PARAMETERS		
Number of Proposed Lots	1 lot into 7 lots		
Size of Proposed Lots	Lot 11: 4,000m ² Lot 12: 4,001m ² Lot 13: 4,001m ² Lot 14: 4,030m ² Lot 15: 4,000m ² Lot 16: 4,007m ² Lot 17: 4,126m ²		
STAGING	Stage 1 Lot 15 and a balance area (retain existing dwelling house in lot 15)	Stage 2 proposed Lots 11 to 14, 16 and 17 over the balance area.	
Easements	None existing		
Covenants	None existing		
Access	Access for proposed Lot 15 in Stage 1 is proposed via the existing vehicle access from Heights Road, whilst a new access is proposed for the balance lot in the position of the future access for proposed Lot 14. Access for proposed Lots 11 to 14, 16 and 17 in Stage 2 will be from Heights Road. Proposed Lots 14 and 17		

Delegated Authority

25 December 2030

	are rear lot with the access strip having a 10m frontage to Heights Road.
--	---

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION	
Land Area:	2.902ha
Existing Use of Land:	The subject site is located approximately 2.8km north of the Nanango township adjacent to the west of the Burnett Highway with a total site area of 2.902ha. The subject site contains an existing dwelling house and associated outbuildings and has vehicle access from Heights Road.
Road Frontage:	Heights Road
Road/s	Road Hierarchy
Heights Road	Access primary
Easements	NIL
Significant Site Features:	The subject site is located within close proximity to the north of the Nanango township and gains access from Heights Road that is a sealed and Council maintained road. mapped regulated vegetation on site is primarily contained within the road corridor and is Category B on the regulated vegetation management map
Topography:	N/A
Surrounding Land Uses:	
North	Rural Residential Lots and Dwellings
South	Rural Residential Dwellings
East	Rural Residential Lots and Dwellings
West	Rural Residential Dwellings
Services:	The subject site is not included in the Council's reticulated water supply area and will rely on on-site water supply and wastewater treatment

Background / Site History

APPLICATION NO.	DECISION AND DATE
NIL	

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

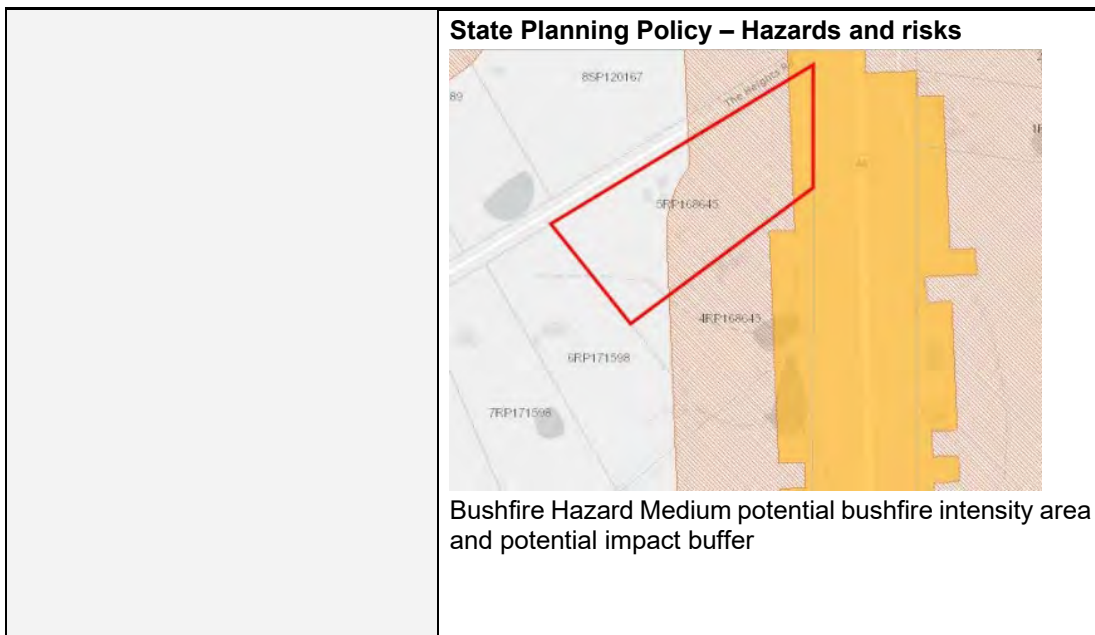
Planning Act 2016, Section 26 – Assessment Benchmarks generally

- (1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—
 - (a) the assessment benchmarks stated in—
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (iii) a temporary State planning policy applying to the premises;
 - (b) if the local government is an infrastructure provider—the local government’s LGIP.
- (3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

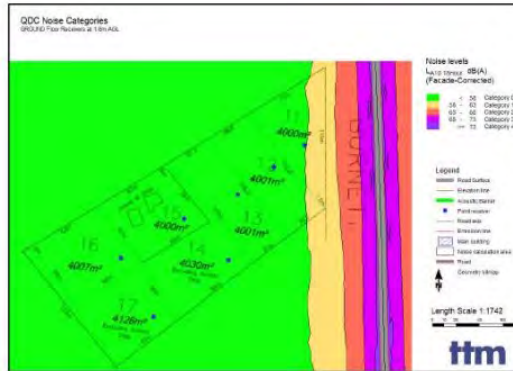
Assessment Benchmarks Pertaining to the Planning Regulation 2017

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

PLANNING REGULATION 2017 DETAILS	
<p>Assessment Benchmarks: WBB Regional Plan Designation:</p>	<p>State Planning Policy 2017 – Agricultural Land</p>



Transport Noise Corridor – SDAP –SARA assessment




06 Noise impact assessment report prepared by TTM consulting engineer’s recommendations are as follows in response to the State Development Assessment Provisions:

Noise modelling indicates that road traffic noise levels are predicted to exceed the outdoor passive recreation criteria for sections of lot 11 and lot 12. Due to the rural location, surroundings, and large lot sizes, it is not desired in this case to have an acoustic barrier.

It is recommended that a minimum setback of 10m from the eastern boundary of the site is required for future dwellings and outdoor recreational areas (patios) to achieve compliance with SDAP outdoor criteria.

Transport Noise Corridor – SDAP –SARA assessment



Dwellings not to be constructed within this area


SP120167

11 4000m²

12 4001m²

13 4001m²

Any ground floor dwellings setback less than 18m from the eastern boundary of the site are required to be constructed to QDC MP4.4 Noise Category 1.



Ground Floor dwellings constructed within this area need to be constructed to QDC MP4.4 Category 1.


SP120167

11 4000m²

12 4001m²

13 4001m²

Any first-floor dwellings setback less than 45m from the eastern boundary of the site are required to be constructed to QDC MP4.4 Noise Category 1



First Floor dwellings constructed within this area need to be constructed to QDC MP4.4 Category 1.

SP120167

11 4000m²

12 4001m²

13 4001m²

Dwellings on noise affected lots may be constructed in accordance with the QDC noise category construction requirements for the nominated lot. However, as the QDC requirements are conservative and apply to all facades equally, we recommend an individual acoustic assessment be conducted (in accordance with AS3671 and AS2107) for each noise affected dwelling, once building plans are available, to optimise acoustic treatments for quality and cost savings. We would recommend this for QDC noise category 2 or higher

Delegated Authority

25 December 2030

Adopted Instrument	Economic Support	Plan	<p>under section 68E of the Planning Regulation 2017 that on 24 February 2021, South Burnett Regional Council adopted an economic support instrument. The instrument is in effect until 31st December 2023</p> <p>Economic support provisions</p> <p>4.1. The instrument applies the following provisions in accordance with section 68D(1) of the <i>Planning Regulation 2017</i>:</p> <p>4.1.1. Part 8B, Division 3 – Development that requires code assessment;</p> <p>4.1.2. Schedule 6, Part 2, Section 7A – Particular material change of use involving an existing building, and</p> <p>4.1.3. Schedule 6, Part 2, Section 7B – Material change of use for home-based business in particular zones.</p> <p>The adopted instrument does not change the categories of development and assessment in the Planning Scheme v1.4</p>
[OBJ] Designation	WBB	Regional Plan	<p>Regional Landscape- Rural Production. The regional landscape contributes significantly to the region's economy and liveability. The community recognises this by taking part in the use and management of these areas, both passively and actively. Some of these regional landscape values include:</p> <ul style="list-style-type: none"> • areas of significant biodiversity value • rural production and primary industry • scenic amenity • landscape heritage • outdoor recreation

State Planning Policy Part E	
<p>The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 (PR 2017) states the assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme.</p> <p>The current planning scheme does not integrate SPP2017 and so an assessment of policies that are relevant is provided below</p>	
liveable communities and housing	No applicable assessment benchmarks
<p>economic growth</p> <ul style="list-style-type: none"> • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism. 	No applicable assessment benchmarks
<p>Planning for the environment and heritage.</p> <ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality 	No applicable assessment benchmarks

Delegated Authority

25 December 2030

<p>safety and resilience to hazards</p> <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	<p>Natural hazards, risk and resilience.</p> <p>The site is mapped by State Policy mapping as bushfire hazard area. In this instance a site-specific report has not been requested because of the fact that the mapped area of highest hazard is wholly contained within the Road Corridor and is NOT vegetated to the extent that would warrant a study or analysis of hazards.</p> <p>Standard building code provisions will apply to future houses and their construction under the QDC in the bushfire prone area.</p> <p>The impact of the mapping on the creation of the lots proposed in not considered to present an unacceptable risk from bushfire hazard and is accepted on the basis that the mapping is likely to be prepared by a suitably qualified person to ground truth the bushfire hazard mapping and apply site-based data to assess bushfire risk.</p> <p>No conditions are considered required in this case.</p>
<p>infrastructure</p> <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	<p>Complies.</p> <p>All appropriate residential services infrastructure and connections can be made and are conditioned as part of the approval.</p>

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:	The Strategic Framework does not form part of the Assessment Benchmarks for this Code assessable application. The Planning Act 2016 requires that code assessable applications must only be assessed against the Assessment Benchmarks
Zone:	Rural Residential
Precinct:	RR1 Precinct
Overlays	<ul style="list-style-type: none"> • OM2 - Bushfire Hazard Overlay – Medium Potential Bushfire Intensity, Potential Impact Buffer along eastern boundary. • OM4 – Regional Infrastructure Overlay – Stock route (Burnett Highway). • OM5 – Biodiversity Areas Overlay – Regulated vegetation along eastern boundary within road reserve.

Delegated Authority

25 December 2030

	<ul style="list-style-type: none"> OM8 - Agricultural Land Overlay – Agricultural Land Classification, Class B over western part of site.
Assessment Benchmarks:	Rural Residential Zone Code Reconfiguring a lot Code Services and Works Code

The application has been assessed against and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the planning scheme are discussed below in the context of how the proposal meets the relevant performance outcomes or overall outcomes of the relevant codes where it does not meet a relevant acceptable outcome.

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:

PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME
Rural Residential Zone Code	
PO3 Dwellings are to be adequately serviced.	On site effluent disposal infrastructure for the existing dwelling is to be retained within proposed Lot 1. The new lots will have sufficient area for onsite wastewater treatment. Electricity is connected to the existing dwelling on the site and application can be made for the proposed new lots. There is sufficient area on site for the disposal of stormwater.
PO12 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	Part of the eastern boundary of the subject site is identified on Council's Overlay Map OM5 as including regulated vegetation. Future uses on the proposed lots can be setback from the mapped biodiversity area. The area of building exclusion associated with noise criteria requirements will ensure no development impact on the eastern boundary.
PO15 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.	The bushfire risk to built assets can be effectively managed at the design and construction phase through the application of AS3959-2018 and the BCA Vegetation management is associated with the State controlled road corridor - and there is limited existing vegetation
{OBJ OBJ}	{OBJ OBJ}

OTHER CATEGORISING INSTRUMENTS

Variation Approvals	The are no variation applications applicable to the subject site that varies the level of assessment or includes additional assessment benchmarks
Temporary Local Planning Instrument	The are no temporary local planning instruments applicable to the subject site that varies the level of assessment or includes additional assessment benchmarks.

OTHER MATTERS

Not applicable to this assessment for Code assessable development.

Delegated Authority

25 December 2030

CONSULTATION:**Referral Agencies**

The State Assessment and Referral Agency (SARA) was the co-ordinating authority for Concurrence Agency assessment and decision under the Planning Regulation 2017 as follows:

Agency reference	2207-30053 SRA
Trigger	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (Planning Regulation 2017) reconfiguring a lot within 25m of a state-controlled road corridor (Burnett Highway) AND Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 (Planning Regulation 2017) – Development application for reconfiguring a lot within 100m of a state-controlled intersection (Burnett Highway / Heights Road)
Response	Referral agency response – with conditions
Date	7 November 2022

The decision is to attach to the Council's decision herein.

Other Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	Council's Development Engineer provided comments in relation to Infrastructure Charges and engineering conditions.
Infrastructure Charges Unit	Council adopted the LGIP on 24 June 2019 which commenced on 1 July 2019. The types of development that may trigger the issuing of an infrastructure charges notice are: <ul style="list-style-type: none"> a) Reconfiguring a lot; b) Making a Material Change of Use; c) Carrying out Building Work. The property is within the Transport Network, and Parks and land for Community Facilities Network mapping and is therefore subject to relevant adopted charges. Refer to the Infrastructure Charges Notice attached as Attachment B (Stage 1) & Attachment C (Stage 2).

Delegated Authority

25 December 2030

CONCLUSION:

- The proposed lots meet the minimum requirements prescribed for the Rural Residential Zone, RR1 Precinct and no irregular shaped allotments are proposed.
- the proposed lots will have direct road frontage to a sealed road.
- Identified noise impacts can be managed through conditions of approval and the submitted recommendations of the TTM Noise impact assessment report section 7.
- There are no bushfire hazard risks identified to the creation of new lots that cannot be managed via future dwelling house construction requirements under the BCA and QDC
- The proposal is consistent with the zone, zone purpose and all relevant assessment benchmarks are assessed as being compliant or can be conditioned to be compliant and impacts on future development can be managed via conditions

RECOMMENDATION:

The Reconfiguration of a lot 1 into 7 lots over 2 stages on land at 31 Heights Road be approved subject to the conditions, approved reports, plans and the SARA referral agency response attached, and infrastructure charges notices be issued for the staging proposed.

Delegated Authority

25 December 2030

ATTACHMENTS

1. **Attachment A - Statement of Reasons**
2. **Attachment B - Infrastructure Charges Notice for Stage 1**
3. **Attachment C - Infrastructure Charges Notice for Stage 2**
4. **Attachment D - Referral Agency Response with Conditions**
5. **Attachment E - TTM Noise Impact Assessment**

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	Reconfiguring a lot – Development permit
Level of Assessment	Code
Application No	RAL22/0030
Name of Applicant	Blackbutt Central Pty Ltd C/- ONF Surveyors
Street Address	31 Heights Road Glan Devon
Real Property Address	Lot 5 RP 168645

On **1** October 2022 the above development was:

Approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

2. Assessment Benchmarks

The following benchmarks apply to this development:

- Rural Residential Zone Code
- Reconfiguring a lot Code
- Services and Works Code

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

INFRASTRUCTURE CHARGES NOTICE*(Section 119 of the Planning Act 2016)*

APPLICANT: C/- O'Reilly Nunn Favier - ONF Surveyors
PO Box 896
KINGAROY QLD 4610

APPLICATION: Reconfiguration of a Lot – Subdivision (1 lot into 7 lots) in Two Stages.

DATE: 19/10/2022

FILE REFERENCE: RAL22/0030 – Stage 1

AMOUNT OF THE LEVIED CHARGE: **\$4,419.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$2,410.00	Transport Network
\$2,009.00	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 5 RP 168645

SITE ADDRESS: 31 Heights Road
GLAN DEVON QLD 4615

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE:
(In accordance with the timing stated in Section 122 of the Planning Act 2016) Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.

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
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot – Stage 1 (2 lots)	2	allotments	\$2,410.00	CR Table 2.3	\$4,820.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lot	1	Allotment	\$2,410.00	CR Table 2.3	\$2,410.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot – Stage 1 (2 lots)	2	allotments	\$2,009.00	CR Table 2.3	\$4,018.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lot	1	Allotment	\$2,009.00	CR Table 2.3	\$2,009.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot – Stage 1 (2 lots)	\$0.00	\$0.00	\$2,410.00	\$2,009.00	\$0.00	\$4,419.00
Total	\$0.00	\$0.00	\$2,410.00	\$2,009.00	\$0.00	\$4,419.00

** 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

INFRASTRUCTURE CHARGES NOTICE*(Section 119 of the Planning Act 2016)*

APPLICANT:	C/- O'Reilly Nunn Favier - ONF Surveyors PO Box 896 KINGAROY QLD 4610	
APPLICATION:	Reconfiguration of a Lot – Subdivision (1 lot into 7 lots) in Two Stages.	
DATE:	19/10/2022	
FILE REFERENCE:	RAL22/0030 – Stage 2 (5 lots)	
AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	\$22,095.00	Total
	\$0.00	Water Supply Network
	\$0.00	Sewerage Network
	\$12,050.00	Transport Network
	\$10,045.00	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 5 RP 168645	
SITE ADDRESS:	31 Heights Road GLAN DEVON QLD 4615	
PAYABLE TO:	South Burnett Regional Council	
WHEN PAYABLE: <i>(In accordance with the timing stated in Section 122 of the Planning Act 2016)</i>	Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.	
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
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot – Stage 1 (2 lots)	5	allotments	\$2,410.00	CR Table 2.3	\$12,050.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	Allotment	-	-	\$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot – Stage 1 (2 lots)	2	allotments	\$10,045.00	CR Table 2.3	\$10,045.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	Allotment	-	-	\$0.00

Stormwater**Adopted Charges**

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot – Stage 1 (2 lots)	\$0.00	\$0.00	\$12,050.00	\$10,045.00	\$0.00	\$22,095.00
Total	\$0.00	\$0.00	\$12,050.00	\$10,045.00	\$0.00	\$22,095.00

* 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



Email Id: RFLG-1122-0015-6810

Document Set ID: 2963878
Version: 1, Version Date: 07/11/2022

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

RA6-N



SARA reference: 2207-30053 SRA
 Council reference: RAL22/0030
 Applicant reference: 10677K

7 November 2022

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

Dear Sir / Madam

SARA response—31 Heights Road, Glan Devon

(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 29 July 2022.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	7 November 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 Reconfiguring a lot – subdivision (1 lot into 7 lots) in two stages
SARA role:	Referral Agency.
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (Planning Regulation 2017) – Development application for

Page 1 of 6

Wide Bay Burnett regional office
 Level 1, 7 Takalvan Street, Bundaberg
 PO Box 979, Bundaberg QLD 4670

2207-30053 SRA

reconfiguring a lot within 25m of a state-controlled road corridor
(Burnett Highway)

Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1
(Planning Regulation 2017) – Development application for
reconfiguring a lot within 100m of a state-controlled intersection
(Burnett Highway / Heights Road)

SARA reference: 2207-30053 SRA
Assessment Manager: South Burnett Regional Council
Street address: 31 Heights Road, Glan Devon
Real property description: Lot 5 on RP168645
Applicant name: Blackbutt Central Pty Ltd
Applicant contact details: c/- ONF Surveyors
PO Box 896
Kingaroy QLD 4610
admin@onfsurveyors.com.au

Representations

An applicant may make representations to a concurrence 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 3307 6153 or via email WBBSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Luke Lankowski
Manager, Planning – Wide Bay Burnett

cc Blackbutt Central Pty Ltd
admin@onfsurveyors.com.au
Attn: Mr Chris Du Plessis

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions

2207-30053 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)

No.	Conditions	Condition timing
Reconfiguring a lot		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 and Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 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.	Direct access is not permitted between the Burnett Highway (Nanango - Goomeri) and the subject site.	At all times
2.	Noise attenuation measures to achieve the following maximum acoustic levels must be provided: (a) Outdoor spaces for passive recreation: (i) ≤ 57 dB(A) L_{10} (18 hour) free field (measured L_{90} (18 hour) free field between 6am and 12 midnight ≤ 45 dB(A)), or (ii) ≤ 60 dB(A) L_{10} (18 hour) free field (measured L_{90} (18 hour) free field between 6am and 12 midnight > 45 dB(A))	Prior to submitting the Plan of Survey to the local government for approval and to be maintained at all times

2207-30053 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) 3.0. If a word remains undefined it has its ordinary meaning.

2207-30053 SRA

Attachment 3—Reasons for referral agency response

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

The reasons for 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 does not create unacceptable:

- safety hazards for users of a state-controlled road;
- stormwater impacts on the state-controlled road; or
- worsening of the operating performance of a state-controlled road.

Conditions have been applied to ensure compliance with State Code 1 where applicable.

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 3.0)
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- *Human Rights Act 2019*

2207-30053 SRA

Attachment 4—Change representation provisions

(page left intentionally blank)



Noise Impact Assessment

Proposed Residential Subdivision

At 31 Heights Road, Glan Devon

On behalf of Blackbutt Central Pty Ltd

22BRA0116 R01_0





About TTM

For 40 years, we've been at the centre of the Australian development and infrastructure industry. Our unique combination of acoustics, data, traffic and waste services is fundamental to the success of any architectural or development project.

We have over 50 staff, with an unrivalled depth of experience. Our industry knowledge, technical expertise and commercial insight allow us to deliver an exceptional and reliable service.

T: (07) 3327 9500

F: (07) 3327 9501

E: ttmbris@ttmgroup.com.au



Revision Record

No.	Author	Reviewed/Approved	Description	Date
A	A Ashworth		Draft	14/10/2022
0	A Ashworth		Client Issue	17/10/2022



Executive Summary

TTM conducted a noise impact assessment of a proposed residential subdivision located at 31 Heights Road, Glan Devon. The assessment was based upon the State Development Assessment Provisions (SDAP) and Queensland Development Code (QDC) MP4.4.

Noise measurements were undertaken to establish the existing road traffic noise levels of Burnett Highway. Road traffic noise levels were assessed at the development considering a 10-year planning horizon and are predicted to comply with relevant SDAP outdoor passive recreation criteria with the inclusion of a recommended minimum dwelling setback of 10m from the eastern boundary of the site for all dwellings and outdoor recreational areas.

Currently the building treatment requirement ranges between QDC Noise Category 0 – 1 for ground and first floor, for lots 11, 12 and 13, dependent upon the location of the dwellings on the lots. All other residential lots are QDC Noise Category 0.

Compliance with road traffic noise requirements is predicted to be achieved based on the implementation of the recommendations outlined in Section 7 of this report.



Contents

1	Introduction	6
1.1	Background	6
1.2	References.....	6
1.3	Scope.....	6
2	Site Description	7
2.1	Site Location.....	7
2.2	Description of Surrounding Area.....	7
3	Proposed Development	8
3.1	Development Description.....	8
4	Measurements	9
4.1	Equipment.....	9
4.2	Unattended Noise Monitoring	9
4.3	Results of Measurements.....	10
4.3.1	Road Traffic Noise Levels.....	10
5	Noise Criteria.....	11
5.1	Road Traffic Noise	11
5.1.1	State Development Assessment Provisions.....	11
5.1.2	Queensland Development Code.....	12
6	Road Traffic Noise Assessment.....	13
6.1	Assessment Criteria.....	13
6.2	Traffic Volumes	13
6.3	Noise Model	13
6.3.1	Noise Modelling Parameters	13
6.3.2	Noise Model Verification.....	14
6.4	Predicted Road Traffic Noise Levels	14
7	Recommendations.....	18
7.1	Dwelling locations	18
7.2	Dwelling Treatments	18
8	Conclusion.....	22
	Appendix A Development Plans.....	23

Site: 31 Heights Road, Glan Devon

4

Reference: 22BRA0116 R01_0



Appendix B	Unattended Noise Monitoring Graphs	25
Appendix C	SoundPLAN Noise Modelling Outputs	28
Appendix D	Schedule 1 & 2 of QDC MP4.4.....	31
Appendix E	AADT Segment report – Site 30098.....	36

Table Index

Table 1: Measured Road Traffic Noise Levels	10
Table 2: Daily L ₉₀ Road Traffic Noise Levels for the Burnett Highway	10
Table 3: SDAP Noise Criteria – Road Traffic Noise	11
Table 4: (Table 2 from SDAP State Code 1) Maximum Free Field Acoustic Levels	11
Table 5: Road Traffic Noise Category Levels - QDC MP4.4 (Schedule 3)	12
Table 6: Traffic Volumes used in the Noise Model.....	13
Table 7: Noise Modelling Parameters	13
Table 8: Comparison between measured and modelled road traffic noise level.....	14
Table 9: QDC Noise Category Treatments.....	19
Table 10: QDC Noise Category Levels and Associated Sound Reduction Rating (R _w) Requirements for Habitable Rooms (QDC MP4.4 - Schedule 1)	20

Figure Index

Figure 1: Site Locality	7
Figure 2: Proposed Development Plan.....	8
Figure 3: Unattended Noise Monitoring Locations	9
Figure 4: Predicted Road Traffic Noise Levels Compared to SDAP Outdoor Criteria.....	15
Figure 5: Predicted Road Traffic Noise Levels – Ground Floor (Façade Corrected)	16
Figure 6: Predicted Road Traffic Noise Levels – First Floor (Façade Corrected).....	17
Figure 7: Recommended dwelling construction location.....	18
Figure 8: Ground floor - QDC MP4.4 Category 1 construction area.....	19
Figure 9: First floor - QDC MP4.4 Category 1 construction area	20



1 Introduction

1.1 Background

TTM was engaged by Blackbutt Central Pty Ltd to undertake a noise impact assessment of the proposed residential subdivision at 31 Heights Road, Glan Devon. This is in response to SARA information request item 1 (reference 2207-30053 SRA, dated 12 August 2022). This report will form part of the development application for consideration by State authorities.

1.2 References

This report is based on the following:

- SARA information request – reference 2207-30053 SRA, dated 12 August 2022
- State Development Assessment Provisions (SDAP) Version 3.0 – State Code 1
- Queensland Development Code (QDC) *MP4.4 – Buildings in a Transport Noise Corridor* (August 2015)
- Development plan shown in Appendix A.
- Site inspection, noise measurements, analysis and calculations conducted by TTM.

1.3 Scope

The assessment includes the following:

- Description of the site
- Measurement of existing road traffic noise levels
- Statement of assessment criteria relating to road traffic noise intrusion
- Assessment of road traffic noise onto the development
- Analysis of predicted noise levels
- Details of noise control recommendations to be incorporated to achieve predicted compliance.



2 Site Description

2.1 Site Location

The site is described by the following:

- 31 Heights Road, Glan Devon

The site locality is shown in Figure 1.

Figure 1: Site Locality



2.2 Description of Surrounding Area

The site is bound by Heights Road to the north, the Burnett Highway to the east and residential properties to the south and west. The current acoustic environment at the site and surrounding area is primarily comprised of road traffic noise from the Burnett Highway.

Site: 31 Heights Road, Glan Devon
Reference: 22BRA0116 R01_0

7



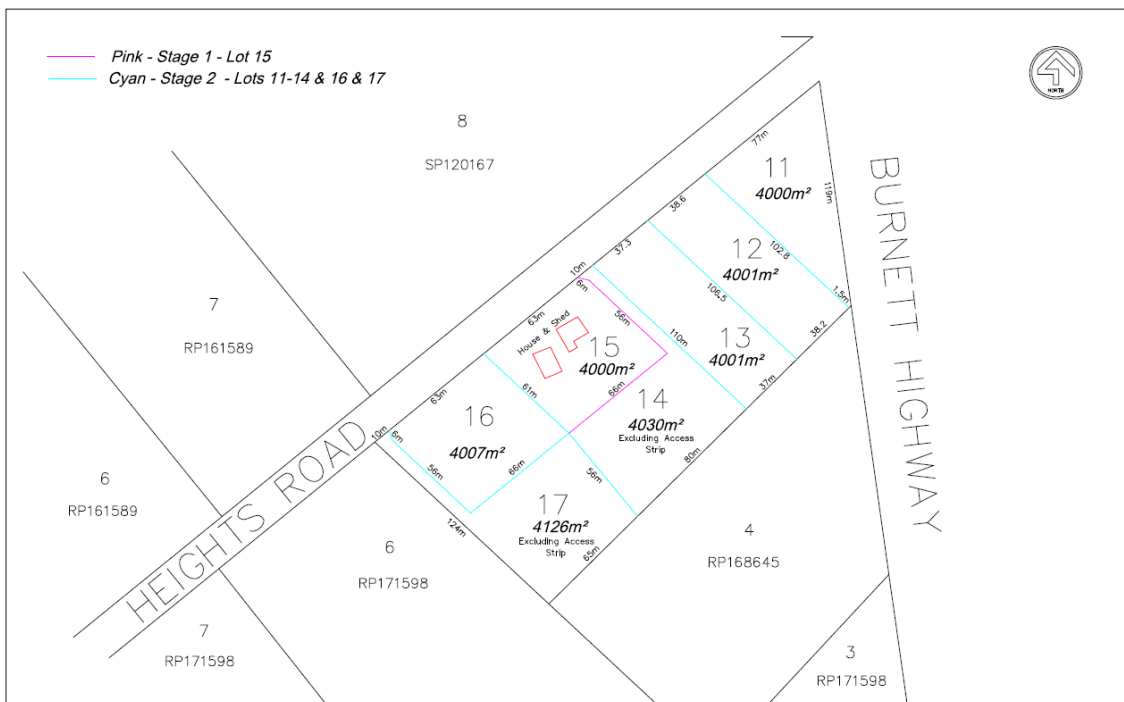
3 Proposed Development

3.1 Development Description

The proposal is to subdivide the site into residential lots. Access is proposed from Heights Road.

The development layout is shown in Figure 2. Other development plans are shown in Appendix A.

Figure 2: Proposed Development Plan



Site: 31 Heights Road, Glan Devon
 Reference: 22BRA0116 R01_0



4 Measurements

4.1 Equipment

The following equipment was used to measure existing noise levels:

- ARL EL316 environmental noise monitor (SN# 16-707-016)
- Norsonic Nor131 Sound Level Meter (SN# 1313158)
- RION Sound Calibrator type NC73 (SN# TTMNC73-01)

All equipment was calibrated by a National Association of Testing Authorities (NATA) accredited laboratory. The equipment was field calibrated before and after the measurement session. No significant drift from the reference signal was recorded.

4.2 Unattended Noise Monitoring

Unattended noise monitoring was conducted to establish the existing road traffic noise levels between Monday 3rd and Monday 10th October 2022. The noise monitor was placed as shown in Figure 3. The monitor was 10m from the nearest lane of the Burnett Highway. The microphone was approximately 1.4m above ground level.

Figure 3: Unattended Noise Monitoring Locations



Site: 31 Heights Road, Glan Devon
Reference: 22BRA0116 R01_0

9



The noise monitor was set to measure statistical noise levels in 'A'-weighting, 'Fast' response, over 1 hour intervals (Burnett Highway). Road traffic noise levels were measured in accordance with Australian Standard AS2702¹.

Weather during the monitoring period was generally fine, rain affected data was excluded with temperatures between 7-26°C (source: Bureau of Meteorology).

4.3 Results of Measurements

4.3.1 Road Traffic Noise Levels

Table 1 presents the measured road traffic noise levels at the unattended monitoring locations.

Table 1: Measured Road Traffic Noise Levels

Location	Road Traffic Noise Descriptor	Time Period	Measured Level, dB(A)
Burnett Highway	L _{A10,18 hr}	6am to midnight	67.7
	Noisiest day-time L _{Aeq,1 hour}	9am to 10am	69.5
	Noisiest night-time L _{Aeq,1 hour}	10pm to 11pm	63.3
	L _{90, 8 hour}	10pm to 6am	31.3
	L _{90, 18 hour}	6am to midnight	40.4

A breakdown of daily relevant L₉₀ road traffic noise levels for the Burnett Highway are provided in Table 2.

Table 2: Daily L₉₀ Road Traffic Noise Levels for the Burnett Highway

Date	L _{A90,8h} dB(A)	L _{A90,18h} dB(A)
07/03/2022	29.8	40.0
08/03/2022	29.4	40.3
09/03/2022	33.2	38.8
10/03/2022	32.6	42.5
Average	31.3	40.4

¹ Australian Standard AS2702:1984 *Acoustics – Methods for the measurement of road traffic noise*



5 Noise Criteria

5.1 Road Traffic Noise

The site is within the transport noise corridor of Burnett Highway (State-controlled road) and is required to be assessed in accordance with the State Development Assessment Provisions (SDAP) *State Code 1* and the *Queensland Development Code Part MP 4.4 (QDC)*.

5.1.1 State Development Assessment Provisions

The State Development Assessment Provisions *State Code 1: Development in a state-controlled road environment* outlines the external and internal noise criteria for residential uses. The noise assessment requirements are summarised in Table 3 below.

Table 3: SDAP Noise Criteria – Road Traffic Noise

Performance Outcomes	Acceptable Outcomes
<p>PO38 Reconfiguring a lot minimises free field noise intrusion from a state-controlled road.</p>	<p>AO38.1 Development provides noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: <ol style="list-style-type: none"> a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. <p>OR</p> <p>AO38.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p>

Table 4: (Table 2 from SDAP State Code 1) Maximum Free Field Acoustic Levels

Applicable Use	Acoustic Levels
2.1: Private open space for residential lots	a. ≤57 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight ≤45 dB(A))
2.2: Private open space for an accommodation activity (including lots created for a future accommodation activity)	OR b. ≤60 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight >45 dB(A))
2.3: Outdoor education areas and outdoor play areas in a childcare centre or educational establishment	≤63 dB(A) L10 (12 hour) free field (between 6am and 6pm)

As the measured L90 (18 hour) free field between 6am and 12 midnight is ≤45 dB(A), the acoustic assessment criteria is ≤57 dB(A) for the L10 (18 hour) free field.



5.1.2 Queensland Development Code

The Queensland Development Code Part MP 4.4 - 'Buildings in a Transport Noise Corridor' (QDC) specifies Noise Categories to ensure that habitable rooms of residential buildings are adequately protected from transport noise.

The Noise Categories list the minimum acoustic R_w ratings for each building component to comply with the indoor sound levels of AS2107². The triggers for each noise category are summarised in Table 5. Details regarding the noise categories and acceptable forms of construction can be found in Schedule 1 and 2 of the QDC.

Table 5: Road Traffic Noise Category Levels - QDC MP4.4 (Schedule 3)

Noise Category	Level of Transport Noise* $L_{A10, 18\text{Hour}}$ for State-Controlled Roads and Designated Local Government Roads
Category 4	≥ 73 dB(A)
Category 3	68 – 72 dB(A)
Category 2	63 – 67 dB(A)
Category 1	58 – 62 dB(A)
Category 0	≤ 57 dB(A)

*Measured at 1m from the façade of the proposed or existing building.

² Australian Standard AS2107:2016 *Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors*



6 Road Traffic Noise Assessment

An assessment of road traffic noise onto the proposed development was conducted to determine the acoustic treatment requirements for predicted compliance with relevant criteria.

6.1 Assessment Criteria

Based on the measured noise levels detailed in Section 4.3.1 and the criteria outlined in Section 5.1.1, the following external road traffic noise criteria were utilised:

- Outdoor passive recreation: An external noise level of 57 dB(A) $L_{A10,18hr}$ free-field

6.2 Traffic Volumes

Existing traffic volumes and growth rates for Burnett Highway were obtained from the Department of Transport and Main Roads (DTMR). The traffic volumes used in the noise model are presented in Table 6.

Table 6: Traffic Volumes used in the Noise Model

Road	Traffic Volumes (AADT)				Heavy Vehicles (%)	Avg. Growth Rate (%)
	2019	2021	2022	2032		
Burnett Highway (State-controlled)	1,619	1,787	1,813	2,100	30.3	1.48*

*TMR AADT growth rates as shown in Appendix E indicate incorrect traffic growth rates. Based on the 2009, 2014 and 2019 traffic volumes, the 2019 5 year growth rate is 1.47% and 2019 10 year growth rate is 1.48%.

The 18-hour traffic volumes used in the noise model are taken to be 95% of the AADT (Annual Average Daily Traffic).

Based on TTM traffic engineering advice and due to 2021 traffic volume exceeding the 2019 traffic volume, the 2022 and 2032 traffic volume forecasts are based on the 2021 traffic volumes and 2019 traffic growth rate. It should be noted compared to the LGIP growth rates for the area of 0.6%, this is a conservative estimate.

6.3 Noise Model

6.3.1 Noise Modelling Parameters

Road traffic noise predictions were conducted using 'SoundPLAN v8.2', a CoRTN based modelling program. The basis of the 'SoundPLAN' model is as follows:

Table 7: Noise Modelling Parameters

Description	Value
Noise modelling standard	CoRTN
Grid spacing (noise maps)	2m

Site: 31 Heights Road, Glan Devon

Reference: 22BRA0116 R01_0

13



Description	Value
Road surface type	Bitumen chip (5-10mm) seal (+1.8dB(A))
CoRTN correction for QLD roads (Except Pacific Motorway at Logan Motorway to Nerang)	-0.7dB(A) (free-field) -1.7dB(A) (1m in front of building façade)
Ground contours*	Natural ground contours (1m Digital Elevation Model) <i>Nanango_2012_Twn_SW_400000_7052000_1K_DEM_1m</i>
Burnett Highway speed limit	100km/h
Noise source height above grade	0.5m
Residential floor heights	2.8m
Receiver ground floor heights	1.8m above ground level
Receiver outdoor recreation height	1.5 m above ground level
Façade correction	+2.5dB(A)

*No significant earthworks are proposed for the residential subdivision

6.3.2 Noise Model Verification

To verify the road traffic noise model, the $L_{A10, 18 \text{ Hour}}$ noise level was modelled and compared to the measured level presented in Section 4.3.1. The SoundPLAN prediction is shown in Appendix C.

Table 8: Comparison between measured and modelled road traffic noise level

Logger Location	Measured $L_{A10, 18 \text{ Hour}}$	Predicted $L_{A10, 18 \text{ Hour}}$	Correction Applied
Burnett Highway	67.7	67.7	0

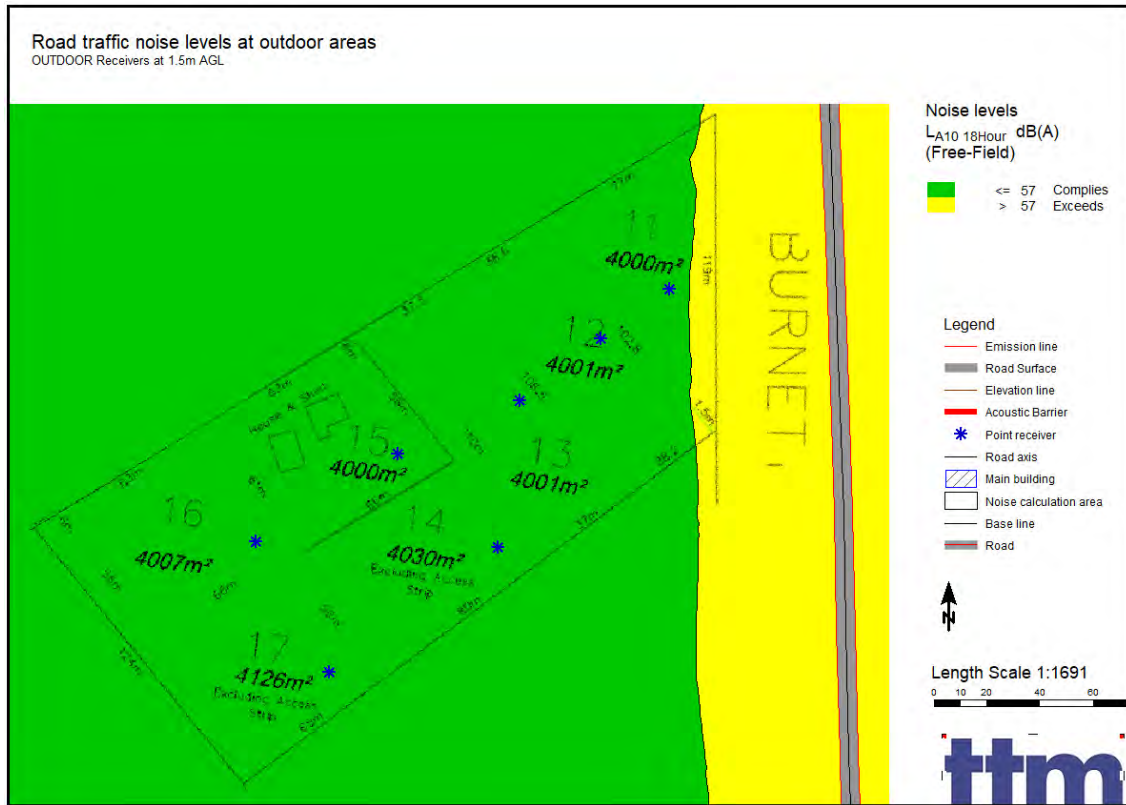
Modelling is adjusted to ensure predicted levels are not less than measured levels

6.4 Predicted Road Traffic Noise Levels

Modelling was conducted to determine the road traffic noise levels at the development in the 10-year planning horizon to 2032. Figure 4 presents the predicted road traffic noise levels compared to the SDAP outdoor passive recreation criteria for Burnett Highway.



Figure 4: Predicted Road Traffic Noise Levels Compared to SDAP Outdoor Criteria

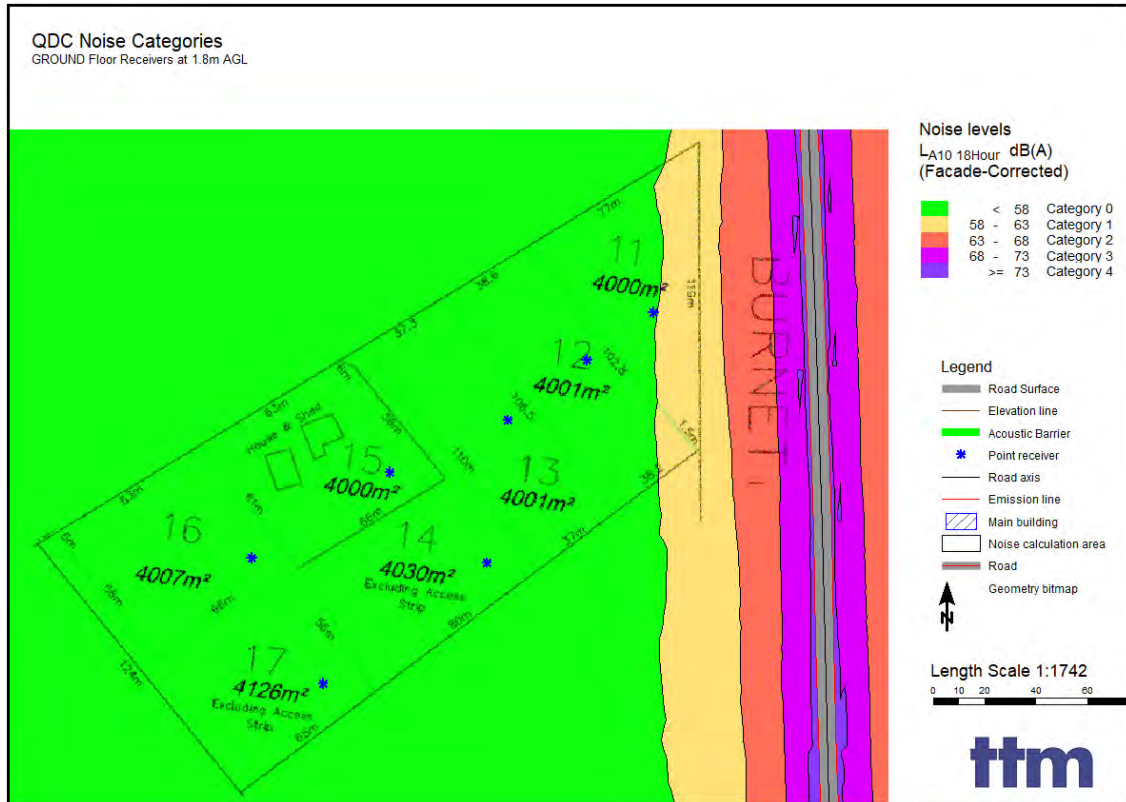


Noise modelling indicates that road traffic noise levels are predicted to exceed the outdoor passive recreation criteria for sections of lot 11 and lot 12. Due to the rural location, surroundings, and large lot sizes, it is not desired in this case to have an acoustic barrier.

It is recommended that a minimum setback of 10m from the eastern boundary of the site is required for future dwellings and outdoor recreational areas (patios) to achieve compliance with SDAP outdoor criteria. Details of the recommendations are provided in Section 7.



Figure 5: Predicted Road Traffic Noise Levels – Ground Floor (Façade Corrected)



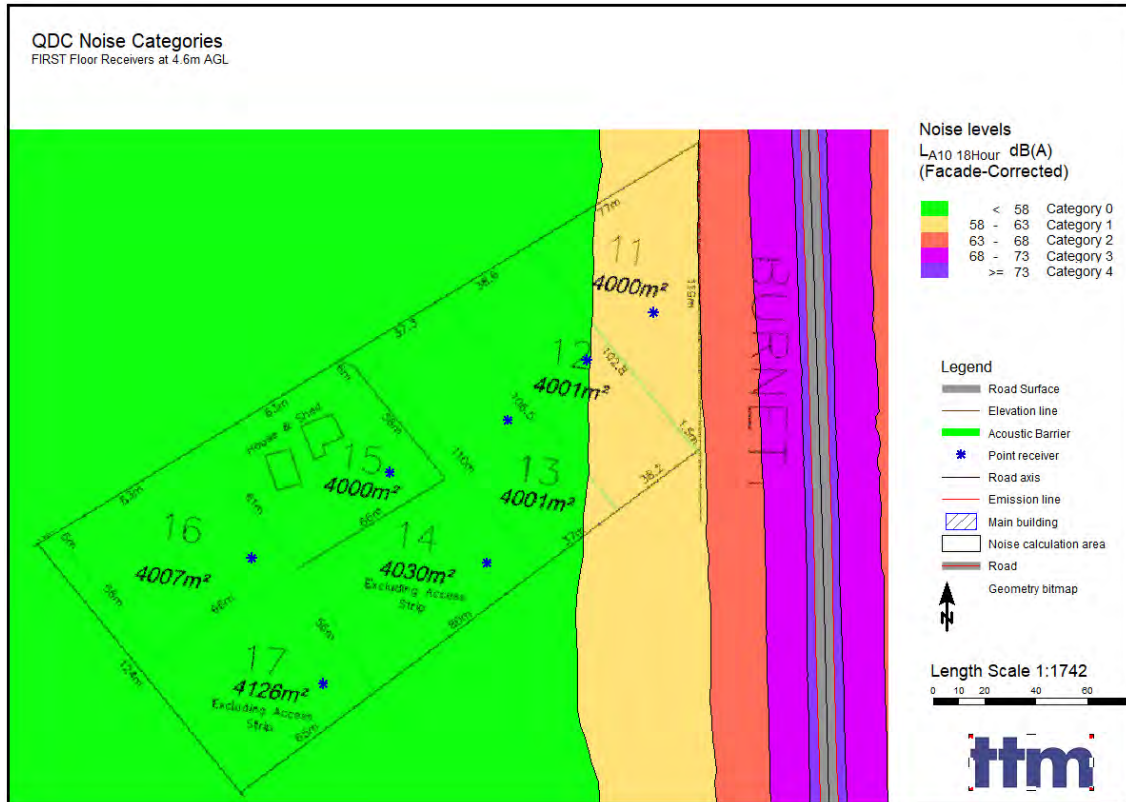
Dependent upon the location of the dwellings on the lots, the acoustic treatment requirements for future dwellings are QDC MP4.4 Noise Category 0 to 1 for the ground floor for Lot 11 and 12. All other residential lots are QDC Noise Category 0.

Any ground floor dwellings setback less than 18m from the eastern boundary of the site are required to be constructed to QDC MP4.4 Noise Category 1.

Details of dwelling location and construction requirements in accordance with the QDC are outlined in Section 7.



Figure 6: Predicted Road Traffic Noise Levels – First Floor (Façade Corrected)



Dependent upon the location of the dwellings on the lots, the acoustic treatment requirements for future dwellings are QDC MP4.4 Noise Category 0 to 1 for the first floor for Lots 11, 12 and 13. All other residential lots are QDC Noise Category 0.

Any first floor dwellings setback less than 45m from the eastern boundary of the site are required to be constructed to QDC MP4.4 Noise Category 1.

Details of dwelling location and construction requirements in accordance with the QDC are outlined in Section 7.



7 Recommendations

Compliance is predicted to be achieved provided the recommendations detailed below are incorporated into the development.

7.1 Dwelling locations

It is recommended that for lot 11 and lot 12, all dwellings and outdoor recreational areas are not constructed within 10m of the eastern boundary or corner of the lots as shown in Figure 7.

Figure 7: Recommended dwelling construction location



7.2 Dwelling Treatments

This section summarises the noise affected lots and associated acoustic treatment required for road traffic noise to achieve compliance with the Queensland Development Code (QDC) MP4.4 and AS2107 internal sound levels. For the purposes of the development application, the QDC provides a conservative design approach to the treatment of habitable rooms within dwellings.

In order to achieve the performance requirements of the QDC MP4.4, the external building envelope of habitable rooms must comply with the minimum R_w for each building component specified in Schedule 1 to achieve a minimum transport noise reduction level for the relevant noise category by either one of the following:



- a) Using materials specified in Schedule 2 of the QDC MP4.4;

OR

- b) Using materials with manufacturer’s specifications that, in combination, achieve the minimum R_w value for the relevant building component and applicable noise category.

For application of Point (b), possible alternative constructions can be determined by the glazier (for glazing) and construction manuals such as ‘The Red Book’ by CSR (for walls and roof/ceiling).

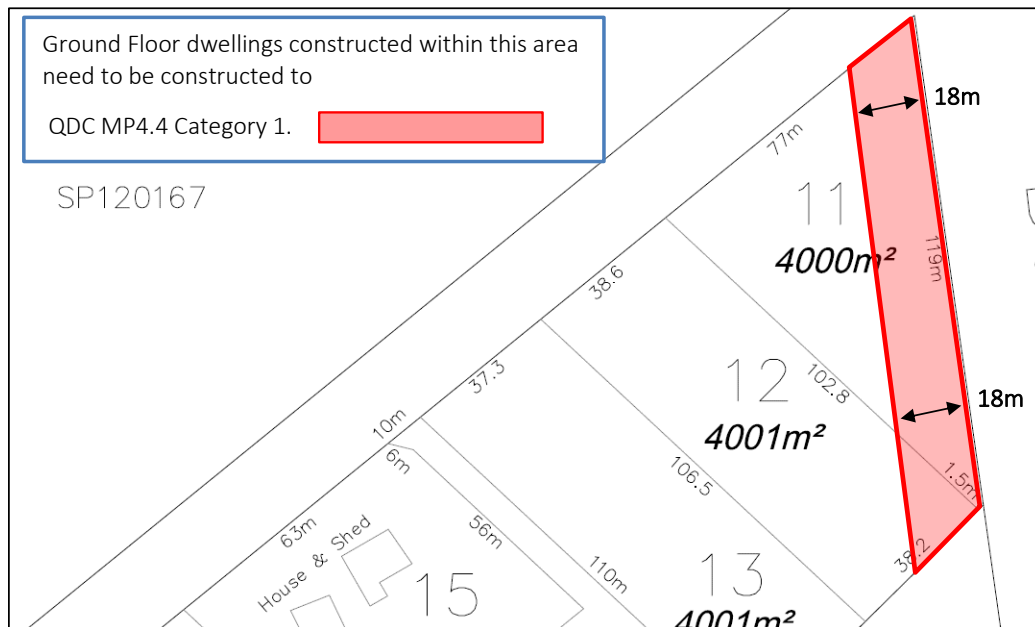
Table 9: QDC Noise Category Treatments

Lot Number	QDC Noise Category by Level	
	Ground	First Floor
11	0/1*	1
12	0/1*	0/1*
13	0	0/1*
14	0	0
15	0	0
16	0	0
17	0	0

* QDC noise category dependent upon location of dwelling

Any ground floor dwellings setback less than 18m from the eastern boundary of the site are required to be constructed to QDC MP4.4 Noise Category 1 as shown in Figure 8.

Figure 8: Ground floor - QDC MP4.4 Category 1 construction area

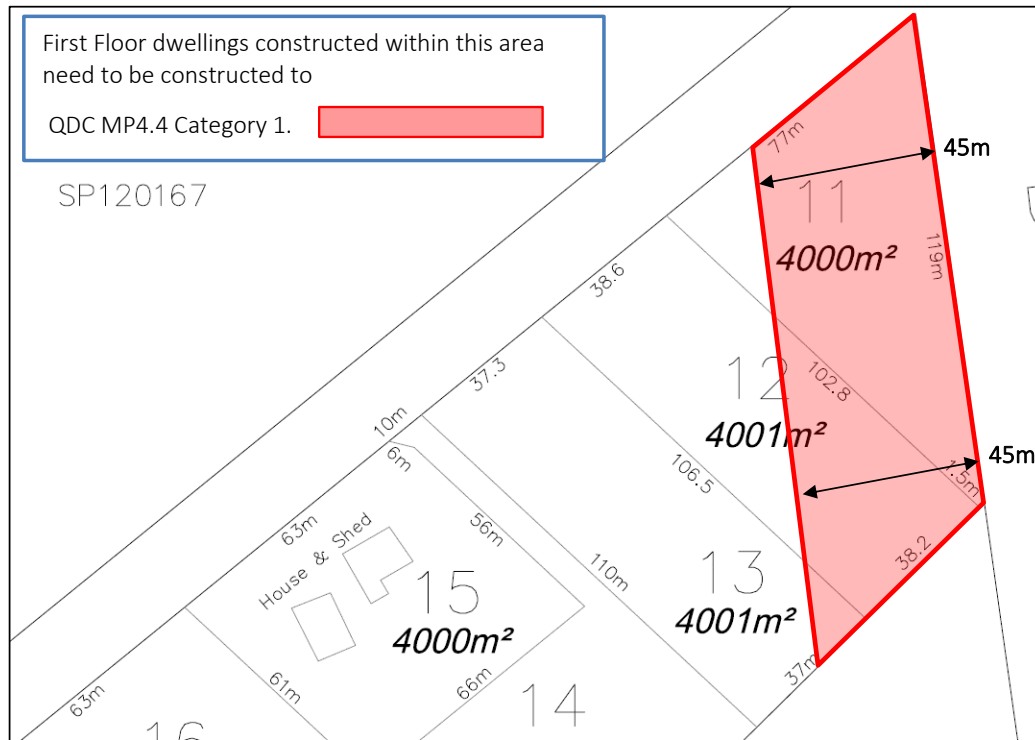


Site: 31 Heights Road, Glan Devon
Reference: 22BRA0116 R01_0



Any first floor dwellings setback less than 45m from the eastern boundary of the site are required to be constructed to QDC MP4.4 Noise Category 1 as shown in Figure 9.

Figure 9: First floor - QDC MP4.4 Category 1 construction area



Details regarding QDC noise categories and associated sound reduction rating (R_w) requirements for habitable rooms can be found within Schedule 1 of the QDC MP4.4. QDC Schedule 1 is summarised in Table 10.

Table 10: QDC Noise Category Levels and Associated Sound Reduction Rating (R_w) Requirements for Habitable Rooms (QDC MP4.4 - Schedule 1)

QDC Noise Category	Required Acoustic Rating (R_w) for Habitable Rooms			
	Glazing > 1.8m ² *	Glazing ≤ 1.8m ² *	External Walls	Roof and Ceiling
Category 4	R_w 43	R_w 43	R_w 52	R_w 45
Category 3	R_w 38	R_w 35	R_w 47	R_w 41
Category 2	R_w 35	R_w 32	R_w 41	R_w 38
Category 1	R_w 27	R_w 24	R_w 35	R_w 35
Category 0	None	None	None	None

*Total glazing area for room



QDC MP 4.4 Schedule 1 and 2 which includes acceptable forms of construction for each noise category is provided in Appendix D of this report.

Dwellings on noise affected lots may be constructed in accordance with the QDC noise category construction requirements for the nominated lot. However, as the QDC requirements are conservative and apply to all facades equally, we recommend an individual acoustic assessment be conducted (in accordance with AS3671 and AS2107) for each noise affected dwelling, once building plans are available, to optimise acoustic treatments for quality and cost savings. We would recommend this for QDC noise category 2 or higher.



8 Conclusion

A noise impact assessment was undertaken of the proposed residential subdivision located at 31 Heights Road, Glan Devon. Compliance with the State Development Assessment Provisions criteria and Queensland Development Code (QDC) MP4.4 outlined in Section 5 is predicted to be achieved based on the implementation of the recommendations outlined in Section 7 of this report.



Appendix A Development Plans

Site: 31 Heights Road, Glan Devon
Reference: 22BRA0116 R01_0

23

Document Set ID: 2956543
Version: 1, Version Date: 18/10/2022



Site: 31 Heights Road, Glan Devon
 Reference: 22BRA0116 R01_0

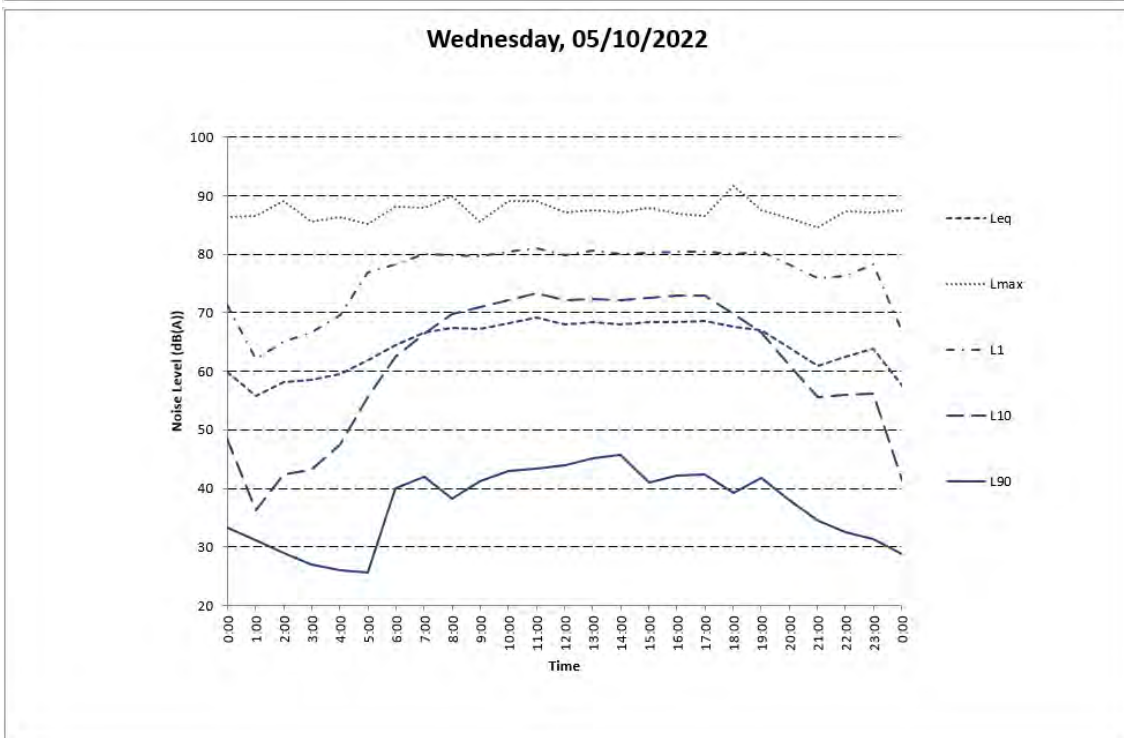
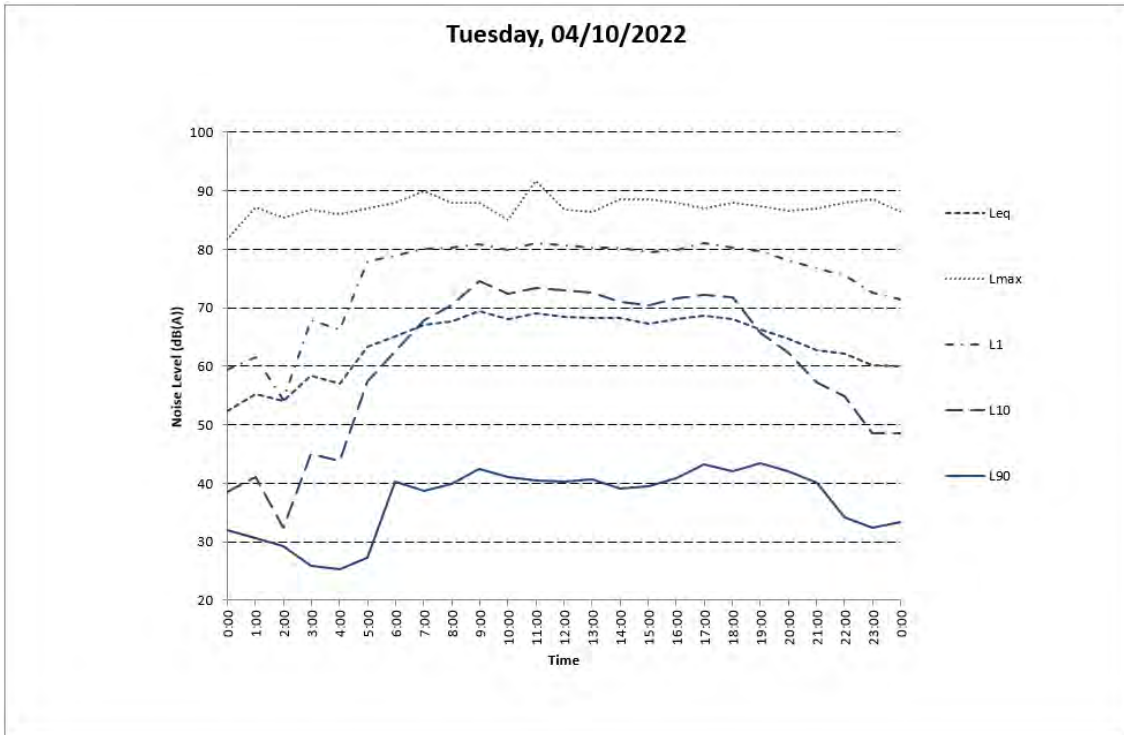


Appendix B Unattended Noise Monitoring Graphs

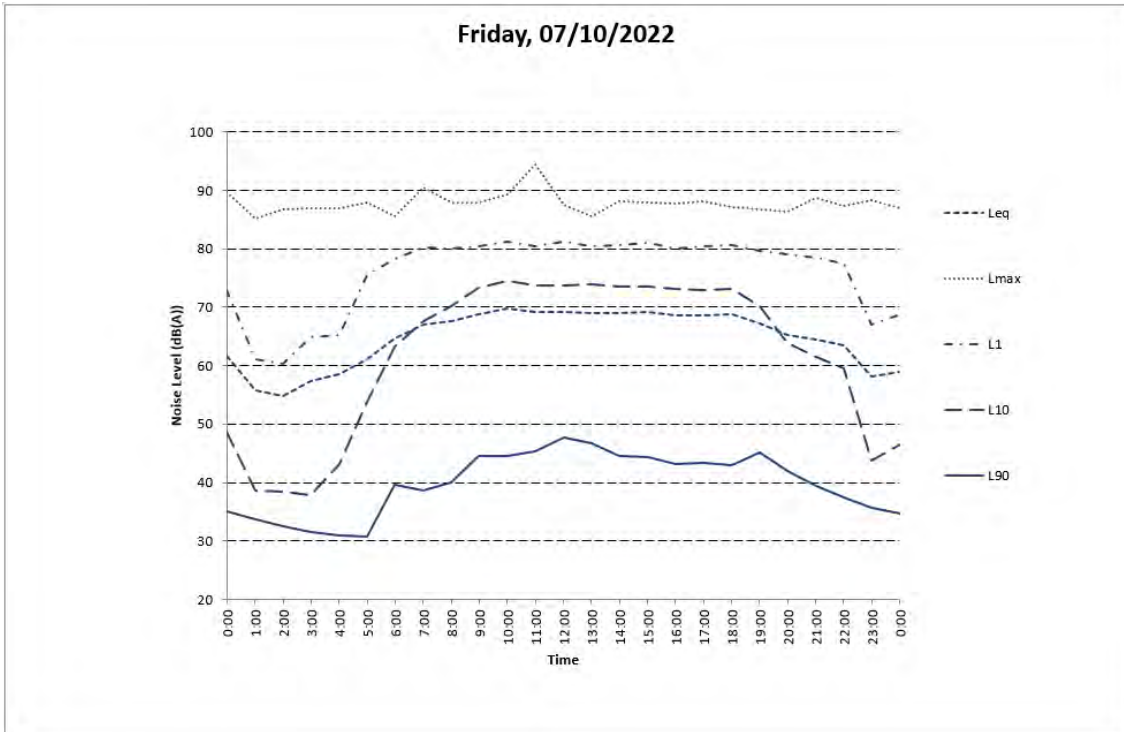
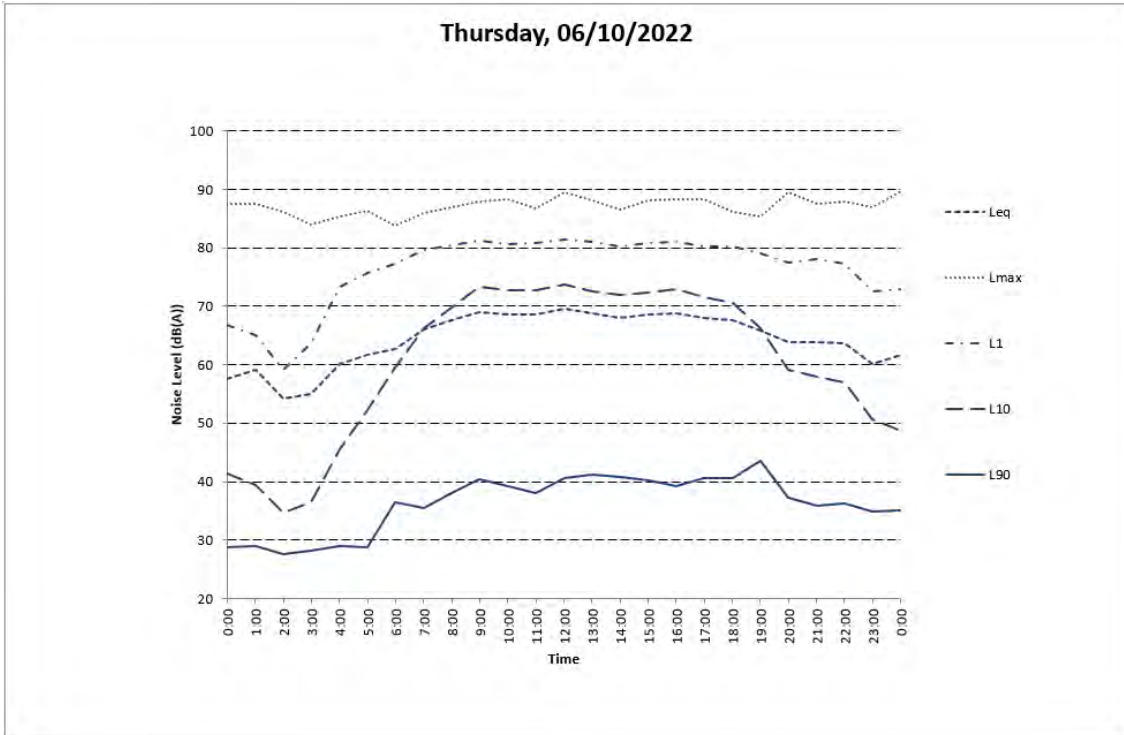
Site: 31 Heights Road, Glan Devon
Reference: 22BRA0116 R01_0

25

Document Set ID: 2956543
Version: 1, Version Date: 18/10/2022



Site: 31 Heights Road, Glan Devon
 Reference: 22BRA0116 R01_0



Site: 31 Heights Road, Glan Devon
 Reference: 22BRA0116 R01_0



Appendix C SoundPLAN Noise Modelling Outputs

Site: 31 Heights Road, Glan Devon
Reference: 22BRA0116 R01_0

28

Document Set ID: 2956543
Version: 1, Version Date: 18/10/2022



22BRA0116 31 Heights Road, Glan Devon						
Assessed Receiver RTN Levels - Prediction 2032 NO Acoustic Barrier						
SoundPlan v 8.2						
						State Controlled Road
Receiver	Floor	Building	L10(18h)	L10(18h)	Private Open Space	
		Pad	Free field	Facade Corrected	Criteria	QDC
		Level	dB(A)	dB(A)	60	Category
		m (AHD)			Free field	
Lot 11	GF	380.81	54.9	57.4	ok	0
Lot 11	F 1	380.81	57.4	59.9		1
Lot 12	GF	380.77	53.4	55.9	ok	0
Lot 12	F 1	380.77	55.4	57.9		0
Lot 13	GF	381.09	52	54.5	ok	0
Lot 13	F 1	381.09	53.5	56		0
Lot 14	GF	380.77	52.3	54.8	ok	0
Lot 14	F 1	380.77	53.4	55.9		0
Lot 15	GF	381.96	49.9	52.4	ok	0
Lot 15	F 1	381.96	51.2	53.7		0
Lot 16	GF	380.12	47	49.5	ok	0
Lot 16	F 1	380.12	48.5	51		0
Lot 17	GF	377.27	47.8	50.3	ok	0
Lot 17	F 1	377.27	49.3	51.8		0

Site: 31 Heights Road, Glan Devon

29

Reference: 22BRA0116 R01_0

Document Set ID: 2956543
Version: 1, Version Date: 18/10/2022



31 Heights Road, Glan Devon
RTN Assessment
"Verification 2022.sit"

Receiver	FI	L10(18h) Free-field dB(A)	
Logger (67.7dBA)	GF	67.7	

	TTM Consulting Pty Ltd	1
--	------------------------	---

SoundPLAN 8.2

Site: 31 Heights Road, Glan Devon
Reference: 22BRA0116 R01_0



Appendix D Schedule 1 & 2 of QDC MP4.4

Site: 31 Heights Road, Glan Devon
Reference: 22BRA0116 R01_0

31

Document Set ID: 2956543
Version: 1, Version Date: 18/10/2022



Schedule 1

Noise category	Minimum transport noise reduction (dB (A)) required for habitable rooms	Component of building's external envelope	Minimum R_w required for each component
Category 4	40	Glazing	43
		External walls	52
		Roof	45
		Floors	51
		Entry doors	35
Category 3	35	Glazing	38 (where total area of glazing for a habitable room is greater than 1.8m ²)
			35 (where total area of glazing for a habitable room is less than or equal to 1.8m ²)
		External walls	47
		Roof	41
		Floors	45
		Entry doors	33

Version 1.1 Page 7 Publication Date: 17 August 2015

Noise category	Minimum transport noise reduction (dB (A)) required for habitable rooms	Component of building's external envelope	Minimum R_w required for each component
Category 2	30	Glazing	35 (where total area of glazing for a habitable room is greater than 1.8m ²)
			32 (where total area of glazing for a habitable room is less than or equal to 1.8m ²)
		External walls	41
		Roof	38
		Floors	45
		Entry doors	33
Category 1	25	Glazing	27 (where total area of glazing for a habitable room is greater than 1.8m ²)
			24 (where total area of glazing for a habitable room is less than or equal to 1.8m ²)
		External walls	35
		Roof	35
Entry Doors	28		
Category 0	No additional acoustic treatment required - standard building assessment provisions apply.		

Version 1.1 Page 8 Publication Date: 17 August 2015

Site: 31 Heights Road, Glan Devon
Reference: 22BRA0116 R01_0



Schedule 2

Component of building's external envelope	Minimum R _w	Acceptable forms of construction
Glazing	43	Double glazing consisting of two panes of minimum 5mm thick glass with at least 100mm air gap and full perimeter <i>acoustically rated seals</i> .
	38	Minimum 14.38mm thick laminated glass, with full perimeter <i>acoustically rated seals</i> ; OR Double glazing consisting of one pane of minimum 5mm thick glass and one pane of minimum 8mm thick glass with at least 44mm air gap, and full perimeter <i>acoustically rated seals</i>
		35
	32	Minimum 6.38mm thick laminated glass with full perimeter <i>acoustically rated seals</i>
	27	Minimum 4mm thick glass with full perimeter <i>acoustically rated seals</i>
	24	Minimum 4mm thick glass with standard weather seals

Version 1.1 Page 9 Publication Date: 17 August 2015

Component of building's external envelope	Minimum R _w	Acceptable forms of construction
External walls	52	Two leaves of clay brick masonry, at least 270mm in total, with subfloor vents fitted with noise attenuators.
	47	Two leaves of clay brick masonry at least 110mm thick with (i) cavity not less than 50mm between leaves; and (ii) 50mm thick mineral insulation or 50mm thick glass wool insulation with a density of 11kg/m ³ or 50mm thick polyester insulation with a density of 20kg/m ³ in the cavity OR Two leaves of clay brick masonry at least 110mm thick with (i) cavity not less than 50mm between leaves; and (ii) at least 13mm thick cement render on each face OR Single leaf of clay brick masonry at least 110mm thick with: (i) a row of at least 70mm x 35mm timber studs or 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall, and (ii) Mineral insulation or glass wool insulation at least 50mm thick with a density of at least 11 kg/m ³ positioned between studs, and (iii) One layer of plasterboard at least 13mm thick fixed to outside face of studs. OR Single leaf of minimum 150mm thick masonry of hollow, dense concrete blocks, with mortar joints laid to prevent moisture bridging.

Version 1.1 Page 10 Publication Date: 17 August 2015

Site: 31 Heights Road, Glan Devon
Reference: 22BRA0116 R01_0



Component of building's external envelope	Minimum R _e	Acceptable forms of construction
	41	<p>Two leaves of clay brick masonry at least 110mm thick with cavity not less than 50mm between leaves</p> <p>OR</p> <p>Single leaf of clay brick masonry at least 110mm thick with:</p> <ul style="list-style-type: none"> (i) a row of at least 70mm x 35mm timber studs or 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and (ii) mineral insulation or glass wool insulation at least 50mm thick with a density of at least 11 kg/m³ positioned between studs, and (iii) One layer of plasterboard at least 10mm thick fixed to outside face of studs <p>OR</p> <p>Single leaf of brick masonry at least 110mm thick with at least 13mm thick render on each face</p> <p>OR</p> <p>Concrete brickwork at least 110mm thick</p> <p>OR</p> <p>In-situ concrete at least 100mm thick</p> <p>OR</p> <p>Precast concrete at least 100mm thick and without joints</p>

Version 1.1 Page 11 Publication Date: 17 August 2015

Component of building's external envelope	Minimum R _e	Acceptable forms of construction
	35	<p>Single leaf of clay brick masonry at least 110mm thick with:</p> <ul style="list-style-type: none"> (i) a row of at least 70mm x 35mm timber studs or 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and (ii) One layer of plasterboard at least 10mm thick fixed to outside face of studs <p>OR</p> <p>Minimum 6mm thick fibre cement sheeting or weatherboards or plank cladding externally, minimum 90mm deep timber stud or 92mm metal stud, standard plasterboard at least 13mm thick internally</p>
Roof	45	<p>Concrete or terracotta tile or sheet metal roof with sarking, <i>acoustically rated plasterboard</i> ceiling at least 13mm thick fixed to ceiling joists, cellulose fibre insulation at least 100mm thick with a density of at least 45kg/m³ in the cavity.</p> <p>OR</p> <p>Concrete or terracotta tile or sheet metal roof with sarking, 2 layers of <i>acoustically rated plasterboard</i> at least 16mm thick fixed to ceiling joists, glass wool insulation at least 50mm thick with a density of at least 11kg/m³ or polyester insulation at least 50mm thick with a density of at least 20kg/m³ in the cavity.</p>
	41	<p>Concrete or terracotta tile or metal sheet roof with sarking, plasterboard ceiling at least 10mm thick fixed to ceiling joists, glass wool insulation at least 50mm thick with a density of at least 11kg/m³ or polyester insulation at least 50mm thick with a density of at least 20kg/m³ in the cavity.</p> <p>OR</p> <p>Concrete suspended slab at least 100mm thick.</p>
	38	<p>Concrete or terracotta tile or metal sheet roof with sarking, plasterboard ceiling at least 10mm thick fixed to ceiling cavity, mineral insulation or glass wool insulation at least 50mm thick with a density of at least 11 kg/m³.</p>

Version 1.1 Page 12 Publication Date: 17 August 2015

Site: 31 Heights Road, Glan Devon
 Reference: 22BRA0116 R01_0



Component of building's external envelope	Minimum R _w	Acceptable forms of construction
	35	Concrete or terracotta tile or metal sheet roof with sarking, plasterboard ceiling at least 10mm thick fixed to ceiling cavity.
Floors	51	Concrete slab at least 150mm thick.
	45	Concrete slab at least 100mm thick OR Tongued and grooved boards at least 19mm thick with: (i) timber joists not less than 175mm x 50mm; and (ii) mineral insulation or glass wool insulation at least 75mm thick with a density of at least 11kg/m ³ positioned between joists and laid on plasterboard at least 10mm thick fixed to underside of joists; and (iii) mineral insulation or glass wool insulation at least 25mm thick with a density of at least 11kg/m ³ laid over entire floor, including tops of joists before flooring is laid; and (iv) secured to battens at least 75mm x 50mm; and (v) the assembled flooring laid over the joists, but not fixed to them, with battens lying between the joists.
Entry Doors	35	Solid core timber not less than 45mm thick, fixed so as to overlap the frame or rebate of the frame by not less than 10mm, with full perimeter <i>acoustically rated seals</i> .
	33	Fixed so as to overlap the frame or rebate of the frame by not less than 10mm, fitted with full perimeter <i>acoustically rated seals</i> and constructed of - (i) solid core, wood, particleboard or blockboard not less than 45mm thick; and/or (ii) acoustically laminated glass not less than 10.38mm thick.

Version 1.1 Page 13 Publication Date: 17 August 2015

Component of building's external envelope	Minimum R _w	Acceptable forms of construction
	28	Fixed so as to overlap the frame or rebate of the frame, constructed of - (i) Wood, particleboard or blockboard not less than 33mm thick; or (ii) Compressed fibre reinforced sheeting not less than 9mm thick; or (iii) Other suitable material with a mass per unit area not less than 24.4kg/m ² ; or (iv) Solid core timber door not less than 35mm thick fitted with full perimeter <i>acoustically rated seals</i> .

Version 1.1 Page 14 Publication Date: 17 August 2015



Appendix E AADT Segment report – Site 30098

Site: 31 Heights Road, Glan Devon
Reference: 22BRA0116 R01_0

36

Document Set ID: 2956543
Version: 1, Version Date: 18/10/2022



Site: 31 Heights Road, Glan Devon
Reference: 22BRA0116 R01_0

37

Document Set ID: 2956543
Version: 1, Version Date: 18/10/2022

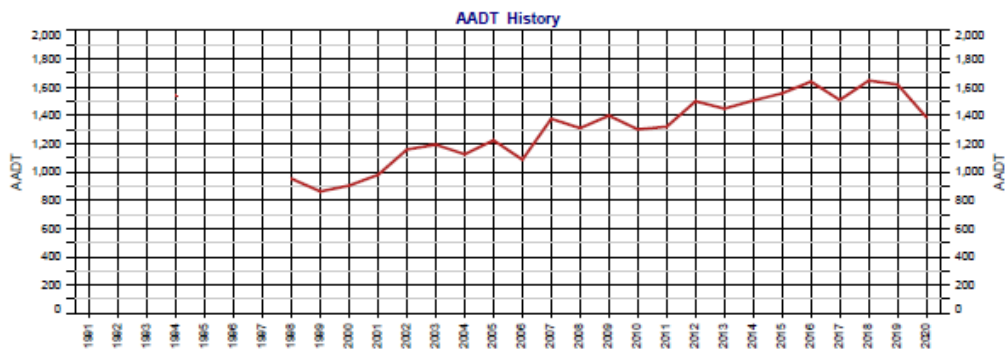


Traffic Analysis and Reporting System
Annual Volume Report

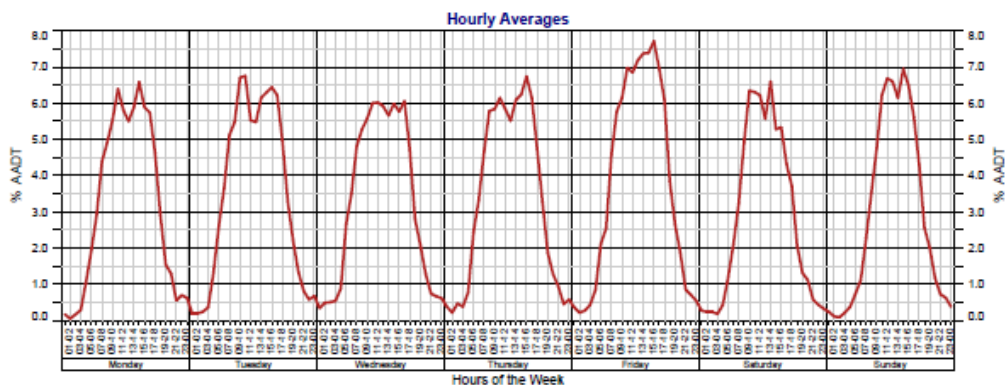
TARS

Page 2 of 3 (5 of 7)

Area	412 - Wide Bay/Burnett District	Year	2020	Growth last Year	-14.33%
Road Section	41A - BURNETT HIGHWAY (NANANGO - GOOMERI)	AADT	1,387	Growth last 5 Yrs	-3.56%
Site	30098 - Nanango side of Brisbane Gully sign 7.23	Avg Week Day	1,123	Growth last 10 Yrs	-0.60%
Thru Dist	8.2	Avg Weekend Day	957		
Type	C - Coverage				
Stream	TB - Bi-directional traffic flow				



Year	AADT	1-Year Growth	5-Year Growth	10-Year Growth
2020	1,387	-14.33%	-3.56%	-0.60%
2019	1,619	-1.64%	1.12%	1.80%
2018	1,646	9.08%	2.32%	2.37%
2017	1,509	-7.93%	0.11%	1.23%
2016	1,639	5.33%	3.76%	3.17%
2015	1,556	3.39%	3.40%	2.71%
2014	1,505	3.94%	2.56%	2.69%
2013	1,448	-3.47%	2.04%	2.36%
2012	1,500	13.64%	2.95%	3.14%
2011	1,320	1.46%	1.33%	1.90%
2010	1,301	-6.94%	1.41%	2.46%
2009	1,398	6.72%	4.59%	4.33%
2008	1,310	-4.80%	2.96%	3.78%
2007	1,376	26.59%	4.66%	
2006	1,087	-11.19%	-0.37%	
2005	1,224	8.80%	5.04%	
2004	1,125	-5.70%	4.65%	0.20%
2003	1,193	2.93%	6.92%	
2002	1,159	18.27%		
2001	980	8.41%		
2000	904	4.87%		
1999	862	-9.45%	-10.87%	
1998	952			
1997				
1996				
1995				
1994	1,537			
1993				
1992				
1991				



Site: 31 Heights Road, Glan Devon
Reference: 22BRA0116 R01_0

0.0 RECONFIGURING A LOT – BOUNDARY REALIGNMENT (6 LOTS INTO 4 LOTS) AT 12 ARTHUR STREET EAST, NANANGO (AND DESCRIBED AS LOT 2, 6 & 7, 8, 9 ON N 2317 AND LOT 161 ON N231) - APPLICANT: A & A BUCHHOLZ C/- ONF SURVEYORS

File Number: RAL22/0032
Author: Planning Officer
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER	<i>[Signature]</i>	7/12/22
GM	<i>[Signature]</i>	7/12/22
CEO	<i>Via Info Council</i>	7/12/22

PRECIS

Reconfiguring a Lot – Boundary Realignment (6 lots into 4 lots) at 12 Arthur Street East, Nanango (and described as Lot 2, 6 & 7, 8, 9 on N 2317 and Lot 161 on N231) - Applicant: A & A Buchholz C/- ONF Surveyors

SUMMARY

- Application for Reconfigure of a lot – Development Permit (Boundary Realignment);
 - o 6 Lots into 4 Lots
- Existing lots 2, 6 and 7 are located in the rural zone.
- Existing lots 8, 9 and 161 are located in the low impact industry zone.
- Existing allotment configuration is as follows:
 - o Existing lot 161 is 1.012 hectares;
 - o Existing lot 2 is 1.013 hectares;
 - o Existing lot 6 is 5,448m²;
 - o Existing lot 7 is 4,704m²;
 - o Existing lot 8 is 4,907m²;
 - o Existing lot 9 is 4,477m²;
- Proposed allotment configuration is as follows:
 - o Proposed lot 5 is 1.21 hectares;
 - o Proposed lot 6 is 3,718m²;
 - o Proposed lot 7 is 3,980m²;
 - o Proposed lot 8 is 2 hectares.
- Existing lots 2, 6, 7, 8 and 9 front an unconstructed road and therefore do not currently have lawful access.
- Proposed lot 8 is the amalgamation of existing lots 2, 6 and 7.
- The boundary realignment application will ensure that all allotments within the development have access to a formed road being Arthur Street.
- Boundary realignment applications are subject to **code assessment**.
- The development application is assessed against the relevant code of the South Burnett Regional Council Planning Scheme. Relevant codes including:
 - o Rural zone Code;
 - o Low impact industry zone;
 - o Reconfiguring a lot Code;
 - o Services and works Code.
- Council issued an information request in relation to creating lots zoned rural but intended for residential use, flood hazard constraints, proposed accesses and low impact industry zoned land.
- In response to the information request the applicant amended the proposal plan from 6 into 5 lots to 6 into 4 lots, amalgamating the lots zoned rural into 1.
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant codes or has been conditioned to comply (refer Attachment A – Statement of Reasons).
- Refer Attachment B – Infrastructure Charges Notice.

OFFICER'S RECOMMENDATION

That Council approve the Development Application for Reconfiguring a lot (Boundary realignment – 6 into 4 lots) located at 12 Arthur Street East, Nanango (and described as Lots 2, 6, 7, 8 and 9 on N2317 and Lot 161 on N231), subject to the following conditions.

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Ref no.	Rev	Date
Proposed Boundary Realignment	ONF Surveyors	10707P/3	-	11/10/2022

Amendments: Proposed Lot 5 is to gain access from Arthur Street East only. Remove the Scott Street access and access strip from Proposed Lot 5.

Within lot 8, survey and provide on the submitted plan of layout a defined building location envelope or asset protection zone that ensures a developable area free from all mapped flood and bushfire hazards.

GEN2. Amend the proposal plan in accordance with GEN1 and submit to Council for approval prior to the sealing of the survey plan.

GEN3. All works, including the repair or relation of services is to be completed at no cost to Council.

COMPLIANCE

GEN4. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

GEN5. Prior to sealing the Survey Plan the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the *Planning Act Regulation 2017*.

SURVEY MARKS

RAL1. Prior to the submission of the Survey Plan to Council, the applicant is to reinstate survey marks and install new survey marks in their correct position in accordance with the Survey Plan, and the work is to be certified in writing by a Licensed Surveyor.

NATURAL RESOURCE VALUATION FEES

RAL2. Payment of *Department of Natural Resources and Mines* valuation fee that will result from the issue of split valuations prior to Council sealing the Survey Plan. The contribution is currently assessed at \$144.00 (4 x \$48.00); however, the actual amount payable will be based on Council's Register of Regulatory & Cost-Recovery Fees and the rate applicable at the time of payment.

PROPERTY BOUNDARIES

RAL3. All existing on-site structure, dams and sewerage treatment facilities are to be relocated so as not to cross the proposed property boundary.

ENGINEERING WORKS

- ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's Development Manual and Standard Drawings, relevant Australian Standards, Codes of Practice, WBBROC Regional Standards Manual and relevant design manuals.
- ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

- ENG4. 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.
- ENG5. 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 damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG6. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG7. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).
- ENG8. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

WATER SUPPLY

- ENG9. Connect each lot to Council's reticulated water supply system.
- ENG10. Install a separate water service connection to each lot as per Council's standards.

SEWERAGE

- ENG11. Connect proposed lot 5 to Council's reticulated sewerage system.
- ENG12. Do not build works within 1.5 metres from the centre of any existing sewer pipe work or within the Zone of Influence, whichever is the greater (measured horizontally).
- ENG13. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.
- ENG14. Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site is provided for future maintenance/upgrade purposes.
- ENG15. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

ON-SITE WASTEWATER DISPOSAL

Ordinary Council Meeting Agenda

25 December 2030

ENG16. Future Dwellings on proposed lots 6, 7, and 8 must be connected to an on-site wastewater disposal system, in accordance with AS1547 and the Queensland Plumbing and Waste Water Code.

Timing: Prior to the issue of a Building Approval for a future Dwelling on the proposed lots.

Comment: Proposed lots 6, 7, and 8 will be removed from Council's sewer catchment area.

REDUNDANT CROSSOVERS

ENG17. Remove all redundant crossovers and reinstate the verge and any footpath to the standard immediately adjacent along the frontage of the site.

VEHICLE ACCESS

ENG18. For proposed lots 5, 6 and 7, construct a reinforced concrete driveway and crossover to Arthur Street East, to a Type A standard in accordance with IPWEAQ Standard Drawing No. R-051. Driveways can be constructed at grade with the existing table drain, or a culvert installed. If a culvert is installed, the size of the culvert and profile of the access shall be in accordance with SBRC Standard Drawing 00049.

ENG19. For proposed lot 8, design and construct a reinforced concrete driveway and crossover to Arthur Street East, in accordance with Council's Standard Drawing No. 00048. For the length of the access handle for proposed lot 8, construct a driveway comprising 100mm compacted gravel with a width of 4m.

ENG20. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

ROADWORKS AND PEDESTRIAN SAFETY

ENG21. Install signage for all works on or near roadways in accordance with the "Manual for Uniform Traffic Control Devices – Part 3, Works on Roads".

ENG22. Submit to Council, an application for any road or lane closures and ensure all conditions of that approval are complied with during construction of the works.

ENG23. Maintain safe pedestrian access along Council's footpaths at all times.

TELECOMMUNICATION

ENG24. Design and provide underground telecommunications to all lots within the development.

ENG25. Remove all redundant telecommunication connections and reinstate the land.

ELECTRICITY

ENG26. Design and provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.

ENG27. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.

SERVICES – EXISTING CONNECTIONS

ENG28. Ensure that all services provided to the existing house on proposed Lot 5 are wholly located within the lot(s) it serves.

EARTHWORKS – GENERAL

ENG29. Earthworks per site involving cut or fill greater than 1 metre in height and quantity of material greater than 50m³.

ENG30. Ensure that each lot is self-draining.

EROSION AND SEDIMENT CONTROL – GENERAL

Ordinary Council Meeting Agenda

25 December 2030

ENG31. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

ENG32. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

ADVICE

ADV1. The currency period for this development approval is two ^{12 months} ~~(2)~~ years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

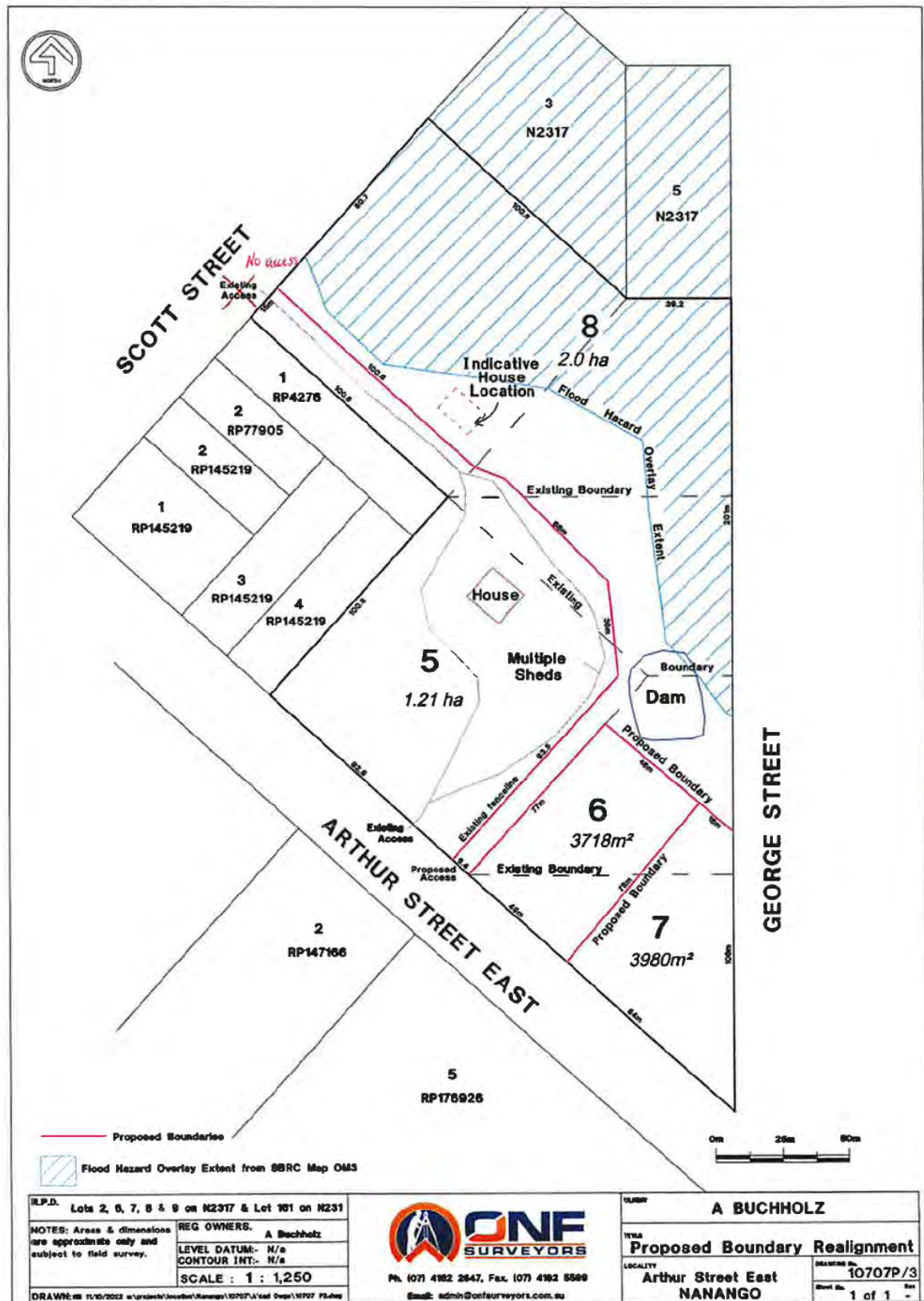
POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

PROPOSAL PLAN



ILP.D. Lots 2, 6, 7, 8 & 9 on N2317 & Lot 101 on N231

NOTES: Areas & dimensions are approximate only and subject to field survey.

REG OWNERS: A Buchholz

LEVEL DATUM:- N/A

CONTOUR INT:- N/A

SCALE : 1 : 1,250

DRAWN: 11/10/2022 at:\projects\survey\Nanango\10707P\A\vd Prop\10707_P3.dwg



ONE SURVEYORS

Ph. (07) 4982 2647, Fax. (07) 4982 6589

Email: admin@one-surveyors.com.au

CLIENT: A BUCHHOLZ

TITLE: Proposed Boundary Realignment

LOCALITY: Arthur Street East NANANGO

DRAWING No. 10707P/3

Sheet No. 1 of 1

Ordinary Council Meeting Agenda

25 December 2030

REPORT

The applicant seeks approval for a Reconfiguration of a lot for a development permit (6 lots into 5 lots).



APPLICATION SUMMARY	
Applicant:	A & A Buchholz C/- ONF Surveyors
Proposal:	Boundary Realignment
Properly Made Date:	23 August 2022
Street Address:	Scott Street & 12 Arthur Street East, Nanango
RP Description:	Lots 2, 6, 7, 8 & 9 on N2317 & Lot 161 N231
Assessment Type:	Code
Number of Submissions:	N/A
State Referral Agencies:	N/A
Referred Internal Specialists:	Development engineer

The following table describes the key development parameters for the proposal:

	DEVELOPMENT PARAMETERS
Number of Proposed Lots	6 Lots into 4 Lots
Size of Proposed Lots	Proposed Lot 5 is 1.21ha; Proposed Lot 6 is 3,718m ² ; Proposed Lot 7 is 3,980m ² ; Proposed Lot 8 is 2.0 ha.

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION	
Land Area:	Lot 2 = 1.013ha Lot 6 = 5448m ² Lot 7 = 4704m ² Lot 8 = 4907m ² Lot 9 = 4477m ² Lot 161 = 1.012ha
Existing Use of Land:	<ul style="list-style-type: none"> - Existing lots 2, 3, 6 and 7 are located in the rural zone. - Existing lots 8, 9 and 161 are located in the low impact industry zone. - Lot 161 on N231 contains a dwelling house and a number of sheds and outbuildings and is used for residential purposes. - Dam located across lots 7, 8 and 161.
Road Frontage:	Arthur Street and Scott Street
Easements	N/A
Significant Site Features:	<ul style="list-style-type: none"> - Flood hazard - Lots 8 and 9 include existing telecommunication and power infrastructure.

	<p>- Dam currently contained within lots 7, 8 and 161.</p> 
<p>Topography:</p>	
<p>Surrounding Land Uses:</p>	<p>Land Use</p>
<p>North</p>	<p>Vacant land, residential uses</p>
<p>South</p>	<p>Residential uses</p>
<p>East</p>	<p>Park and Sports Field</p>
<p>West</p>	<p>Residential uses and caravan park</p>
<p>Services:</p>	<p>Subject site is located within the reticulated water and sewer area. Stormwater, electricity and telecommunications available.</p>

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

- 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.

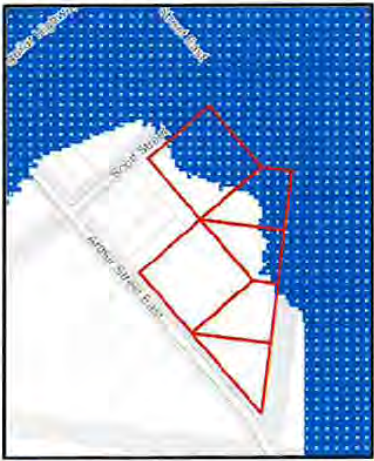
Assessment Benchmarks Pertaining to the Planning Regulation 2017

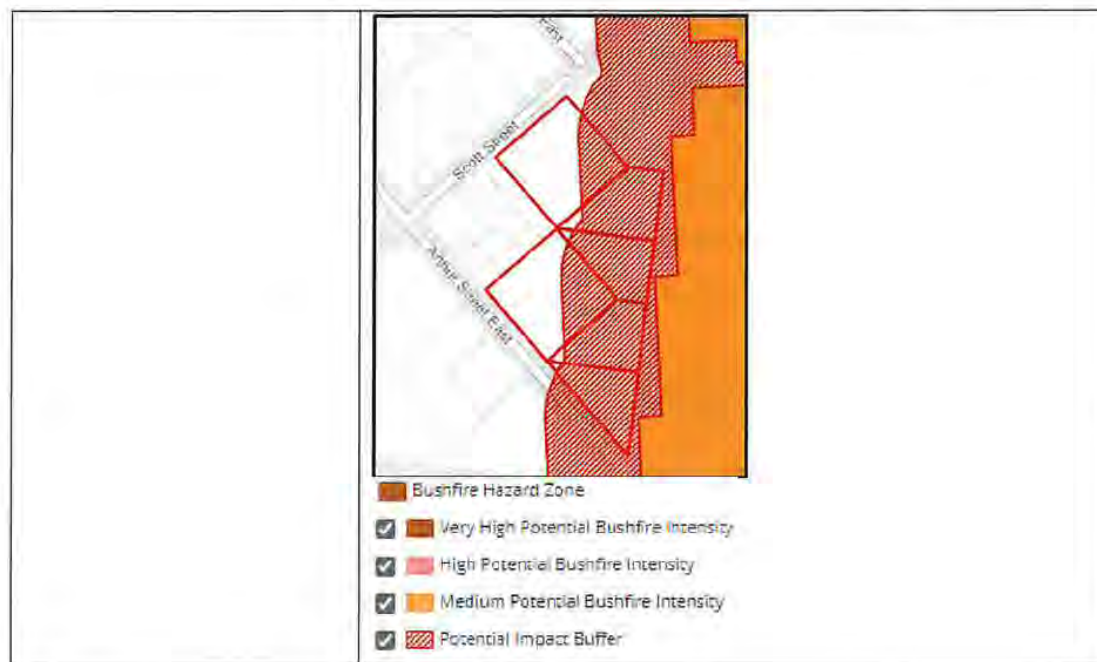
The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

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:	Urban
Zone:	Rural Low impact Industry
Precinct:	Nil
Assessment Benchmarks:	Rural zone Code Low Impact industry zone Code Reconfiguring a lot Code Services and works Code
Overlays	<p>Flood hazard</p>  <p>■ Flood Hazard Zone</p>
	Bushfire hazard



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 in the context of how the proposal meets the relevant performance outcome where it does not meet a relevant acceptable outcome.

The proposals assessment and key issues discussion

The application initially applied for a boundary realignment - 6 lots into 5 lots, creating 2 lots identified in the rural zone and affected by flood (being proposed lots 8 and 9).

The applicant was issued an information request concerning the following-

- The subject application whilst amalgamating lots, is creating a development outcome that intends to create additional developable land for indicated residential purposes on lots within the Rural zone (proposed lots 8 and 9 cancelling existing lots 2 on N2317, lot 6 on N2317 and lot 7 on N2317).
- Proposed lot 9 includes a new access to constructed road (Scott Street), and proposed Lot 8 form a new rear lot arrangement with an access handle proposed to Arthur Street with 8.4m width.
- Proposed lots 8 and 9 within the rural zone are subject to significant flood hazard mapping, constraining the proposed lots by more than half of the lots area.
- Whilst the existing lot sizes are not likely to achieve traditional rural land use purposes, in this case the rural zoning is used as a tool to regulate development of land subject to natural hazards and environmental constraints and is zoned as such to discourage infill urban development.

To address the zone, natural attributes, hazards mapping and need for urban utility the applicant was requested to submit a number of items, including:

- Hydraulic impact assessment;
- Bushfire hazard impact assessment;
- Vegetation survey and management plan;

Ordinary Council Meeting Agenda

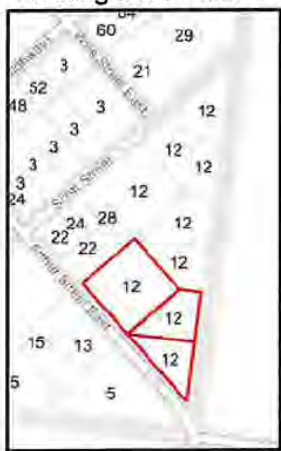
25 December 2030

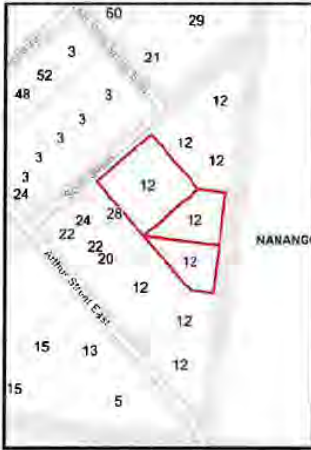
- Planning report responses addressing the Strategic framework and rural zone in context with its application in addressing constraints mapping;
- Civil services report; and
- A planning response demonstrating how the introduction of additional residential use adjoining industry zoned land will not compromise the intended use of low impact industry zoned land.

In the response to the Information Request the applicant advised that the telecommunications and power infrastructure through the site is redundant. All other information requested was not provided as the applicant appropriately amended the application in response to the information request to ensure the reconfigured lots within the Rural zone did not dissect the mapped hazards and created development areas that can avoid flood and bushfire hazard and risks.

It was recommended in the RFI to either remove the rural lots from the development proposal or rearrange the lots so that one single amalgamated lot is created in the rural zone that is burdened by flood hazard.

In response to the information request, the applicant amended the proposal plan to create only one allotment within the rural zone as recommended in the RFI. The amalgamated lot is proposed as Lot 8 which will gain access from Arthur Street via an access strip.

PERFORMANCE OUTCOME	DISCUSSION
LOW IMPACT INDUSTRY ZONE CODE	
The Low impact industry zone code has been reviewed and the proposal is considered to comply with the relevant assessment benchmarks.	
*Existing lots identified in the Low impact industry zone.	
	
RURAL ZONE CODE	
PO2 Development does not jeopardise the rural production capacity of the zone.	The proposal does not comply with AO2.1, AO2.2, AO2.3 and AO2.4. The performance outcome is therefore applicable and addressed as follows. <i>Development resulting in lots less than the minimum size in Table 8.4.2 satisfying outcomes –</i> AO2.1 The proposal is necessary for the efficient production and processing of crop grown in the area. Or

<p>*Lots identified in the rural zone.</p> 	<p>AO2.2 <i>The proposal provides an alternate productive rural activity that supports regionally significant industry.</i> Or AO2.3 <i>An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that....</i> And AO2.4 <i>Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</i></p> <p>Existing lots 2, 6 and 7 are identified in the rural zone. The amalgamation of these lots being Proposed Lot 8 is a total of 2ha.</p> <p>The existing lot sizes are not likely to achieve traditional rural land use purposes and in this case the rural zoning is used as a tool to regulate development of land subject to natural hazards and environmental constraints and is zoned as such to discourage infill urban development. The rural zone responds to land constraints and attributes and does not seek to promote urban infill development.</p> <p>In response to Council's information request the applicant amalgamated all of the allotments identified in the rural zone and subject to flood hazard into 1 allotment rather than 2. This change increases the useability of the site and area available outside of the flood hazard for use.</p>
<p>PO28 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>Existing lots 2, 6 and 7 are affected by the flood hazard overlay. The proposed boundary realignment involves the amalgamation of the above-mentioned allotments, whereby the proposed lot configuration allows sufficient area outside of the flood hazard to accommodate the intended land use.</p>
<p>RECONFIGURING A LOT CODE</p>	
<p>The Reconfiguring a lot code has been reviewed and the proposal is considered to comply with the relevant assessment benchmarks.</p> <p>Overall, the proposed boundary realignment is considered to improve the utility of the lots; access is provided to lots which previously had no access, the dam is contained wholly within one allotment and the allotments zoned rural and affected by flood hazard have been amalgamated into one allotment.</p> <p>Proposed lot 8 (2ha) is affected by the flood hazard overlay, however, is sufficient size to accommodate the intended land use outside of the area identified as flood hazard.</p>	
<p>SERVICES AND WORKS CODE</p>	
<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 functional and readily augmented. 	<p>The proposal does not comply with AO5.1 and AO5.2. The performance outcome is therefore applicable and addressed as follows.</p> <p>AO5.1 <i>Except in the Rural zone, all development occurs on a site with frontage to a sealed road.</i> And</p>

Ordinary Council Meeting Agenda

25 December 2030

	<p><i>AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</i></p> <ul style="list-style-type: none"> ✓ Scott Street is not bitumen sealed. ✓ Arthur Street East is bitumen sealed. <p>The proposal plan indicates that proposed Lot 5 (identified in the low impact industry zone) will gain access from both Scott Street and Arthur Street East.</p> <p>Arthur Street East is the primary road frontage of Proposed Lot 5; therefore it is recommended that the proposal plan be amended to cancel the access from Scott Street. This change will also increase the land available outside of the flood hazard area within proposed lot 8.</p> <p>It is recommended that proposed lot 8 (rural zone) will gain access from Arthur Street East via an access strip as proposed by the applicant.</p> <p><u>Access standards:</u></p> <p>The proposed lots fronting Arthur St East are zoned Low Impact Industry, and normally road upgrade conditions would be applied to reflect an industrial standards (road widening, kerb & channel etc). However, the industrial zoning of these lots appear to be a legacy zoning, and not part of a larger industrial area. Hence it is considered suitable that industrial standard road upgrades are not required. Additionally, it can be problematic to try and construct a short length of urban standard to what is essentially a rural road environment with table drains. As these lots can be used for industrial purposes, the access have been conditioned to an industrial standard and is deemed a suitable overall outcome for the road requirements.</p>
--	---

Local Categorising Instrument - Variation Approval

Not applicable.

Local Categorising Instrument - Temporary Local Planning Instrument

Not applicable.

Other Relevant Matters

Not applicable.

Locality Plan



Figure 1 - Aerial Image (Source: Qld Globe)

Aerial Plan

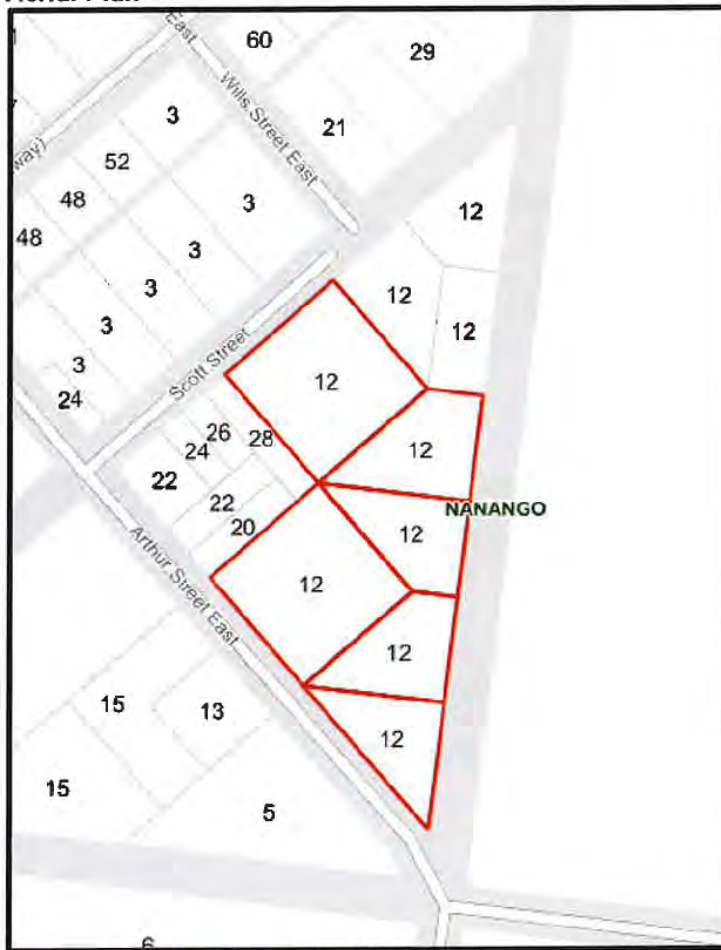


Figure 2 - Locality Plan (Source: IntraMaps)

CONSULTATION:**Referral Agencies**

Not applicable.

Other Referrals

INTERNAL SPECIALIST	REFERRAL	REFERRAL / RESPONSE
Development Engineer		Development Engineer reviewed application and provided conditions and Infrastructure Charges Notice.
Infrastructure Charges Unit		Refer Attachment B – Infrastructure Charges Notice.

CONCLUSION:

The proposed development has been assessed with regard to the applicable assessment benchmarks as identified within the report. The proposal generally complies with the Assessment Benchmarks of the Rural zone code, Low Impact Industry Zone, Reconfiguring a lot code and Services and works code within the South Burnett Regional Council Planning Scheme or has been conditioned to comply.

Overall, the proposed boundary realignment will improve the utility of the allotments. It is recommended that this application for a Boundary Realignment (6 into 4 lots) at 12 Arthur Street East, Nanango (and described as Lots 2, 6, 7, 8 and 9 on N2317 and Lot 161 on N231) be approved subject to reasonable and relevant conditions pursuant to Section 60 of the *Planning Act 2016*.

ATTACHMENTS

- 1. Attachment A - Statement of Reasons**
- 2. Attachment B - Infrastructure Charges Notice**

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	Reconfiguring a lot – Development permit
Level of Assessment	Code
Application No	RAL22/0032
Name of Applicant	A & A Buchholz C/- ONF Surveyors
Street Address	12 Arthur Street East, Nanango
Real Property Address	Lot 2, 6, 7, 8 and 9 on N2317 Lot 161 on N231

On 7 December 2022 the above development was:

Approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposal does not introduce any additional lots;
- The utility of the lots will be improved;
- The outcome is a preferable to the current allotment configuration;
- There is sufficient area within Proposed lot 8 outside of the flood hazard area to accommodate the intended land use.

2. Assessment Benchmarks

The following benchmarks apply to this development:

- Reconfiguring a lot code
- Rural zone code
- Low Impact Industry zone Code
- Services and works code

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

INFRASTRUCTURE CHARGES NOTICE*(Section 119 of the Planning Act 2016)*

APPLICANT: A & A Buchholz
 CI- O'Reilly Nunn Favier - ONF Surveyors
 PO Box 896
 KINGAROY QLD 4610

APPLICATION: Reconfiguring a Lot – Boundary Realignment of 6 lots into 4 lots

DATE: 07/12/2022

FILE REFERENCE: RAL22/0032

AMOUNT OF THE LEVIED CHARGE: **\$0.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$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 161 N231 & Lot 2,6,7,8 & 9 N2317.

SITE ADDRESS: 12 Arthur St East, Nanango

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.
(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
Reconfiguring a Lot (Non Residential)	3	allotments	\$9,842.00	CR Table 2.3	\$29,526.00
Reconfiguring a Lot (Residential)	1	allotments	\$9,842.00	CR Table 2.3	\$9,842.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Reconfiguring a Lot (Low Impact Industry)	3	allotments	\$9,842.00	CR Table 2.3	\$29,526.00
Reconfiguring a Lot (Rural)	3	allotments	\$9,842.00	CR Table 2.3	\$29,526.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (Non Residential)	1	allotments	\$5,423.00	CR Table 2.3	\$5,423.00
Reconfiguring a Lot (Residential/ Non residential)	3	allotments	\$0.00	CR Table 2.3	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Reconfiguring a Lot (Low Impact Industry)	3	allotments	\$5,423.00	CR Table 2.3	\$16,269.00
Reconfiguring a Lot (Rural)	3	allotments	\$5,423.00	CR Table 2.3	\$16,269.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
-------------------------	-----------------	------------------	-------------	-----------	--------

Reconfiguring a Lot (Non Residential)	3	allotments	\$4,419.00	CR Table 2.3	\$13,257.00
Reconfiguring a Lot (Residential)	1	allotments	\$2,410.00	CR Table 2.3	\$1,410.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Reconfiguring a Lot (Low Impact Industry)	3	allotments	\$4,419.00	CR Table 2.3	\$13,257.00
Reconfiguring a Lot (Rural)	3	allotments	\$2,410.00	CR Table 2.3	\$7,230.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (Non Residential)	3	allotments	\$0.00	CR Table 2.3	\$0.00
Reconfiguring a Lot (Residential)	1	allotments	\$2,009.00	CR Table 2.3	\$2,009.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Reconfiguring a Lot (Low Impact Industry)	3	allotments	\$0.00	CR Table 2.3	\$0.00
Reconfiguring a Lot (Rural)	3	allotments	\$2,009.00	CR Table 2.3	\$6,027.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (Non Residential)	3	allotments	\$401.00	CR Table 2.3	\$1,203.00
Reconfiguring a Lot (Residential)	1	allotments	\$401.00	CR Table 2.3	\$401.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
-------------	-----------------	------------------	---------------	-----------	--------

Reconfiguring a Lot (Low Impact Industry)	3	allotments	\$401.00	CR Table 2.3	\$1,203.00
Reconfiguring a Lot (Rural)	3	allotments	\$401.00	CR Table 2.3	\$1,203.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (6 into 4)	\$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

Delegated Authority

Date:

0.0 RECONFIGURATION OF A LOT - BOUNDARY REALIGNMENT (2 LOTS INTO 2 LOTS) AT 362 & 769 MONDURE WHEATLANDS ROAD, MONDURE (AND DESCRIBED AS LOT 33 ON FY739 & LOT 33 ON RP2774) - APPLICANT: C WEIER C/- ONF SURVEYORS

File Number: RAL22/0034
Author: Senior Planning Officer
Authoriser: Chief Executive Officer

PRECIS

Reconfiguration of a lot - Boundary Realignment (2 lots into 2 lots) at 362 & 769 Mondure Wheatlands Road, Mondure (and described as Lot 33 on FY739 & Lot 33 on RP2774) - Applicant: C Weier C/- ONF Surveyors

SUMMARY

- Application for Reconfigure a lot –Development Permit (Boundary Realignment);
 - o 2 Lots into 2 Lots
- Subject site located in the Rural under the South Burnett Regional Council Planning Scheme
- Lot configuration as follows:
 - o Lot 33 FY739 = 68.943 ha
 - o Lot 33 RP27674 = 36.988 ha
- Boundary Realignment development applications are subject to code assessment
- The development application is assessed against the relevant code of the South Burnett Regional Council Planning Scheme. Relevant codes including:
 - o Rural Zone Code
 - o Reconfiguring a Lot Code
 - o Services & Works Code.
- Council issued an Information request in regard to:
 - o Planning grounds for creating lots less than 100ha
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant codes or has been conditioned to comply (refer Attachment A – Statement of Reasons)
- Application recommended for approval subject to reasonable and relevant conditions

OFFICER'S RECOMMENDATION

That Council approve the Reconfiguring a lot – development permit (boundary realignment) - Lot 33 FY739 and Lot 33 RP27674 – Applicant: C Weier – RAL22/0034 subject to the following conditions:

GENERAL

The development must be carried out generally in accordance with the Boundary Realignment Plan 769 Mondure Wheatlands Rd Mondure prepared by ONF Surveys, Plan 10831P/1

GEN1. The development must be completed and maintained in accordance with the approved plans and documents and conditions to this development approval:

Drawing Title	Prepared by	Ref no.	Revision	Date
Proposed Boundary Realignment	ONF Surveys	10831P/1	-	

DEVELOPMENT PERIOD - RAL

GEN2. The currency period for this development approval for reconfiguring a lot is twelve (12) months after the development approval starts to have effect. The development

Delegated Authority

Date:

approval will lapse unless the survey plan for all works and stages required to be given to Council for approval is provided within this period.

RAL GENERAL

RAL1. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

RAL2. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

RAL3. Prior to sealing the Plan of Survey, the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the *Planning Act Regulation 2017*.

RAL4. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.

VALUATION FEES

RAL5. Payment of Department of Natural Resources, Mines and Energy valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$48.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

ENGINEERING WORKS

ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.

ENG2. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

ENG3. 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.

ENG4. 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 damages immediately upon completion of works associated with the development.

TELECOMMUNICATION

ENG5. Provide telecommunications to all lots within the development.

ELECTRICITY

ENG6. Provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.

Delegated Authority

Date:

ADVICE

DEVELOPER INCENTIVE

ADV1. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2023. Eligible development under this scheme is required to be completed by 31 December 2023.

For further information or application form please refer to the rules and procedures available on Council's website.

HERITAGE

ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

APPEAL RIGHTS

ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

INFRASTRUCTURE CHARGES

ADV4. Infrastructure charges are not levied by way of an infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

Delegated Authority

Date:

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

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.

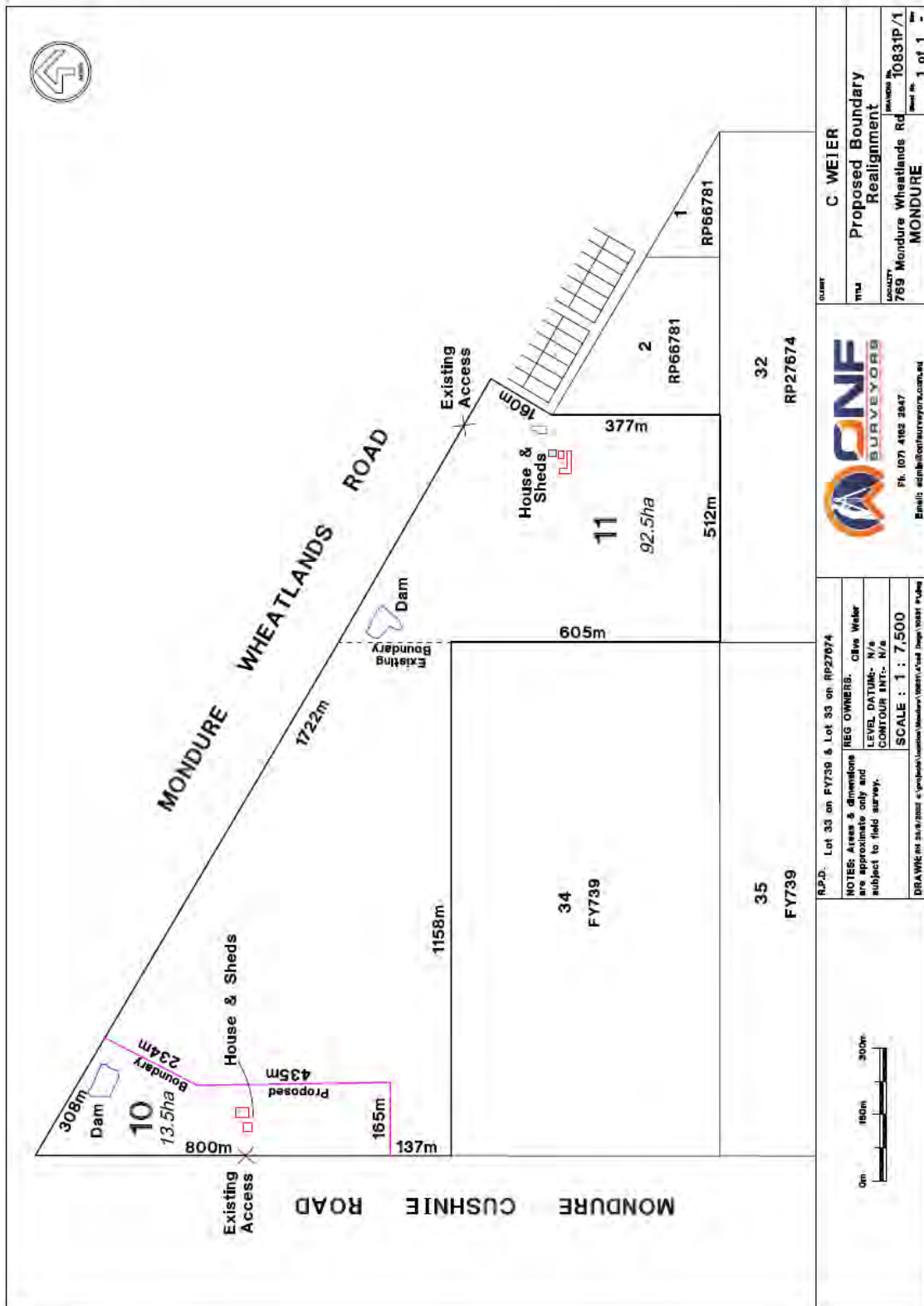
ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority

Date:

PROPOSAL PLAN



Delegated Authority

Date:

REPORT

This application seeks a Development Permit for Reconfiguring a Lot to realign the boundaries between existing Lot 33 on FY739 and Lot 33 on RP27674 to consolidate the existing farming land into one (1) lot which has been historically farmed as a single farm holding and retain the existing dwellings on site within separate lots.

Proposed Lot 10 is to contain an existing dwelling and sheds on the western side of the site and Proposed Lot 11 is to contain the combined farming land, existing dwelling and sheds on the eastern side of the site. Proposed Lot 10 is to contain an area of 13.5 hectares whilst Lot 11 is to contain 92.5hectares.

APPLICATION SUMMARY	
Applicant:	C Weier C/- ONF Surveyors
Proposal:	Reconfiguration of a Lot – Boundary Realignment (2 Lots into 2)
Properly Made Date:	16/09/2022
Street Address:	362 & 769 Mondure Wheatlands Road, Mondure
RP Description:	Lot 33 on FY739 & Lot 33 on RP27674
Assessment Type:	Code
Number of Submissions:	N/A
State Referral Agencies:	N/A
Referred Internal Specialists:	Development Engineer

The following table describes the key development parameters for the proposal:

	DEVELOPMENT PARAMETERS
Number of Proposed Lots	2 lots into 2 lots
Size of Proposed Lots	Lot 10: 13.5ha Lot 11: 92.5ha
Easements	N/A
Covenants	N/A
Access	Existing accesses from Mondure Wheatlands Road and Mondure Cushnie Road will be retained in their current locations.

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION	
Land Area:	Lot 33 FY739 = 68.943 ha Lot 33 RP27674 = 36.988 ha
Existing Use of Land:	Existing dwellings, Associated outbuildings & Cultivation
Road Frontage:	Mondure Wheatlands & Mondure Road
Road/s	Road Hierarchy
Mondure Wheatlands Road	Collector Minor
Mondure Road	Access primary
Easements	N/A
Significant Site Features:	Gullys associated with flood mapping

Delegated Authority

Date:

Topography:	Generally flat with areas of gully's associated with waterways-see council flood mapping.	
Surrounding Land Uses:	Land Use	Zone/Precinct
North	Rural Living and Rural Cultivated Lots	
South	Rural – Cultivation	
East	Vacant Rural Lots and Cultivation	
West	Rural – Cultivation	
Services:	N/A	

Background / Site History

APPLICATION NO.	DECISION AND DATE
	N/A

ASSESSMENT:**Key Issues**

Key Issue to the assessment of this boundary realignment within the Rural zone is the ability for the realigned lots to facilitate compliant lot sizes in the Rural Zone.

The applicant was issued an information request requesting that at least one lot be reconfigured to be compliant with the minimum lot size for the rural zone being 100Ha where both resulting lots can easily achieve this outcome without consequence to the proposal.

Framework for AssessmentCategorising 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.

Relevant Sections of Planning Act 2016

The following sections of the Planning Act 2016 are relevant to this application:

Planning Act 2016, Section 26 – Assessment Benchmarks generally

(1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—

(a) the assessment benchmarks stated in—

- (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
- (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
- (iii) a temporary State planning policy applying to the premises;

(b) if the local government is an infrastructure provider—the local government's LGIP.

Delegated Authority

Date:

(3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

Assessment Benchmarks Pertaining to the Planning Regulation 2017

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

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	State Planning Policy 2017
Adopted Economic Support Instrument	<p>Under section 68E of the Planning Regulation 2017 that on 24 February 2021, South Burnett Regional Council adopted an economic support instrument. The instrument is in effect until 31st December 2023</p> <p>Economic support provisions</p> <p>4.1. The instrument applies the following provisions in accordance with section 68D(1) of the <i>Planning Regulation 2017</i>:</p> <p>4.1.1. Part 8B, Division 3 – Development that requires code assessment;</p> <p>4.1.2. Schedule 6, Part 2, Section 7A – Particular material change of use involving an existing building, and</p> <p>4.1.3. Schedule 6, Part 2, Section 7B – Material change of use for home-based business in particular zones.</p> <p>The adopted instrument does not change the categories of development and assessment in the Planning Scheme v1.4</p>
WBB Regional Plan Designation:	<p>Regional Landscape- Rural Production. The regional landscape contributes significantly to the region's economy and liveability. The community recognises this by taking part in the use and management of these areas, both passively and actively. Some of these regional landscape values include:</p> <ul style="list-style-type: none"> • areas of significant biodiversity value • rural production and primary industry • scenic amenity • landscape heritage • outdoor recreation

State Planning Policy Part E

The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 (PR 2017) states the assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme. The current planning scheme does not integrate SPP2017 and so an assessment of policies that are relevant is provided below

liveable communities and housing	No applicable assessment benchmarks
economic growth <ul style="list-style-type: none"> • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism. 	Large parts of both lots are cultivated for broadacre cropping.
Planning for the environment and heritage.	No applicable assessment benchmarks

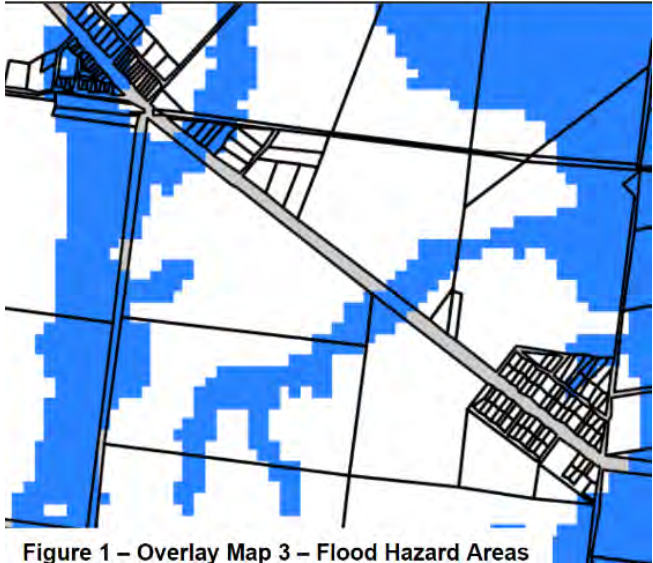
Delegated Authority

Date:

<ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality 	
safety and resilience to hazards <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	Not applicable.
Infrastructure <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	Complies to the extent necessary for rural land.

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is South Burnett Regional Council Version 1.3. The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	South Burnett Regional Council Planning Scheme Version 1.3
Zone:	Rural
Overlays	OM3 –Flood Hazard Overlay –Parts of each lot  Figure 1 – Overlay Map 3 – Flood Hazard Areas OM8 –Agricultural Land Overlay Map –Class A Agricultural Land
Precinct:	N/A
Assessment Benchmarks:	Rural Zone Code Reconfiguring a Lot Code Services & Works Code

Delegated Authority

Date:

The Strategic Framework does not form part of the Assessment Benchmarks for this Code assessable application. The Planning Act 2016 requires that code assessable applications must only be assessed against the Assessment Benchmarks.

The application has been assessed against and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the planning scheme are discussed below in the context of how the proposal meets the relevant performance outcomes or overall outcomes of the relevant codes where it does not meet a relevant acceptable outcome. 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 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:

PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME																																																				
Rural Zone Code																																																					
PO2 Development does not jeopardise the rural production capacity of the Zone.	<p>Development resulting in lots less than the minimum size in Table 9.4.2 satisfying outcomes –</p> <p>The applicant assessment stated</p> <p><i>“The size of proposed Lot 11 is 92.5ha and the realignment aims to formalize the historical farming practices of the site by consolidating the land into one lot. The subject land is consistent other lots in the vicinity with various lot sizes. The lot is just under the minimum lot size of 100 ha prescribed for the zone.”</i></p>																																																				
The are no variation applications applicable to the subject site that varies the level of assessment or includes additional assessment benchmarks																																																					
PO1 The boundary realignment:(a) results in lots that are consistent with the established subdivision pattern of the local area;(b) maintains or improves the utility of the lots;(c) does not create a situation where the use or buildings on the resulting lots become unlawful.	<p>AO1.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2, except where the reconfiguration is boundary realignment, and the outcome is preferable to the current allotment configuration.</p> <p>Table 8.4.2 — Minimum Lot Dimensions</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Minimum Area^(a)</th> <th>Minimum road frontage</th> <th>Minimum rectangle contained within a lot^(b)</th> </tr> </thead> <tbody> <tr> <td>Low density residential zone</td> <td>600m²</td> <td>Standard lot – 17m Corner lot – 25m Rear lot – 6m</td> <td>10m x 20m</td> </tr> <tr> <td>Medium density residential zone</td> <td>400m²</td> <td>Standard lot – 14m Corner lot – 20m</td> <td>10m x 20m</td> </tr> <tr> <td>Principal centre zone</td> <td>400m²</td> <td>Not specified</td> <td>Not specified</td> </tr> <tr> <td>Local centre zone</td> <td>400m²</td> <td>Not specified</td> <td>Not specified</td> </tr> <tr> <td>Low impact industry zone</td> <td>1,000m²</td> <td>20m</td> <td>20m x 25m</td> </tr> <tr> <td>Medium impact industry zone</td> <td>1,500m²</td> <td>20m</td> <td>20m x 25m</td> </tr> <tr> <td>Emerging community zone</td> <td>600m²</td> <td>Standard lot – 17m Corner lot – 25m Rear lot – 6m</td> <td>10m x 15m</td> </tr> <tr> <td>Rural zone</td> <td>100ha</td> <td>100m</td> <td>Not specified.</td> </tr> <tr> <td>Rural residential zone other than in a precinct</td> <td>2ha</td> <td>Standard lot – 80m Rear lot – 10m</td> <td>60m x 90m</td> </tr> <tr> <td>Rural residential zone (4,000m² RR1 precinct)</td> <td>4,000m²</td> <td>Standard lot – 30m Rear lot – 10m</td> <td>25 x 40m</td> </tr> <tr> <td>Township zone</td> <td>1,000m²</td> <td>20m</td> <td>15m x 20m</td> </tr> <tr> <td>All other circumstances (including community titles scheme in any zone)</td> <td>Not specified</td> <td>Not specified</td> <td>Not specified</td> </tr> </tbody> </table> <p>^(a) For rear allotments, the minimum area excludes the area of the proposed access way. ^(b) A minimum street frontage setback of 6m applies to this rectangle.</p>	Zone	Minimum Area ^(a)	Minimum road frontage	Minimum rectangle contained within a lot ^(b)	Low density residential zone	600m ²	Standard lot – 17m Corner lot – 25m Rear lot – 6m	10m x 20m	Medium density residential zone	400m ²	Standard lot – 14m Corner lot – 20m	10m x 20m	Principal centre zone	400m ²	Not specified	Not specified	Local centre zone	400m ²	Not specified	Not specified	Low impact industry zone	1,000m ²	20m	20m x 25m	Medium impact industry zone	1,500m ²	20m	20m x 25m	Emerging community zone	600m ²	Standard lot – 17m Corner lot – 25m Rear lot – 6m	10m x 15m	Rural zone	100ha	100m	Not specified.	Rural residential zone other than in a precinct	2ha	Standard lot – 80m Rear lot – 10m	60m x 90m	Rural residential zone (4,000m ² RR1 precinct)	4,000m ²	Standard lot – 30m Rear lot – 10m	25 x 40m	Township zone	1,000m ²	20m	15m x 20m	All other circumstances (including community titles scheme in any zone)	Not specified	Not specified	Not specified
Zone	Minimum Area ^(a)	Minimum road frontage	Minimum rectangle contained within a lot ^(b)																																																		
Low density residential zone	600m ²	Standard lot – 17m Corner lot – 25m Rear lot – 6m	10m x 20m																																																		
Medium density residential zone	400m ²	Standard lot – 14m Corner lot – 20m	10m x 20m																																																		
Principal centre zone	400m ²	Not specified	Not specified																																																		
Local centre zone	400m ²	Not specified	Not specified																																																		
Low impact industry zone	1,000m ²	20m	20m x 25m																																																		
Medium impact industry zone	1,500m ²	20m	20m x 25m																																																		
Emerging community zone	600m ²	Standard lot – 17m Corner lot – 25m Rear lot – 6m	10m x 15m																																																		
Rural zone	100ha	100m	Not specified.																																																		
Rural residential zone other than in a precinct	2ha	Standard lot – 80m Rear lot – 10m	60m x 90m																																																		
Rural residential zone (4,000m ² RR1 precinct)	4,000m ²	Standard lot – 30m Rear lot – 10m	25 x 40m																																																		
Township zone	1,000m ²	20m	15m x 20m																																																		
All other circumstances (including community titles scheme in any zone)	Not specified	Not specified	Not specified																																																		

Delegated Authority

Date:

<p>ASSESSMENT COMMENTS:</p> <ul style="list-style-type: none"> • The Applicant did not change any aspect of the boundary realignment proposal in response to the Council’s request to amend the boundary realignment to achieve a COMPLIANT 100Ha Lot Size for one of the Rural lots in accordance with the acceptable outcomes of the rural Zone Code and the Reconfiguring a Lot Code above. There are NOT PLANNING REASONS presented for the applicant Not to change the alignment to achieve COMPLIANCE with the Planning Scheme Assessment Benchmark. • The applicant has Failed to appropriately assess the application according to the Code assessment procedures of the Act. • On balance however, there are no assessed planning consequences in supporting the application as it stands with non-conforming lot sizes as is the pre-existing scenario. <p>There are no assessed issues with agricultural land overlays or flood hazard overlay with the realigned boundaries.</p>	

Local Categorising Instrument - Variation Approval

The are no variation applications applicable to the subject site that varies the level of assessment or includes additional assessment benchmarks

Local Categorising Instrument - Temporary Local Planning Instrument

The are no temporary local planning instruments applicable to the subject site that varies the level of assessment or includes additional assessment benchmarks.

Other Relevant Matters

Not applicable to this assessment for Code assessable development.

Delegated Authority

Date:

Locality Plan



Figure 1 - Aerial Image (Source: Qld Globe)

Delegated Authority

Date:

Aerial Plan

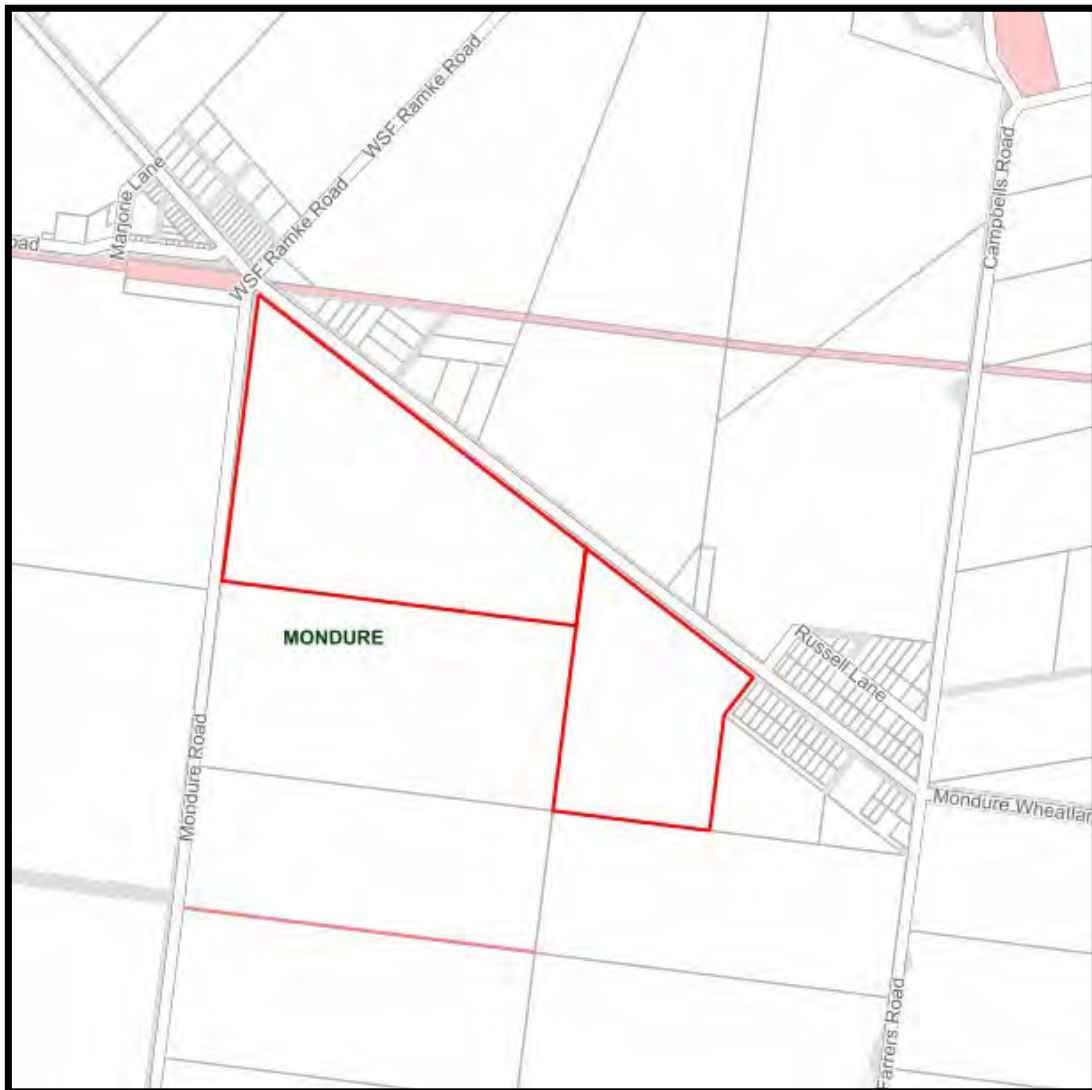


Figure 2 - Locality Plan (Source: IntraMaps)

Delegated Authority

Date:

CONSULTATION:**Referral Agencies**

There were no referral agencies under the Planning Regulation 2017

Other Referrals

INTERNAL SPECIALIST	REFERRAL	REFERRAL / RESPONSE
Development Engineer		Standard conditions apply
Infrastructure Charges Unit		No infrastructure charges are levied for boundary realignments in accordance with the charge's resolution.

RECOMMENDATION:

The application be approved for the following reasons:

1. The boundary realignment facilitates the creation or consolidation of a viable farming unit.
2. Development is not assessed to be exposed to unacceptable risk from flood events in flood prone areas.
3. Appropriate services and connections are available for the lots and their uses.
4. The lots maintain access to formed roads as existing.
5. The proposal is compliant with the relevant provisions of the Assessment Benchmarks.

Delegated Authority

Date:

ATTACHMENTS

- 1. Attachment A - Statement of Reasons**

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	Reconfiguring a lot – Development permit
Level of Assessment	Code
Application No	RAL22/0034
Name of Applicant	C Weier C/- ONF Surveyors
Street Address	362 & 769 Mondure Wheatlands, Mondure
Real Property Address	Lot 33 on FY739 & Lot 33 on RP27674

On 5 December 2022 the above development was:

Approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The boundary realignment facilitates the creation or consolidation of a viable farming unit.
- Development is not assessed to be exposed to unacceptable risk from flood events in flood prone areas.
- Appropriate services and connections are available for the lots and their uses.
- The lots maintain access to formed roads as existing.

The proposal is compliant with the relevant provisions of the Assessment Benchmarks

2. Assessment Benchmarks

The following benchmarks apply to this development:

- Rural Zone Code
- Reconfiguring a Lot Code
- Services & Works Code

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

Delegated Authority

0.0 RECONFIGURATION OF A LOT - SUBDIVISION TO CREATE LONG TERM LEASES FOR WIND TURBINES AND SUPPORTING INFRASTRUCTURE FOR COOPERS GAP WIND FARM - APPLICANT: AGL ENERGY LTD C/- ONF SURVEYORS

File Number: RAL22/0040
Author: Senior Planning Officer
Authoriser: Chief Executive Officer

	MANAGER	DATE
	[Redacted]	5/12/22
GM	[Redacted]	1/12/22
CEO	[Redacted]	1-12-2022

PRECIS

Reconfiguration of a lot - Subdivision to create long term leases for wind turbines and supporting infrastructure for Coopers Gap Wind Farm - Applicant: AGL Energy Ltd C/- ONF Surveyors.

SUMMARY

Application seeks a Code assessable reconfiguring a lot (RAL) involving ten (10) existing rural zoned lots in the Iron Pot/Boyneside locality. The RAL proposes 12 lease areas on six (6) of the nine (9) subject lots. Proposed leases satisfy the RAL definition, defined in Schedule 2 of the Planning Act 2016, as they (d) "divide land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is— (i) a lease for a term, including renewal options, not exceeding 10 years¹" Further, the proposal constitutes code assessable development, as defined in Chapter 3, Section 45(5) of the Planning Act 2016.

1 - Lease term is 30 years.

OFFICER'S RECOMMENDATION

The application be approved subject to the Council Conditions

GENERAL

The development must be carried out in accordance with the approved plans and conditions as outlined.

GENERAL

GEN1. The development must be completed and maintained in accordance with the approved plans and documents and conditions to this development approval:

Drawing Title	Prepared by	Ref no.	Sheet	Date
Plan of Leases A & B,C,D & E,F,G & H,I & K,L & M	ONF Surveyors	8880	1 of 23	10/09/2021
Plan of Leases A & B,C,D & E,F,G & H,I & K,L & M (continued)	ONF Surveyors	8880	2 of 23	10/09/2021
Diagram A (Additional Sheet)	ONF Surveyors	8880	3 of 23	10/09/2021
Diagrams C,D, & E (Additional Sheet)	ONF Surveyors	8880	4 of 23	10/09/2021
Diagrams F & G	ONF Surveyors	8880	5 of 23	10/09/2021

Delegated Authority

(Additional Sheet)				
Drawing Title	Prepared by	Ref no.	Sheet	Date
Diagrams H, I, & J (Additional Sheet)	ONF Surveyors	8880	6 of 23	10/09/2021
Diagram K (Additional Sheet)	ONF Surveyors	8880	7 of 23	10/09/2021
Diagrams L & M (Additional Sheet)	ONF Surveyors	8880	8 of 23	10/09/2021
Diagrams N & O (Additional Sheet)	ONF Surveyors	8880	9 of 23	10/09/2021
Diagram P (Additional Sheet)	ONF Surveyors	8880	10 of 23	10/09/2021
Diagram Q (Additional Sheet)	ONF Surveyors	8880	11 of 23	10/09/2021
Diagrams R,S,T & U (Additional Sheet)	ONF Surveyors	8880	12 of 23	10/09/2021
Diagrams V & W (Additional Sheet)	ONF Surveyors	8880	13 of 23	10/09/2021
Diagrams X & Y (Additional Sheet)	ONF Surveyors	8880	14 of 23	10/09/2021
Diagrams Z & AA (Additional Sheet)	ONF Surveyors	8880	15 of 23	10/09/2021
Diagrams AB,AC,AE, & AF (Additional Sheet)	ONF Surveyors	8880	16 of 23	10/09/2021
Diagrams AF,AI, & AJ (Additional Sheet)	ONF Surveyors	8880	17 of 23	10/09/2021
Diagram AK (Additional Sheet)	ONF Surveyors	8880	18 of 23	10/09/2021
Diagrams AL (Additional Sheet)	ONF Surveyors	8880	19 of 23	10/09/2021
Diagrams AM, AN, & AO (Additional Sheet)	ONF Surveyors	8880	20 of 23	10/09/2021
Diagrams AP,AR, & AS (Additional Sheet)	ONF Surveyors	8880	21 of 23	10/09/2021
Diagram AT (Additional Sheet)	ONF Surveyors	8880	22 of 23	10/09/2021

Delegated Authority

Date:

0.0 RECONFIGURATION OF A LOT - SUBDIVISION TO CREATE LONG TERM LEASES FOR WIND TURBINES AND SUPPORTING INFRASTRUCTURE FOR COOPERS GAP WIND FARM - APPLICANT: AGL ENERGY LTD C/- ONF SURVEYORS

File Number: RAL22/0040
Author: Senior Planning Officer
Authoriser: Chief Executive Officer

PRECIS

Reconfiguration of a lot - Subdivision to create long term leases for wind turbines and supporting infrastructure for Coopers Gap Wind Farm - Applicant: AGL Energy Ltd C/- ONF Surveyors

SUMMARY

Application seeks a Code assessable reconfiguring a lot (RAL) involving ten (10) existing rural zoned lots in the Iron Pot/Boyneside locality. The RAL proposes 12 lease areas on six (6) of the nine (9) subject lots. Proposed leases satisfy the RAL definition, defined in Schedule 2 of the Planning Act 2016, as they (d) "divide land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is— (i) a lease for a term, including renewal options, not exceeding 10 years¹" Further, the proposal constitutes code assessable development, as defined in Chapter 3, Section 45(5) of the Planning Act 2016.

1 - Lease term is 30 years.

OFFICER'S RECOMMENDATION

The application be approved subject to the Council Conditions

GENERAL

GEN1. The development must be completed and maintained in accordance with the approved plans and documents and conditions to this development approval:

Drawing Title	Prepared by	Ref no.	Sheet	Date
Plan of Leases A & B,C,D & E,F,G & H,I & K,L & M	ONF Surveyors	8880	1 of 23	10/09/2021
Plan of Leases A & B,C,D & E,F,G & H,I & K,L & M (continued)	ONF Surveyors	8880	2 of 23	10/09/2021
Diagram A (Additional Sheet)	ONF Surveyors	8880	3 of 23	10/09/2021
Diagrams C,D, & E (Additional Sheet)	ONF Surveyors	8880	4 of 23	10/09/2021
Diagrams F & G (Additional Sheet)	ONF Surveyors	8880	5 of 23	10/09/2021
Drawing Title	Prepared by	Ref no.	Sheet	Date
Diagrams H, I, & J (Additional Sheet)	ONF Surveyors	8880	6 of 23	10/09/2021

Delegated Authority

Date:

Diagram K (Additional Sheet)	ONF Surveyors	8880	7 of 23	10/09/2021
Diagrams L & M (Additional Sheet)	ONF Surveyors	8880	8 of 23	10/09/2021
Diagrams N & O (Additional Sheet)	ONF Surveyors	8880	9 of 23	10/09/2021
Diagram P (Additional Sheet)	ONF Surveyors	8880	10 of 23	10/09/2021
Diagram Q (Additional Sheet)	ONF Surveyors	8880	11 of 23	10/09/2021
Diagrams R,S,T & U (Additional Sheet)	ONF Surveyors	8880	12 of 23	10/09/2021
Diagrams V & W (Additional Sheet)	ONF Surveyors	8880	13 of 23	10/09/2021
Diagrams X & Y (Additional Sheet)	ONF Surveyors	8880	14 of 23	10/09/2021
Diagrams Z & AA (Additional Sheet)	ONF Surveyors	8880	15 of 23	10/09/2021
Diagrams AB,AC,AE, & AF (Additional Sheet)	ONF Surveyors	8880	16 of 23	10/09/2021
Diagrams AF,AI, & AJ (Additional Sheet)	ONF Surveyors	8880	17 of 23	10/09/2021
Diagram AK (Additional Sheet)	ONF Surveyors	8880	18 of 23	10/09/2021
Diagrams AL (Additional Sheet)	ONF Surveyors	8880	19 of 23	10/09/2021
Diagrams AM, AN, & AO (Additional Sheet)	ONF Surveyors	8880	20 of 23	10/09/2021
Diagrams AP,AR, & AS (Additional Sheet)	ONF Surveyors	8880	21 of 23	10/09/2021
Diagram AT (Additional Sheet)	ONF Surveyors	8880	22 of 23	10/09/2021
Reference Marks	ONF Surveyors	8880	23 of 23	10/09/2021

Delegated AuthorityDate:

DEVELOPMENT PERIOD - RAL

GEN2. The currency period for this development approval for reconfiguring a lot is four (4) years after the development approval starts to have effect. The development approval will lapse unless the survey plan for all works and stages required to be given to Council for approval is provided within this period.

RAL GENERAL

- RAL1. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.
- RAL2. Any new earthworks must be fully contained within the extent of lease areas identified on the ONF Survey Plan (ONF 8880) Sheets 1 to 23 (including diagrams) and be consistent with purposes for which the lease is intended.
- RAL3. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.
A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.
- RAL4. Prior to sealing the Plan of Survey the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the *Planning Act Regulation 2017*.
- RAL5. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.

VALUATION FEES

RAL6. Payment of Department of Natural Resources, Mines and Energy valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$48.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

- ENG1. 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.
- ENG2. 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 damages immediately upon completion of works associated with the development.

DEVELOPER INCENTIVE

ADV1. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2023. Eligible development under this scheme is required to be completed by 31 December 2023.
For further information or application form please refer to the rules and procedures available on Council's website.

HERITAGE

ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved

Delegated Authority

Date:

development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

FILLING & EXCAVATION

ADV3. It is the operator's responsibility to ensure that any subsequent earthworks required as a consequence of this approval and/or ongoing operations complies with all aspects of Council's planning scheme either directly or indirectly. All erosion and sediment control measures should be to a standard as specified by a suitably qualified professional.

APPEAL RIGHTS

ADV4. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

INFRASTRUCTURE CHARGES

ADV5. Infrastructure charges are not levied by way of an infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

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.

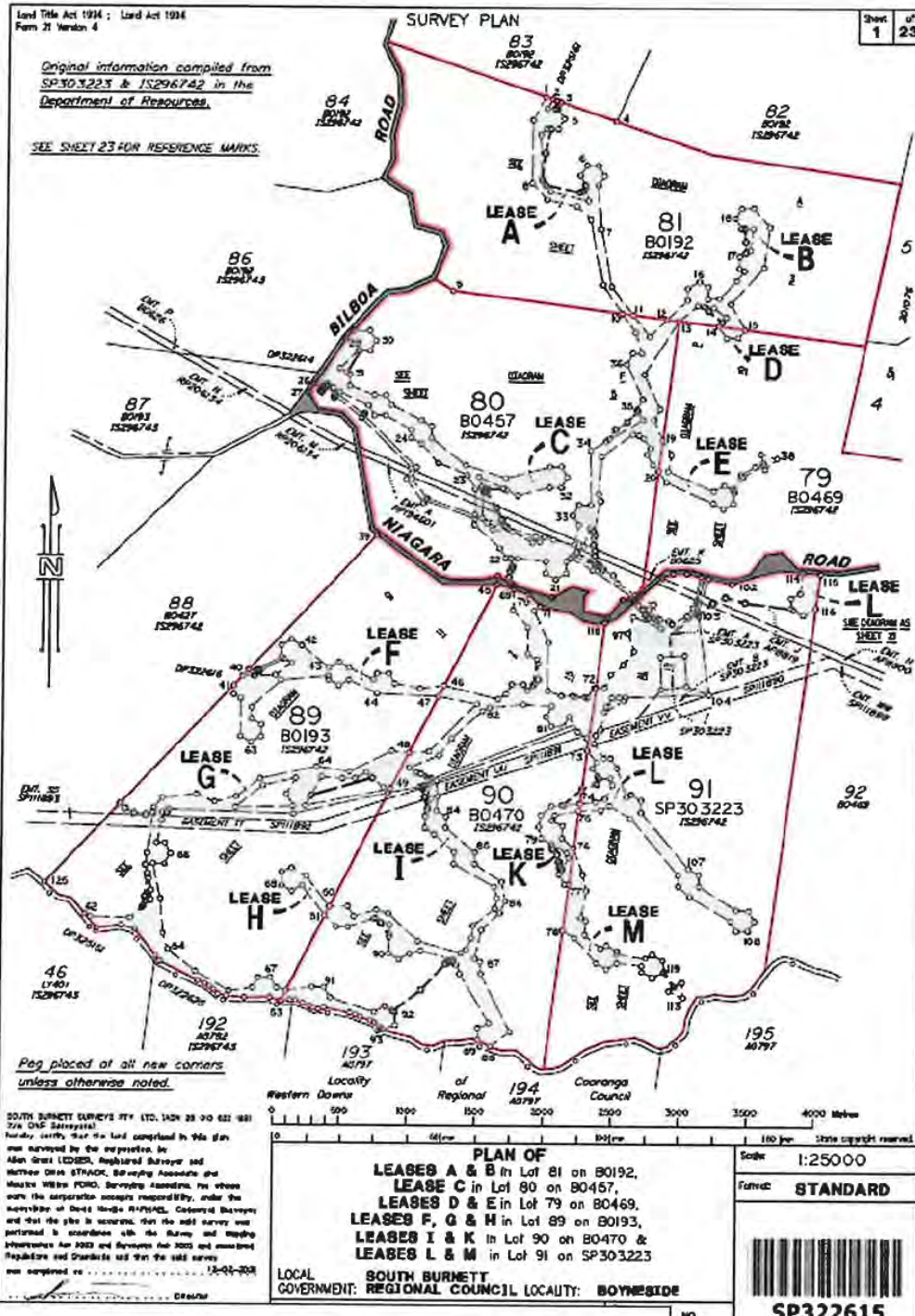
ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority

Date:

PROPOSAL PLAN



Legend

- Property Boundary
- Easements (Powerlink Referral)
- Lease Area (& tracks)
- Road Reserve

Delegated Authority

Date:

REPORT

The applicant seeks a Development Permit for a Reconfiguring a Lot to create 12 lease areas on 6 of the 9 lots comprising this development site.

APPLICATION SUMMARY	
Applicant:	AGL Energy Ltd C/- ONF Surveyors
Proposal:	Combined Application for Reconfiguration of a Lot – Lease Exceeding 10 years and Request for Approval of Survey Plan of Leases
Properly Made Date:	6 October 2022
Street Address:	Sarum Road, IRONPOT 99 Bilboa Road, BOYNESIDE Bilboa Road, BOYNESIDE Niagara Road, BOYNESIDE Niagara Road, BOYNESIDE 2880 Niagara Road, BOYNESIDE Niagara Road, BOYNESIDE 964 Niagara Road, BOYNESIDE Niagara Road, BOYNESIDE 1229 Jarail Road, IRONPOT
RP Description:	Lot 3 on BO21 Lot 86 on BO192 Lot 80 on BO457 Lot 79 on BO469 Lot 89 on BO193 Lot 90 on BO470 Lot 91 on SP303223 Lot 88 on BO427 Lot 85 on BO192
Assessment Type:	Code
Number of Submissions:	N/A
State Referral Agencies:	The proposal triggers referral to Powerlink - outside SARA pursuant to Schedule 10, Part 9, Division 2 of the Planning Regulation 2017.

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION	
Land Area:	3,856 Hectares
Existing Use of Land:	Renewable Energy Facility (Wind Turbines – Coopers Gap Wind Farm) & Rural uses
Road Frontage:	14km
Easements	Power Link (refer to Power Link correspondence DA4998)
Significant Site Features:	Site drainage contributes toward Boughyard/Iron Pot Creek system which empties to Boyne River.
Topography:	According to state govt mapping site has an elevation of circa 800m AHD
Surrounding Land Uses:	Rural

Delegated Authority

Date:

Background / Site History

APPLICATION NO.	DECISION AND DATE
NA	<i>Coopers gap wind farm is a co-ordinated project under an approved Environmental Impact Assessment by the Queensland State Government Co-ordinator General.</i>

FRAMEWORK FOR ASSESSMENTCategorising 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:

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	<ul style="list-style-type: none"> • Agriculture <ul style="list-style-type: none"> ○ Strategic Cropping Area (SCA) • Biodiversity <ul style="list-style-type: none"> ○ MSES Regulated vegetation (Category B). ○ MSES Regulated vegetation (Category R). ○ MSES Regulated vegetation (Category X).
WBB Regional Plan Designation:	Regional Landscape Rural Production Area

Agriculture State Interest

The proposed development does not conflict with State Interest policy for Agriculture as outlined below:

- Lease areas formalise tenure for wind turbine locations and access tracks currently in use.
- Lease areas and access tracks identified in the proposal plan (page 7) have a comparatively small footprint compared to extent of the SCA area identified (impact is considered negligible).
- Access tracks (servicing lease areas) are no different to tracks used for internal vehicle access on land involved in agricultural production (the tracks may be complementary for retaining access to SCA areas for rural use).

Biodiversity State Interest

The proposed development does not conflict with the Biodiversity State Interest policies as outlined below:

- Vegetation clearing is not required.

Delegated Authority _____

Date: _____

- The subdivision (by lease) does not fragment or introduce landform changes necessitating consequential or unintended removal of vegetation.

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is South Burnett Regional Council Version 1.3. The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	South Burnett Regional Council Planning Scheme Version 1.3
Zone:	Rural
Precinct:	NIL
Consistent/Inconsistent Use:	Consistent
Assessment Benchmarks:	Rural Zone Code Reconfiguring a Lot Code Services & Works Code

The Strategic Framework does not form part of the Assessment Benchmarks for this Code assessable application. The *Planning Act 2016* requires that code assessable applications must only be assessed against Assessment Benchmarks identified in part 5 of Council's Planning Scheme – specifically Part 5.6, Table 5.6.1. -

Assessment Benchmarks – Planning Scheme Codes

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

Rural Zone Code	
<p>Overall Outcomes</p> <ul style="list-style-type: none"> • Proposed development will not affect viability of existing agricultural values and will not constrain future cropping/potential agricultural uses. • The development site will not be fragmented. • Creation of lease areas are necessary for long term operation of the existing Coopers Gap Windfarm which is a regionally significant renewable energy source requiring isolation from urban locations. <p>Proposed development contributes to an existing sustainable use that relies on the Rural Zone's ambient conditions (within the landscape) for energy production purposes.</p>	
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME
	<p>AO1.1 Complies – Proposed development does not give cause to change standards for road boundary clearances.</p> <p>AO1.2 – Complies – Proposed development (subdivision for lease areas) will not cause noise, air quality emission issues.</p>
<p>PO2 Complies - Proposed development (subdivision for lease areas) does not reduce potential rural production capacity associated with the SCA, as:</p> <ul style="list-style-type: none"> • Lease areas retain existing tracks. 	

Delegated Authority

Date:

<p>Tracks (within lease area) could also be useful for daily operations associated with agriculture.</p>	
	<p>AO3.1 Complies – Clearing is not proposed or required to accommodate development. AO3.2 Complies – creation of the lease areas do not necessitate additional civil works within identified boundaries (of lease areas).</p>
	<p>AO15.3 Complies – this application for subdivision by lease supports an 'alternate rural activity that is a regionally significant industry'.</p>
	<p>AO37.1 Complies – Powerlink has imposed conditions regarding the regionally significant electricity transmission lines traversing the development site (please refer to the Powerlink Decision package attached).</p>
<p>Reconfiguring a Lot Code</p>	
<p>Overall Outcomes</p> <ul style="list-style-type: none"> Proposed development seeks a subdivision by creating specific lease areas identified on page 7, the actual lots forming the 'site' retain their respective shape/dimensions, fragmentation of the land is not sought nor is it an unintended consequence. The reconfiguring a lot will not compromise the viability and productivity of identified agricultural land (as mapped). It is considered that internal tracks covered by the lease could also be used to access SCA areas mapped areas for agricultural production. <p>The reconfiguring a lot application (by lease) is for administrative purposes to assist with an established use, accordingly civil works and provision of utilities is not a requirement in this instance.</p>	
<p>PERFORMANCE OUTCOME</p>	
<p>PO7 Complies – the lease areas identified on proposal plan (page 7) are sufficient for access and servicing wind turbines operating on the site.</p>	<p>ACCEPTABLE OUTCOME</p>
<p>PO8 Complies – the lease areas will retain access from the road reserve.</p>	

Delegated Authority

Date:

<p>PO16 Complies – productive capacity and utility of agricultural land for rural activity is considered to be maintained as lease areas do not create additional lots or fragment areas mapped as retaining SCA.</p>	
	<p>AO18.1 Complies – development does not propose lease areas within 'regulated vegetation' areas identified.</p>
<p>PO19 Complies – The existing tracks have multiple access points to the road reserve for escape.</p>	
<p>PO22 Complies - Powerlink has imposed conditions regarding the regionally significant electricity transmission lines traversing the development site (please refer to the Powerlink Decision package attached).</p>	
<p>Services Works Infrastructure Code</p>	
<p>The proposal is compliant with all relevant assessment benchmarks.</p>	

Delegated Authority

Date:

Locality Plan



Figure 1 - Aerial Image (Source: Qld Globe)

Delegated Authority _____

Date: _____

Aerial Plan



Figure 2 - Locality Plan (Source: IntraMaps)

Delegated Authority _____

Date: _____

CONSULTATION:**Referral Agencies**

The application was referred to Power Link as an advice agency pursuant to s54 of the Planning Act 2016 as parts of the development are located on land affected by a power line transmission corridor. On 24 October 2022 Power Link provided a submission in response indicating support for the application subject to conditions and advice.

Other Referrals

INTERNAL SPECIALIST	REFERRAL	REFERRAL / RESPONSE
Development Engineer		Development Engineer has reviewed the application and provided conditions and Infrastructure Charges Notice.
Infrastructure Charges Unit		Refer Infrastructure Charges Notice.

CONCLUSION:

The proposed development complies with the requirements of the planning scheme and relevant State assessment benchmarks and is recommended for approval.

The application presents no conflicts and will result in rural production remaining generally unaffected or enhanced where considering improved accessibility to SCA from vehicle access tracks.

RECOMMENDATION:

It is recommended that the code assessable application for a Development Permit for Reconfiguring a Lot (lease exceeding 10 years) over the land referred to in the RP description (page 8 of this report) be approved subject to reasonable and relevant conditions pursuant to Section 60 of the Planning Act 2016

Delegated Authority _____

Date: _____

ATTACHMENTS

1. **Attachment A - Statement of Reasons**
2. **Attachment B - Survey Plans**
3. **Attachment C - Powerlink Referral Advice**
4. **Attachment D - Infrastructure Charges Notice**

Attachments A**NOTICE ABOUT DECISION – STATEMENT OF REASONS**

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

SITE DETAILS	
Applicant:	AGL Energy Limited C/- ONF Surveyors
Proposal:	Development Permit for Reconfiguring a Lot, subdivision to create long term lease (exceeding 10 years).
Properly Made Date:	6 October 2022
Street Address:	Sarum Road, IRONPOT 99 Bilboa Road, BOYNESIDE Bilboa Road, BOYNESIDE Niagara Road, BOYNESIDE Niagara Road, BOYNESIDE 2880 Niagara Road, BOYNESIDE Niagara Road, BOYNESIDE 964 Niagara Road, BOYNESIDE Niagara Road, BOYNESIDE 1229 Jarail Road, IRONPOT
RP Description:	Lot 3 on BO21 Lot 86 on BO192 Lot 80 on BO457 Lot 79 on BO469 Lot 89 on BO193 Lot 90 on BO470 Lot 91 on SP303223 Lot 88 on BO427 Lot 85 on BO192
Assessment Type:	Code assessment
Number of Submissions:	None applicable
ISSUE	<ul style="list-style-type: none"> • Performance Outcomes considered (refer to code responses in report). • Clarified no lease area sought within the road reserve (refer discussion at end of report).
Decision:	APPROVED, SUBJECT TO CONDITIONS
Decision Date:	30/11/2022

1. Assessment Benchmarks

The following are the benchmarks apply to this development:

South Burnett Regional Council Planning Scheme 2017

- Rural Zone Code
- Reconfiguring a Lot Code
- Services & Works Code

2. Reasons for the Decision

The reasons for this decision are:

- The proposal is consistent with the overall outcomes for the rural zone.
- The proposal is not subject to constraints by mapped overlays that would otherwise have an impact on the proposal.
- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 requirements.
- The proposal presents no conflicts with the assessment benchmarks.

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

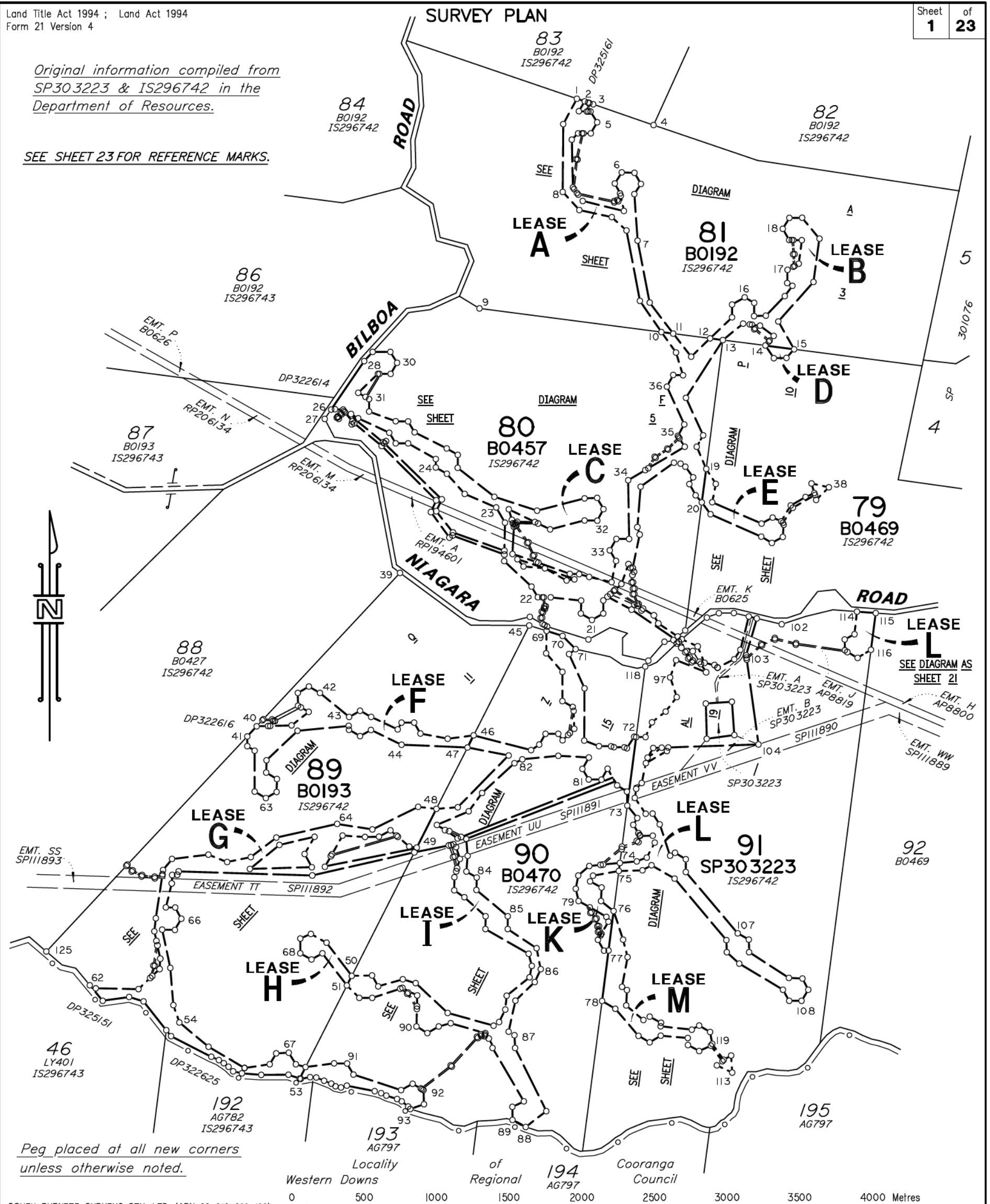
Note: Each application submitted to Council is assessed individually on its own merit.

Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

Sheet 1 of 23

Original information compiled from
SP303223 & IS296742 in the
Department of Resources.

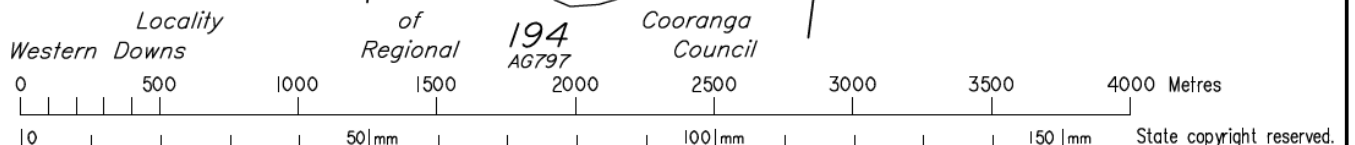
SEE SHEET 23 FOR REFERENCE MARKS.



Peg placed at all new corners
unless otherwise noted.

SOUTH BURNETT SURVEYS PTY. LTD. (ABN 26 010 622 189)
(t/a ONF Surveyors)
hereby certify that the land comprised in this plan
was surveyed by the corporation, by
Allen Grant LEDGER, Registered Surveyor and
Matthew Dillon STRACK, Surveying Associate and
Maurice William FORD, Surveying Associate, for whose
work the corporation accepts responsibility, under the
supervision of David Neville RAPHAEL, Cadastral Surveyor
and that the plan is accurate, that the said survey was
performed in accordance with the Survey and Mapping
Infrastructure Act 2003 and Surveyors Act 2003 and associated
Regulations and Standards and that the said survey
was completed on 12-02-2021

Director
Date: 10-09-2021

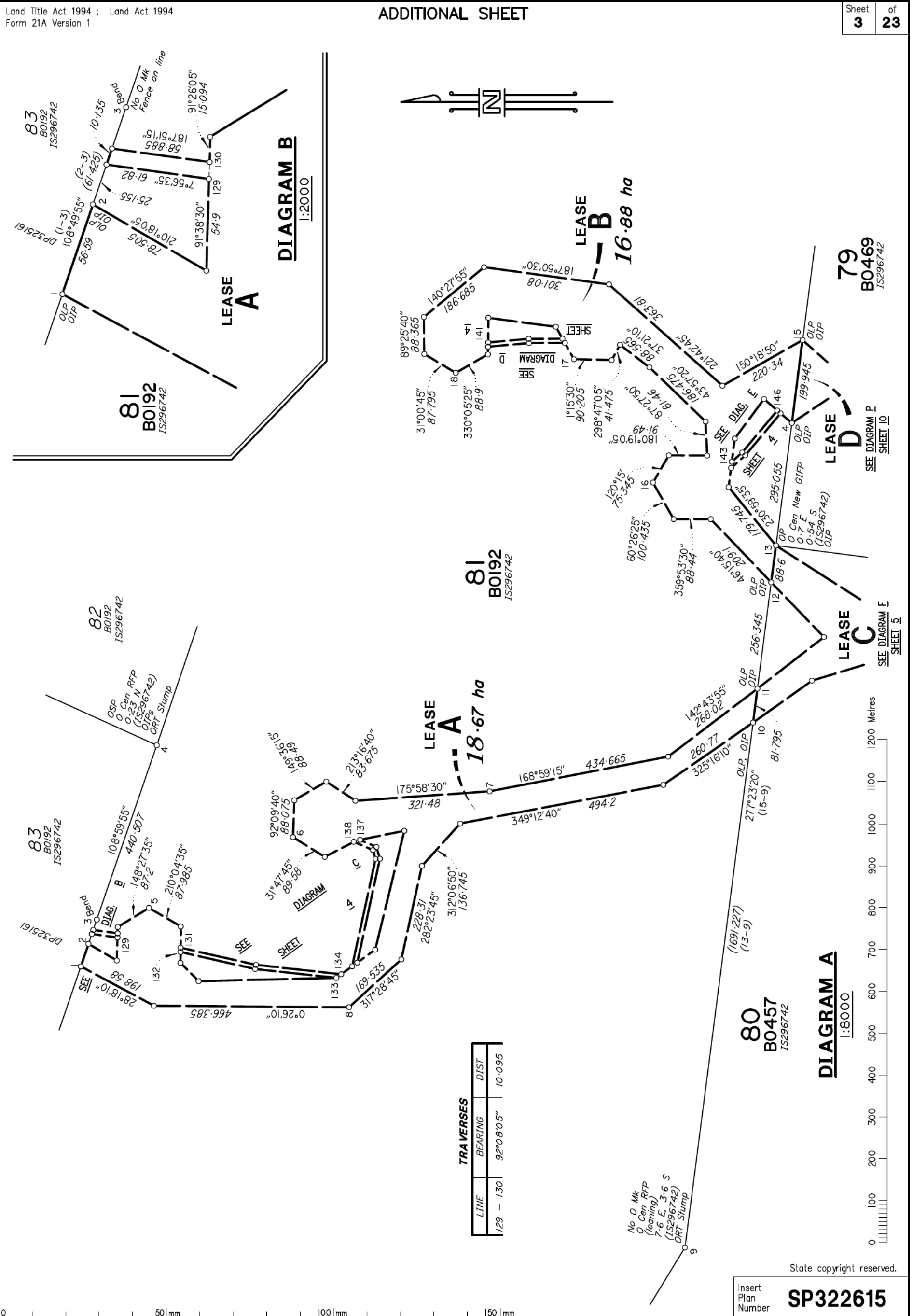


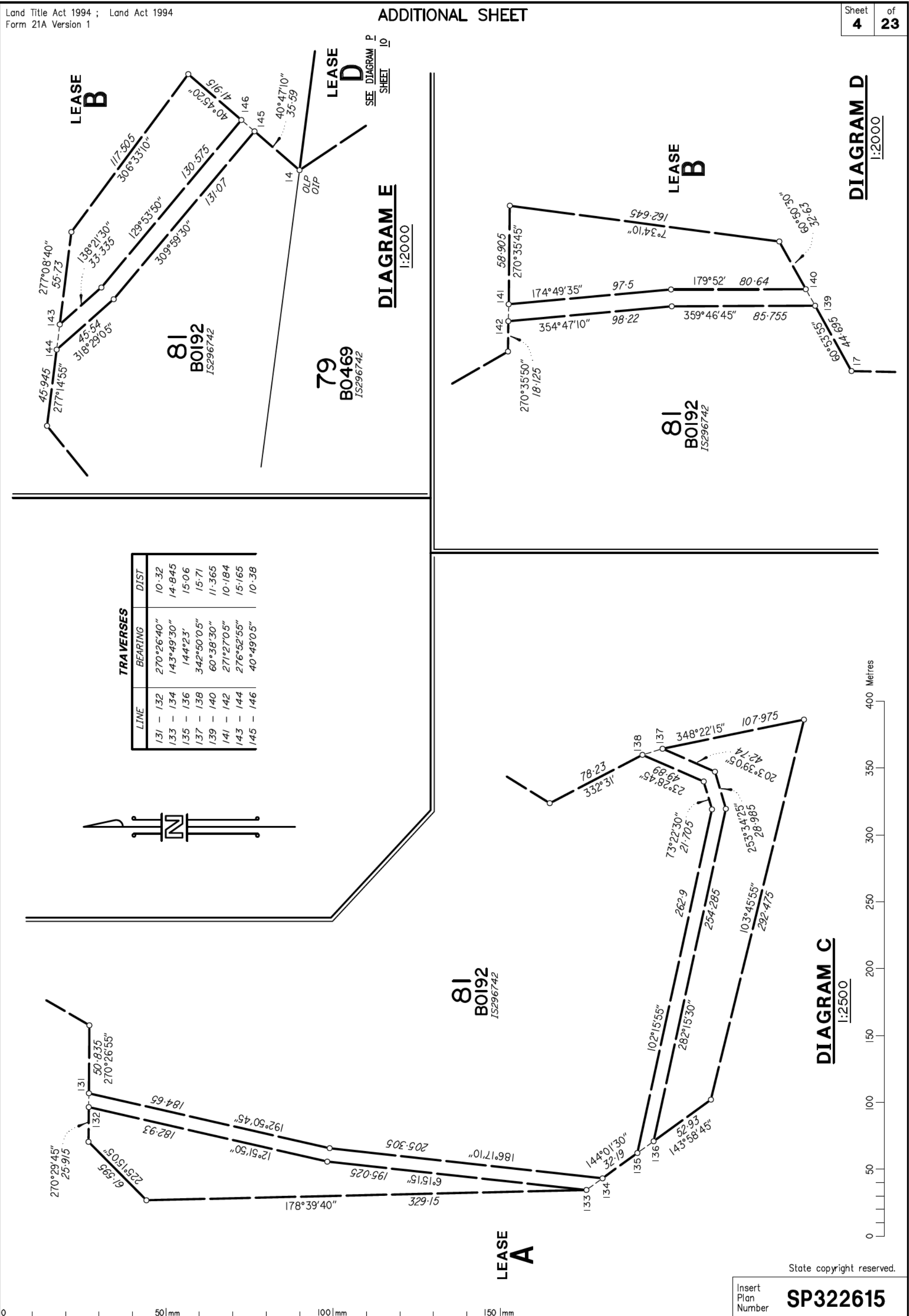
<p>PLAN OF LEASES A & B in Lot 81 on B0192, LEASE C in Lot 80 on B0457, LEASES D & E in Lot 79 on B0469, LEASES F, G & H in Lot 89 on B0193, LEASES I & K in Lot 90 on B0470 & LEASES L & M in Lot 91 on SP303223</p>		<p>Scale: 1:25000</p> <p>Format: STANDARD</p>
<p>LOCAL GOVERNMENT: SOUTH BURNETT REGIONAL COUNCIL LOCALITY: BOYNESIDE</p>	<p>Meridian: MGA Zone 56 vide GNSS</p>	<p>Survey Records NO</p>
<p>0 500 1000 1500 2000 2500 3000 3500 4000 Metres</p>		<p>0 50mm 100mm 150mm State copyright reserved.</p>

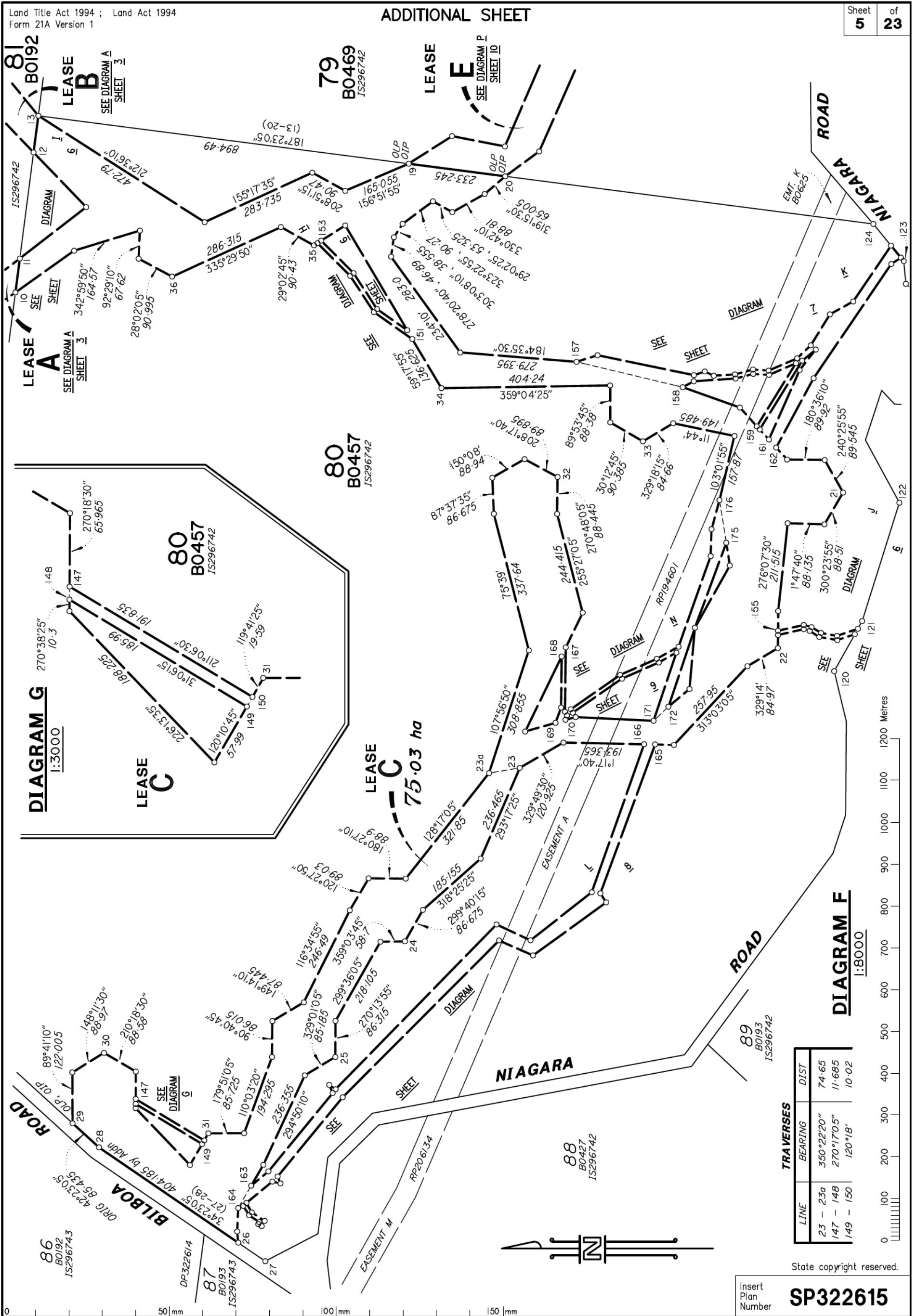
SP322615

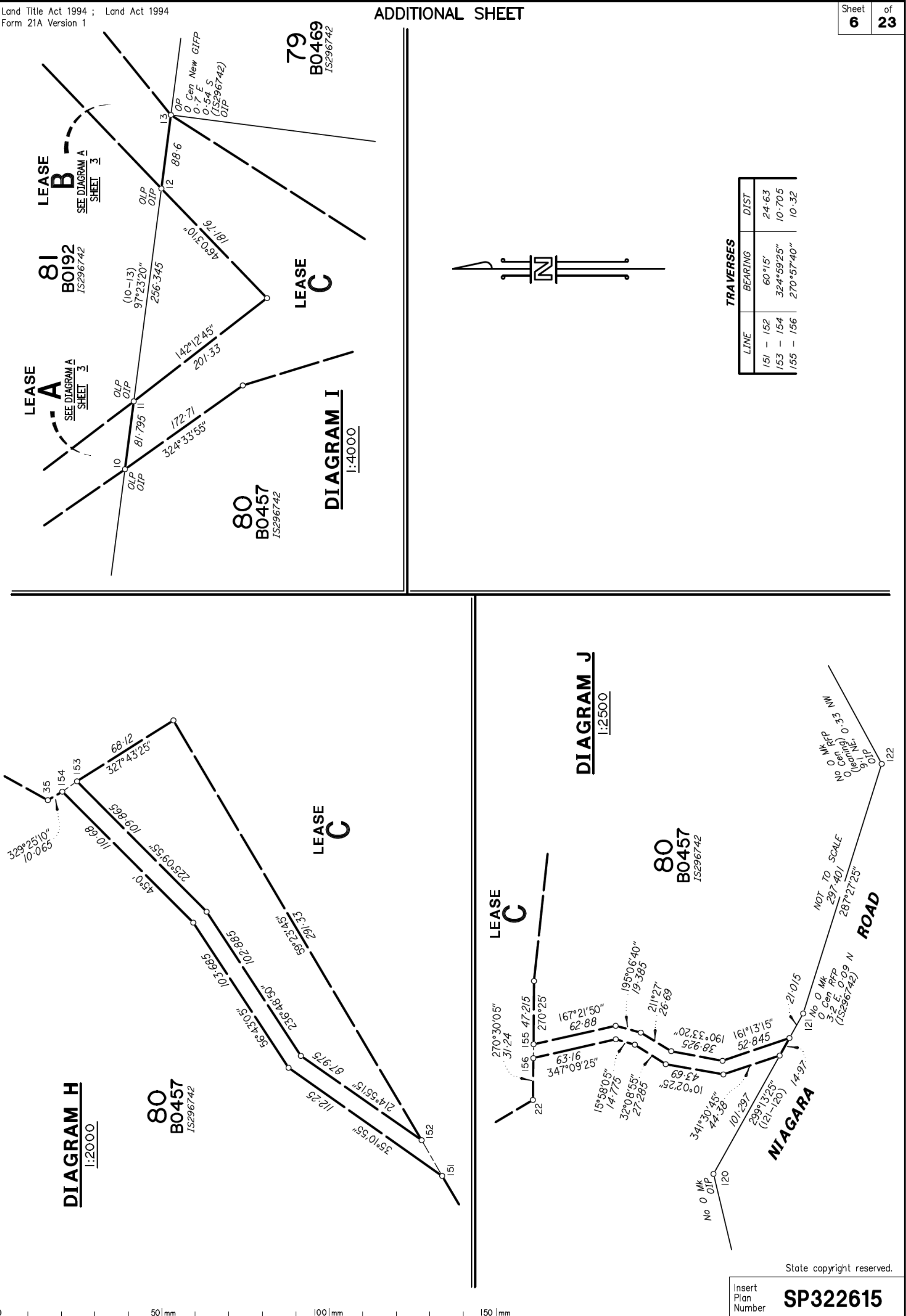
ONF 8880

Land Title Act 1994 ; Land Act 1994 Form 21B Version 2 (Dealing No.)		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.			Sheet 2	of 23
		4. Lodged by (Include address, phone number, reference, and Lodger Code)				
1. Existing		Created				
Title Reference	Description	New Lots	Road	Secondary Interests		
13380064	LOT 81 ON B0192	—	—	LEASE A & B		
14141179	LOT 89 ON B0193	—	—	LEASE F, G & H		
14325163	LOT 80 ON B0457	—	—	LEASE C		
14459029	LOT 90 ON B0470	—	—	LEASE I & K		
17203107	LOT 79 ON B0469	—	—	LEASE D & E		
51164301	LOT 91 ON SP303223	—	—	LEASE L & M		
REINSTATEMENT REPORT <ul style="list-style-type: none"> Reinstatement is in agreement with IS296742 						
Lots		Orig				
2. Orig Grant Allocation :		5. Passed & Endorsed : By : South Burnett Surveys Pty. Ltd. Date : 13/05/2022 Signed : Designation : Liaison Officer				
3. References : Dept File : Local Govt : Surveyor : 8880		6. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining * lots and road Cadastral Surveyor/Director * Date *delete words not required				
8. Insert Plan Number		SP322615				
7. Lodgement Fees : Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$						









Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

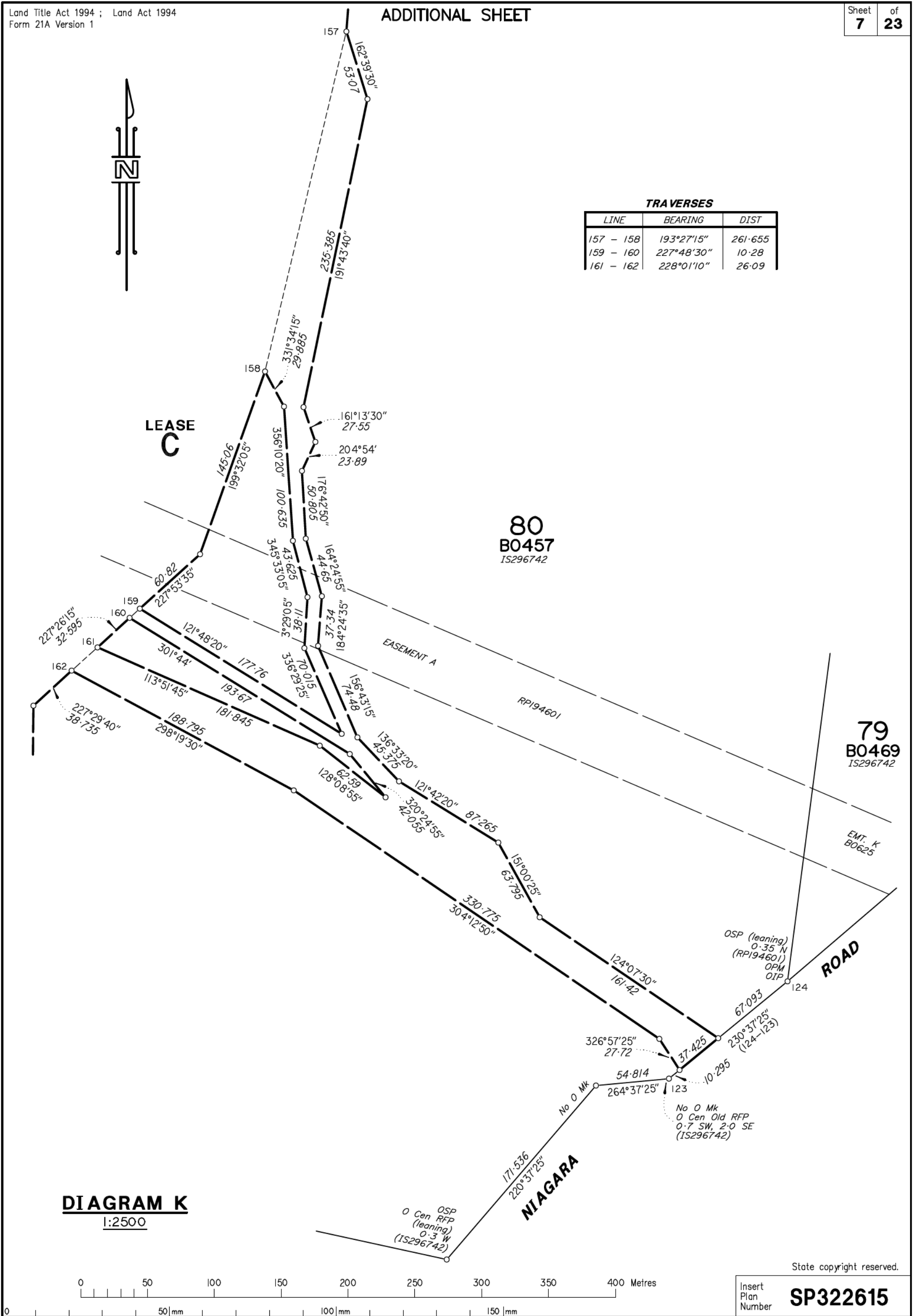
ADDITIONAL SHEET

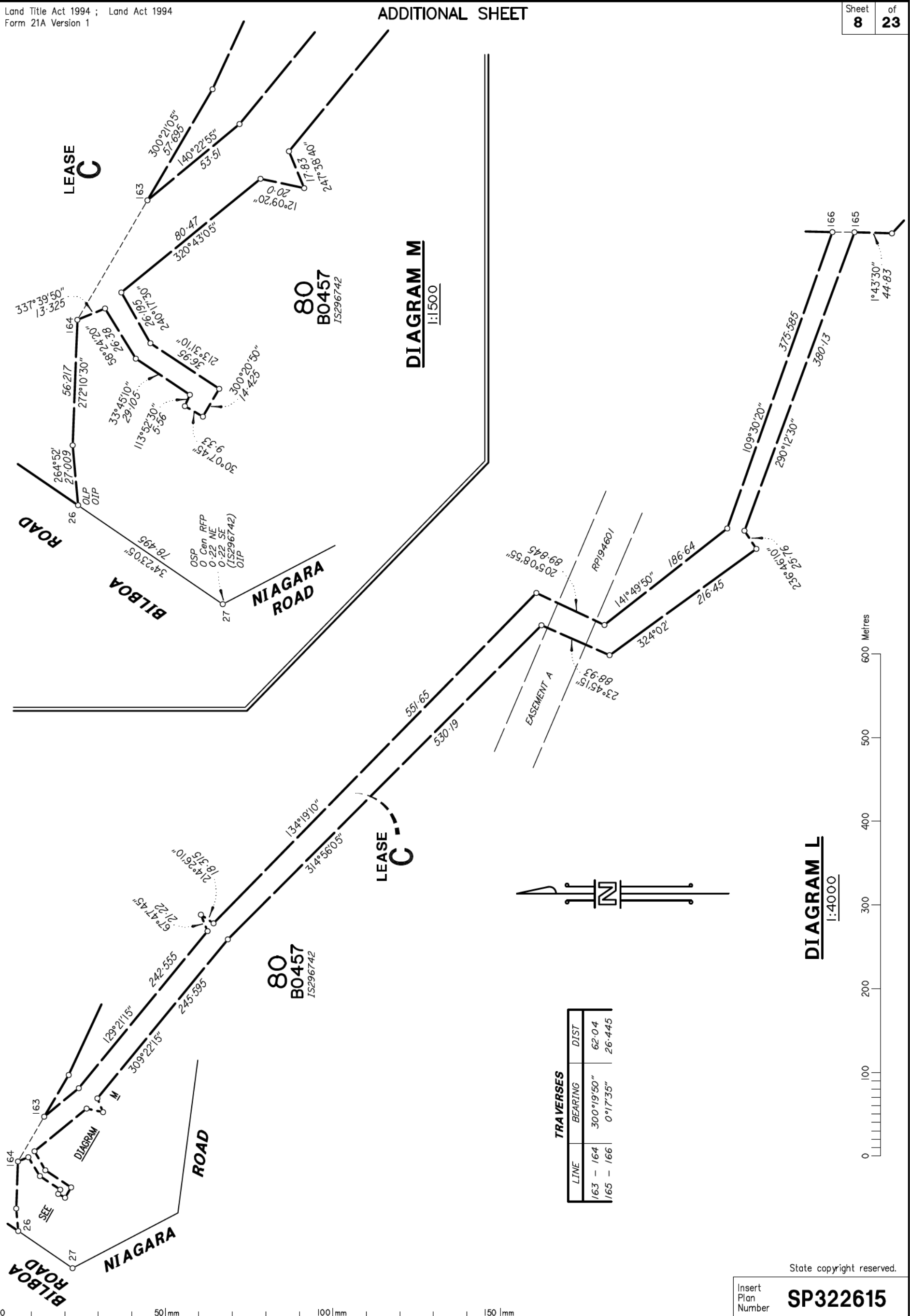
Sheet **7** of **23**

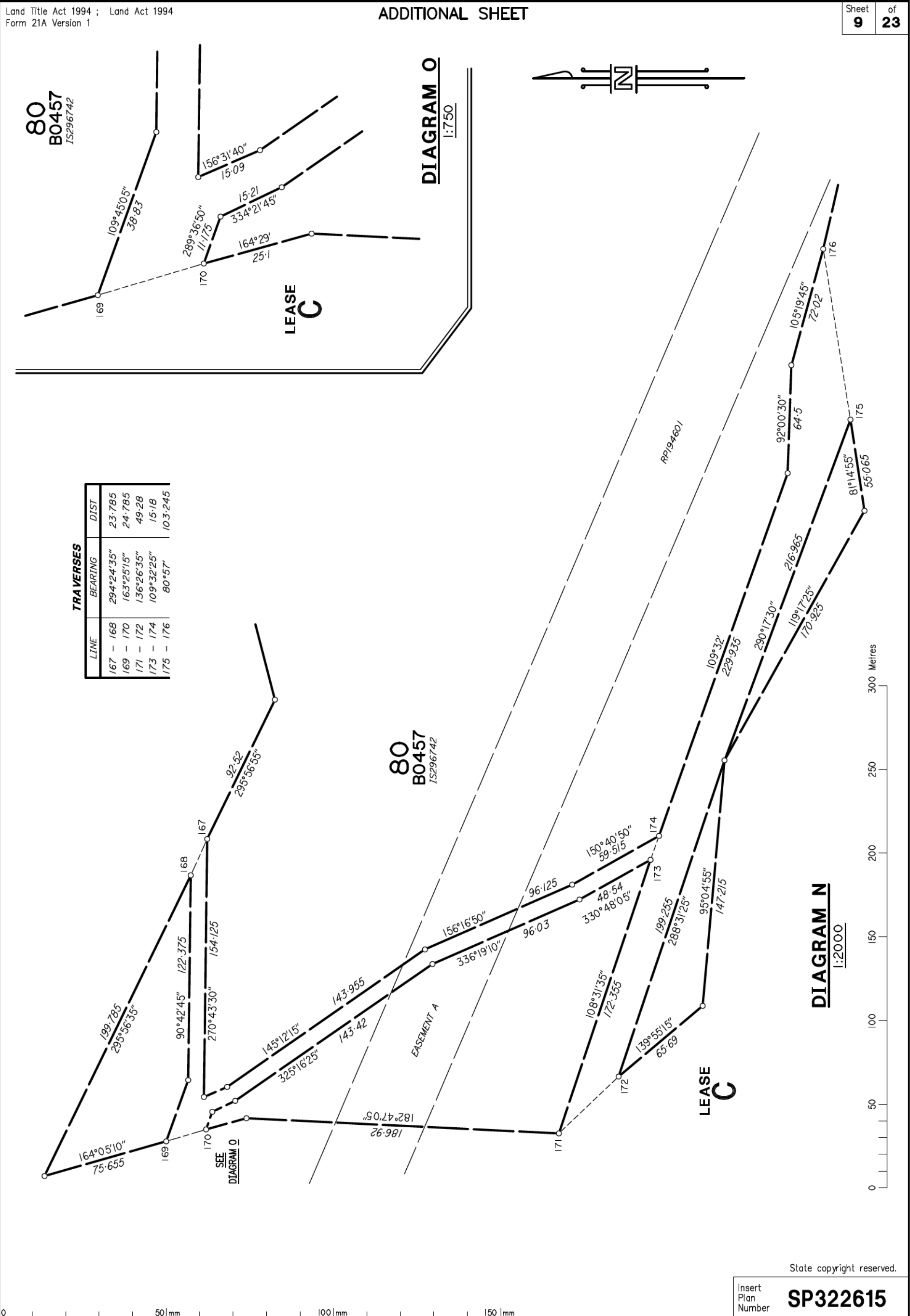


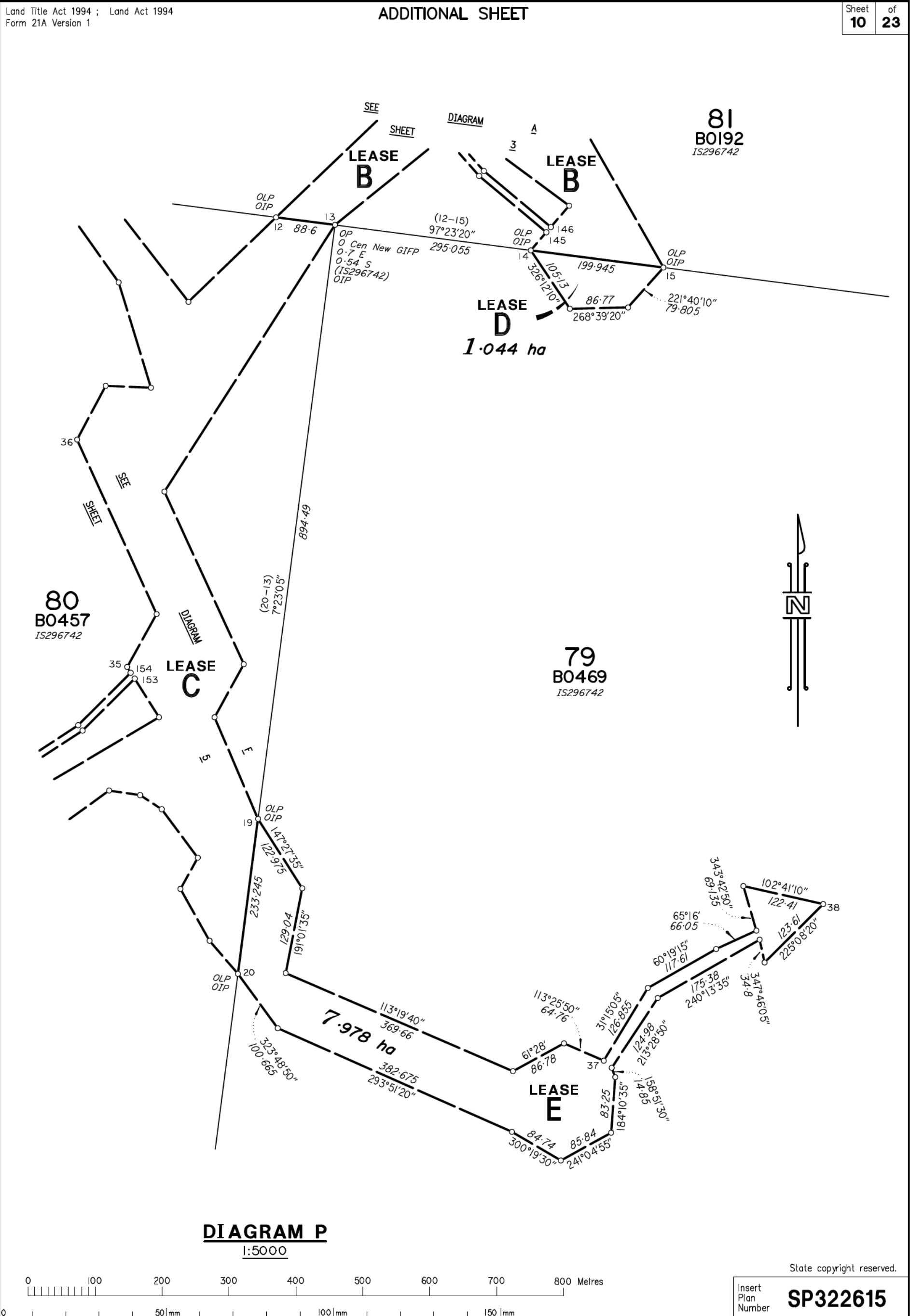
TRAVERSES

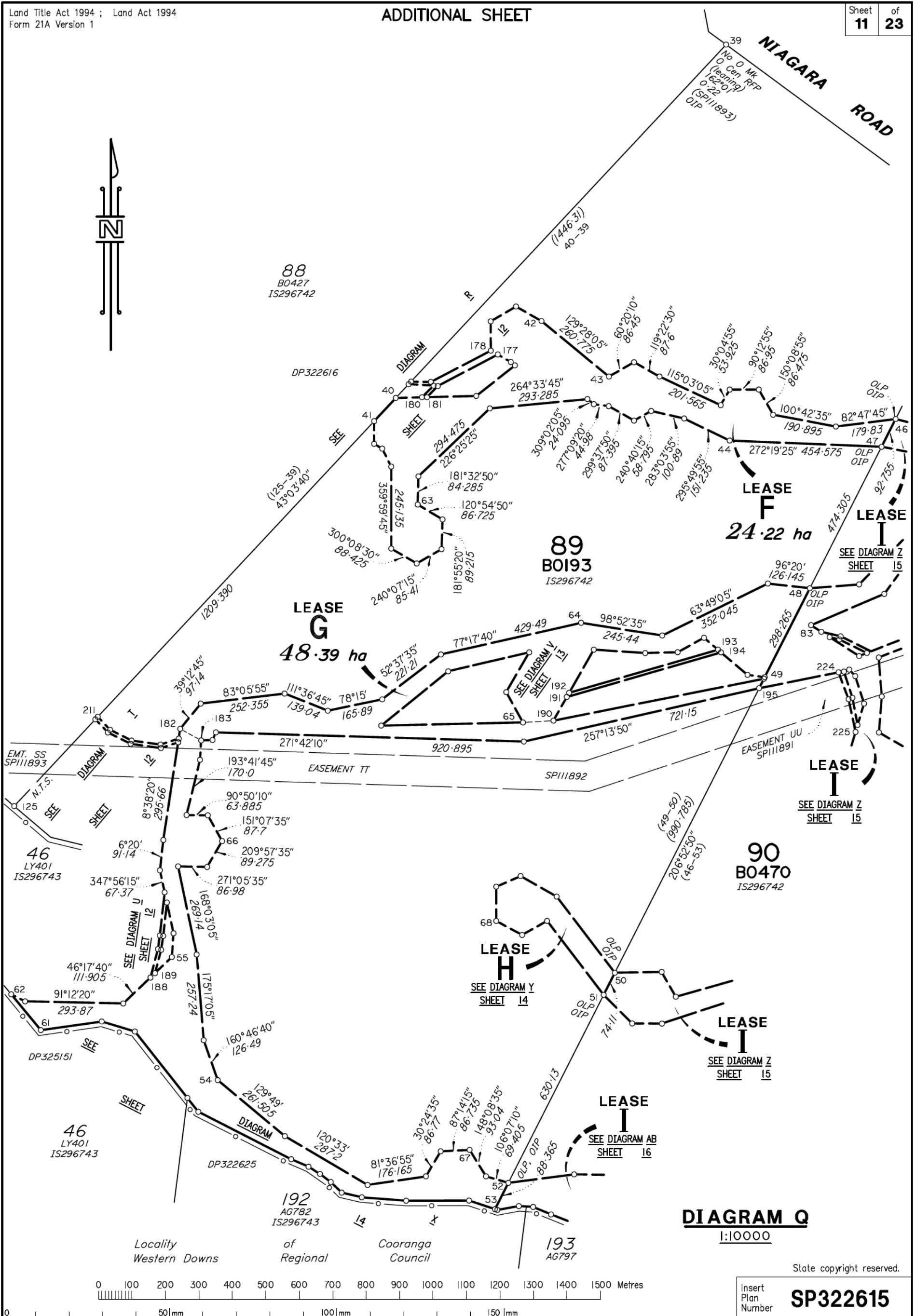
LINE	BEARING	DIST
157 - 158	193°27'15"	261.655
159 - 160	227°48'30"	10.28
161 - 162	228°01'10"	26.09

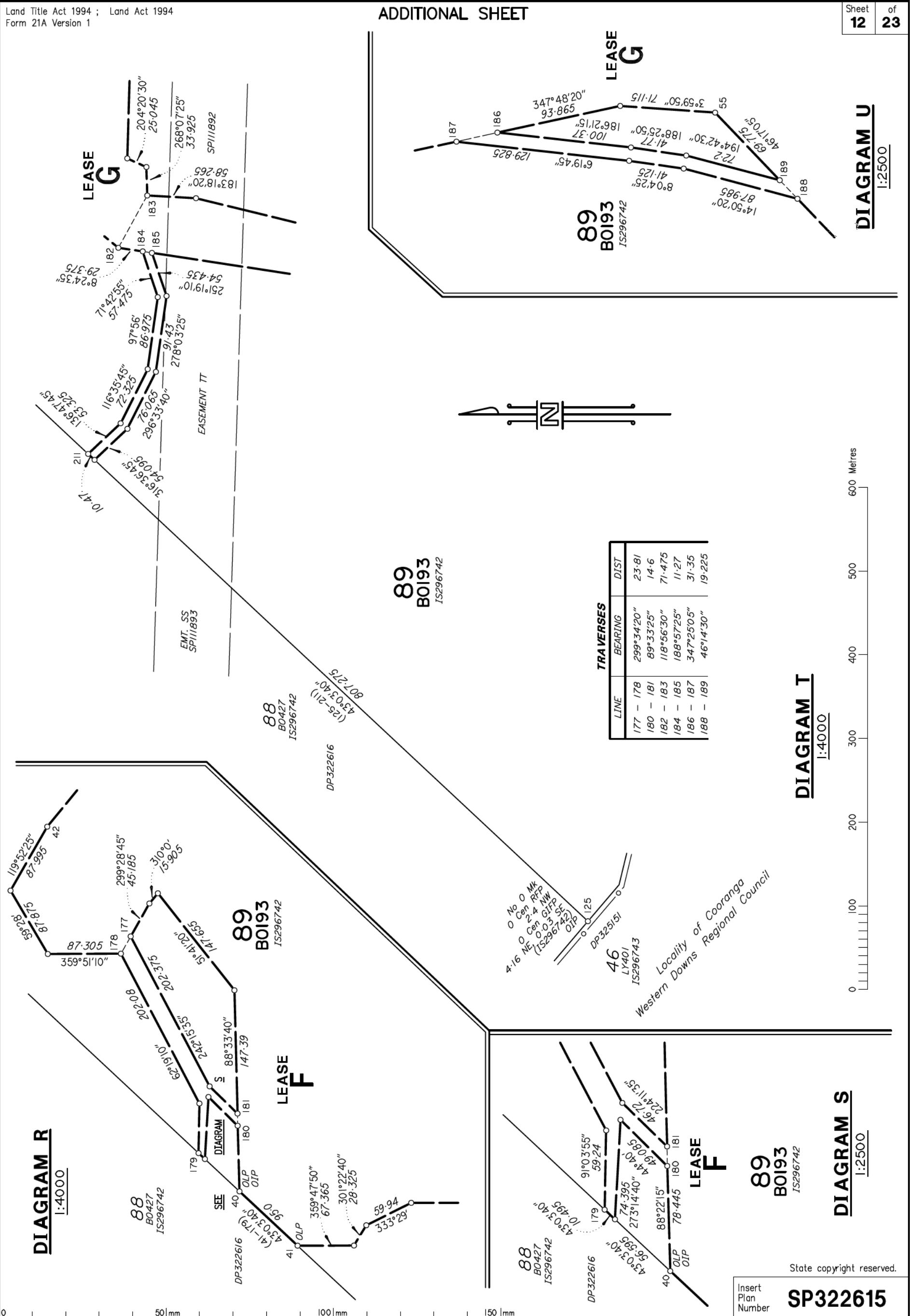


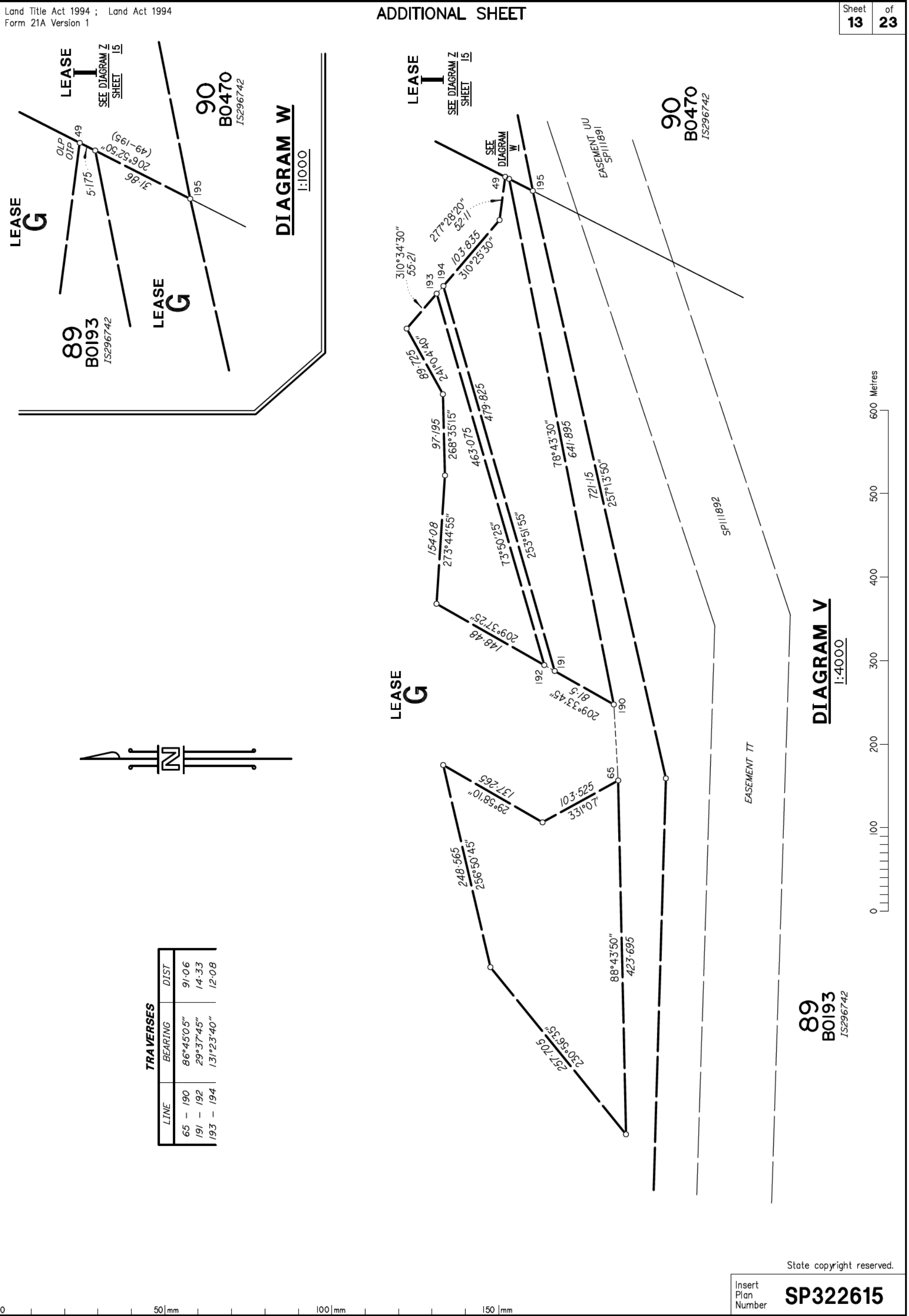


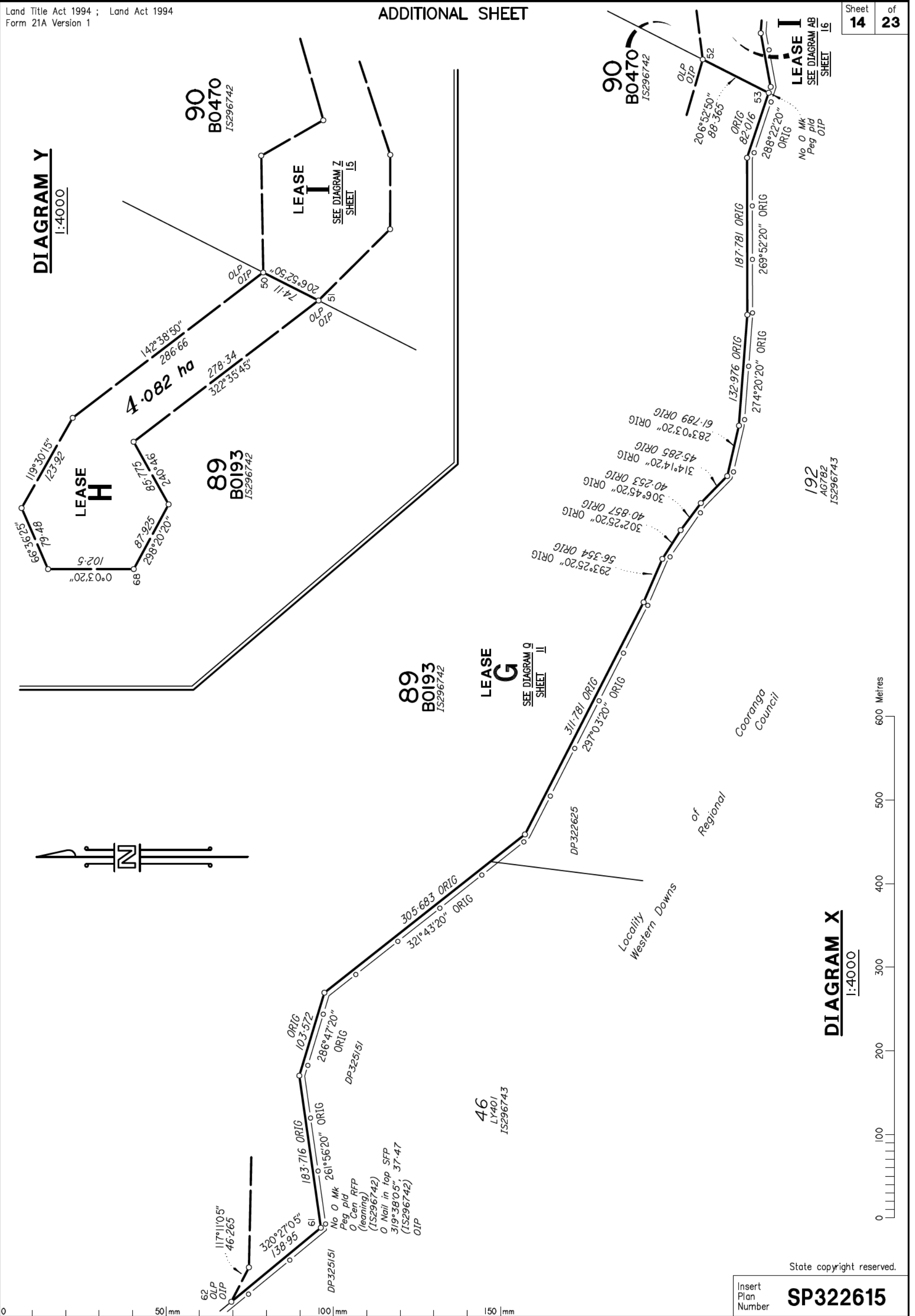


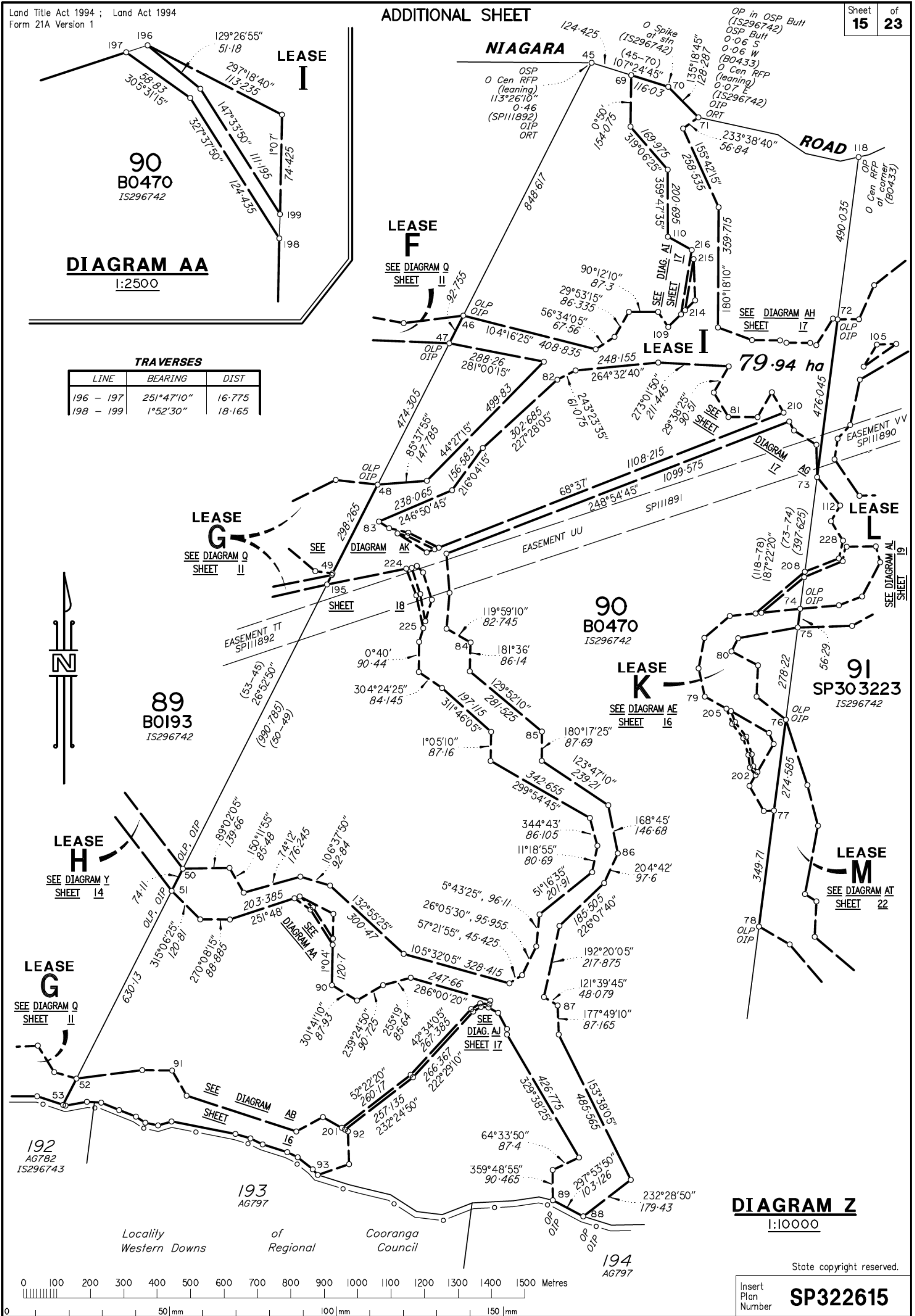


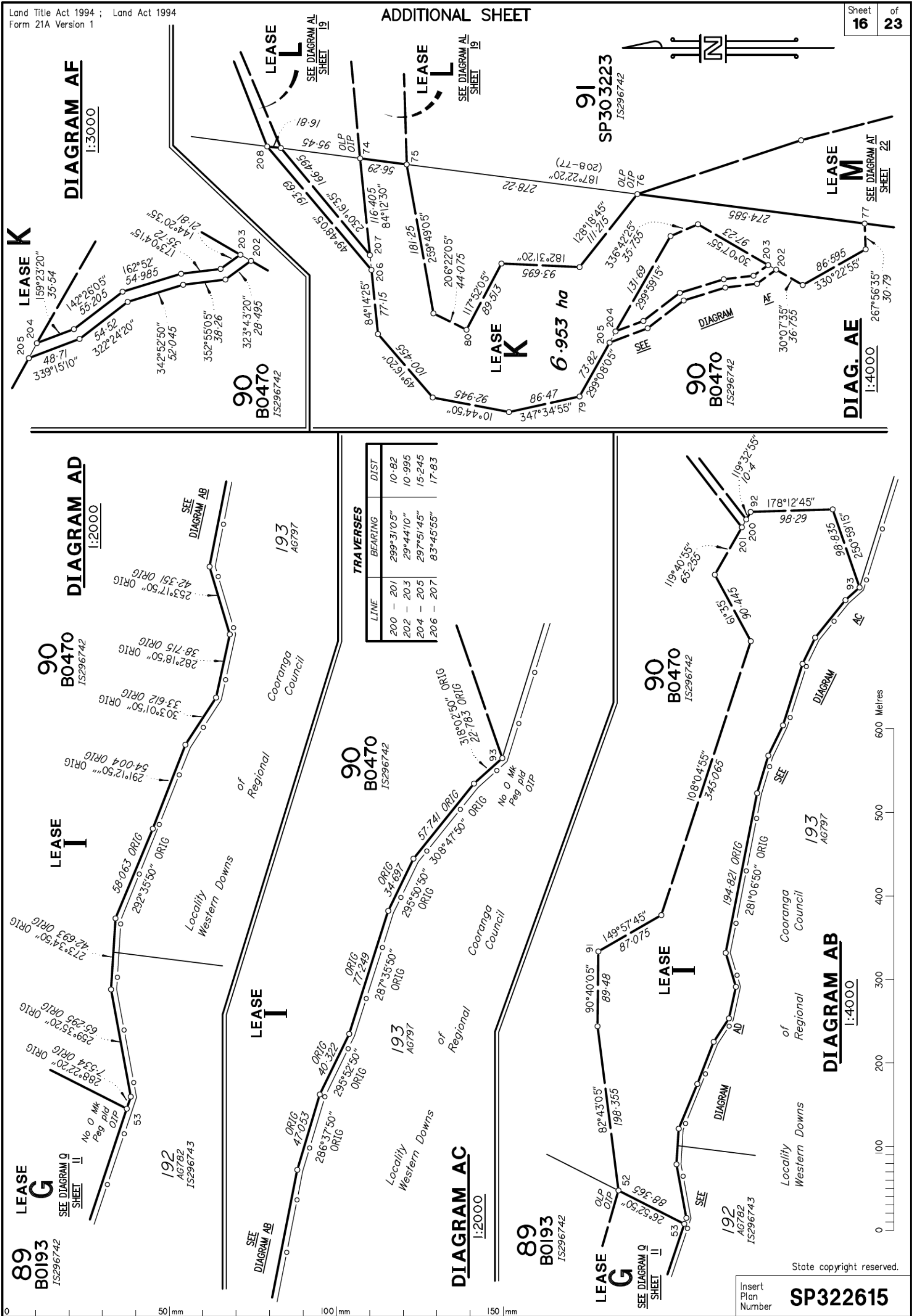


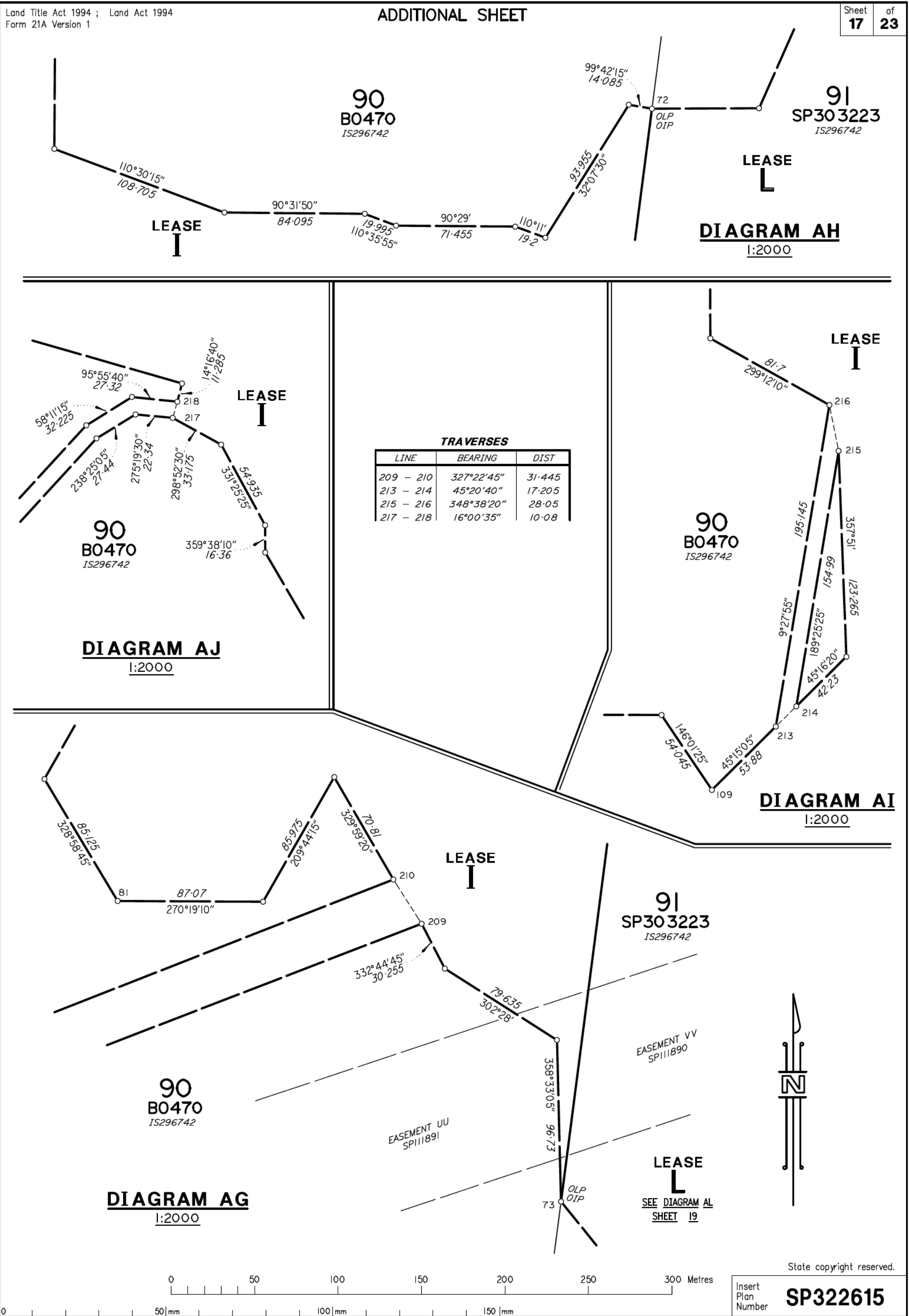


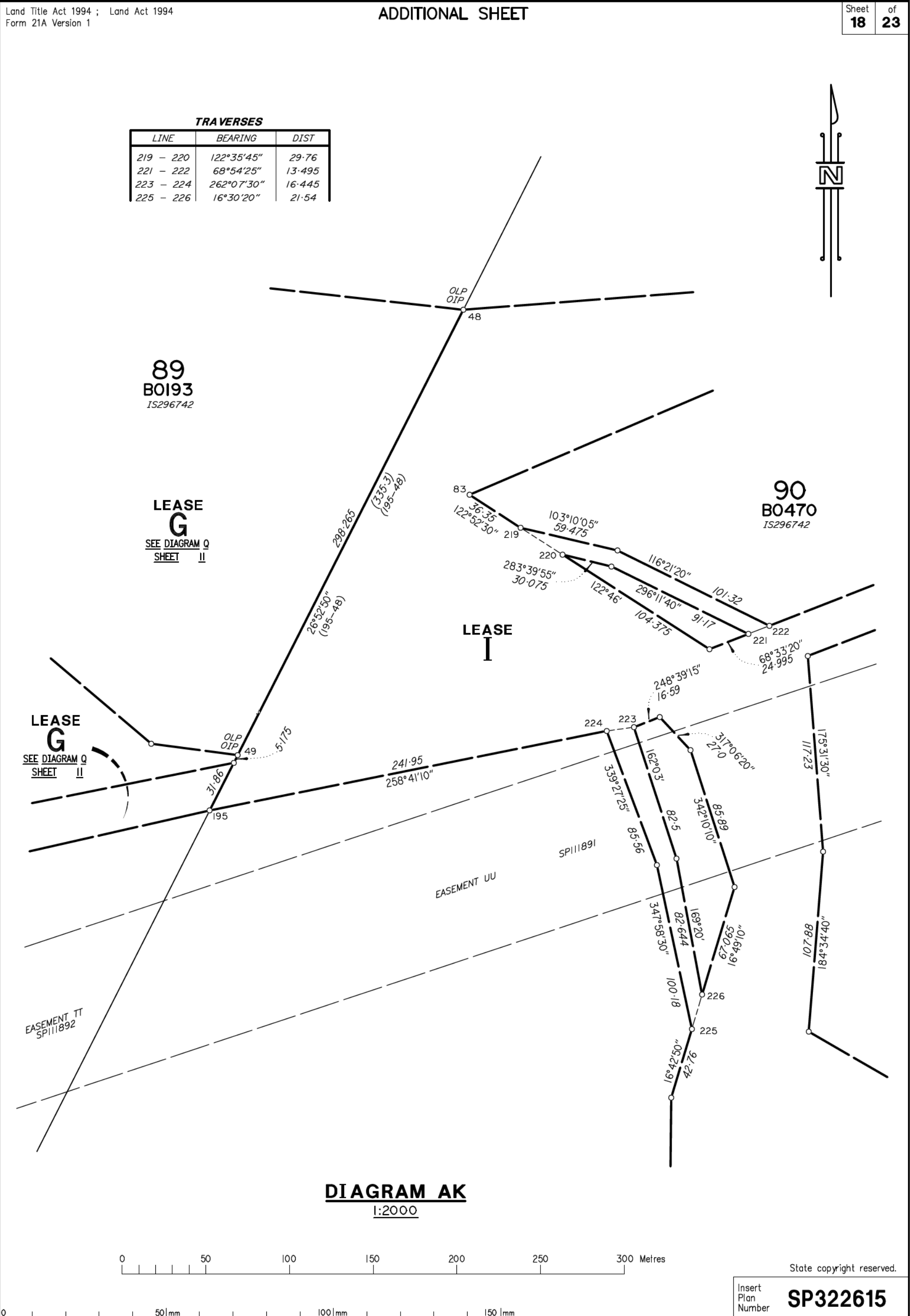








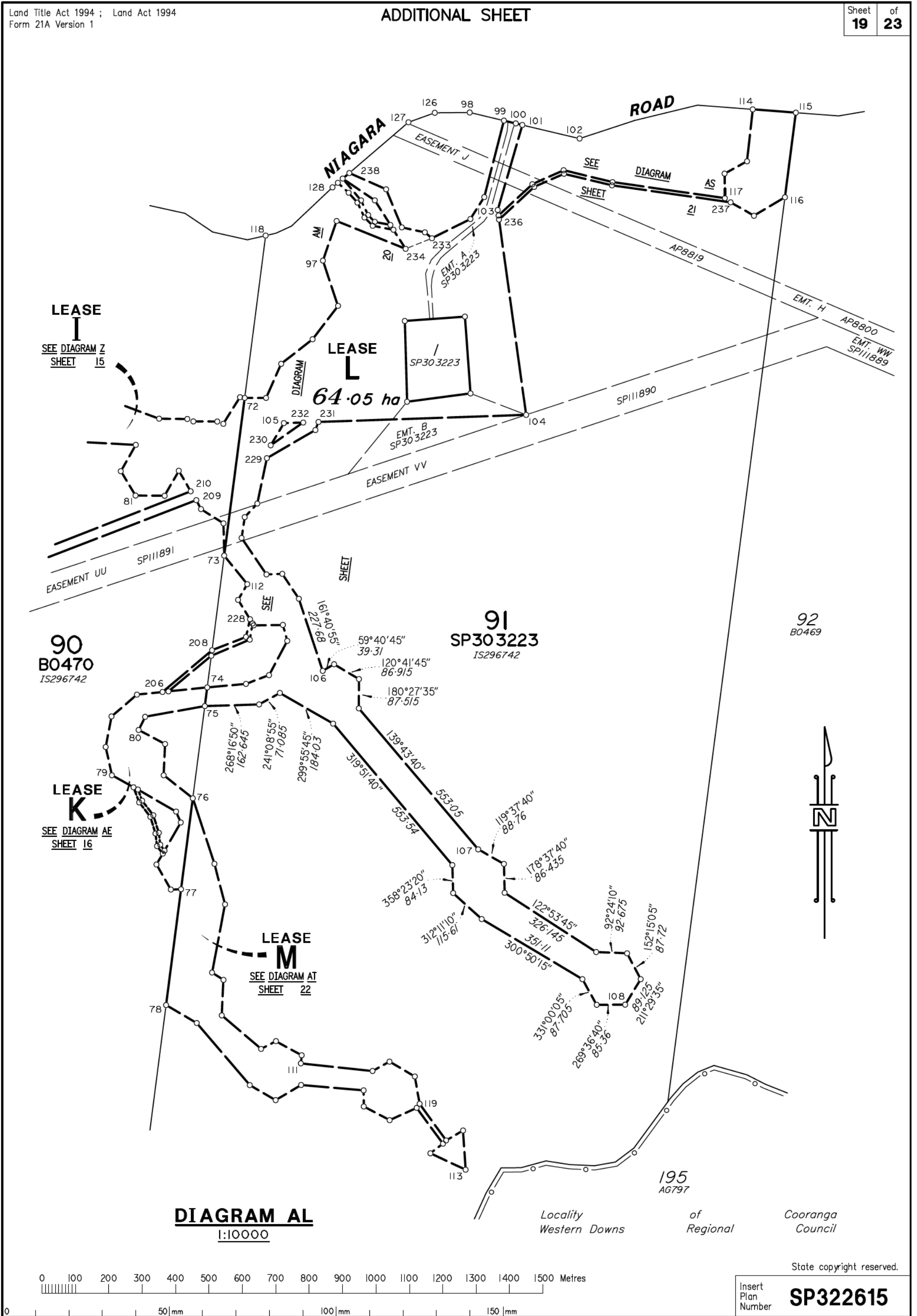




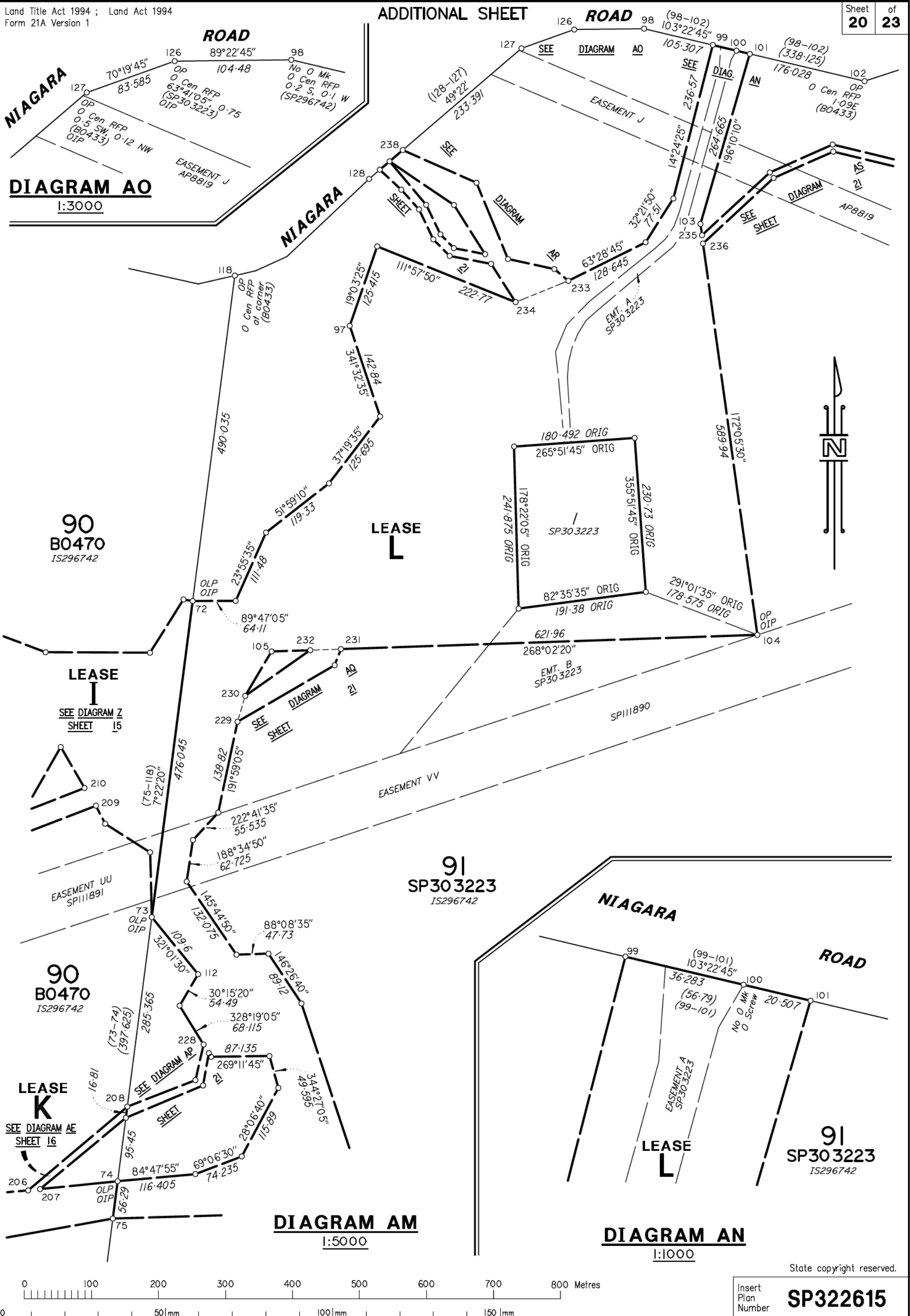
Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

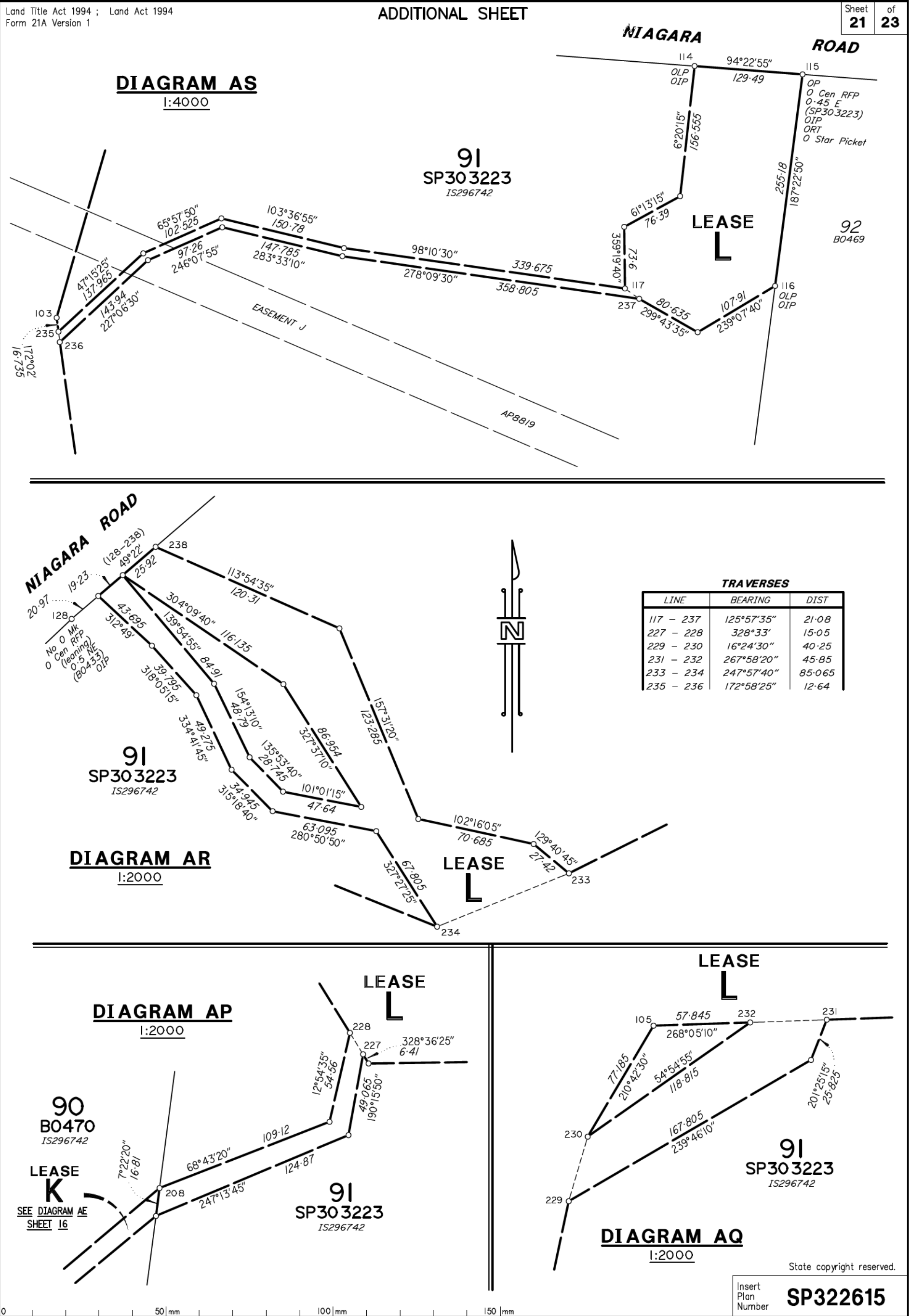
ADDITIONAL SHEET

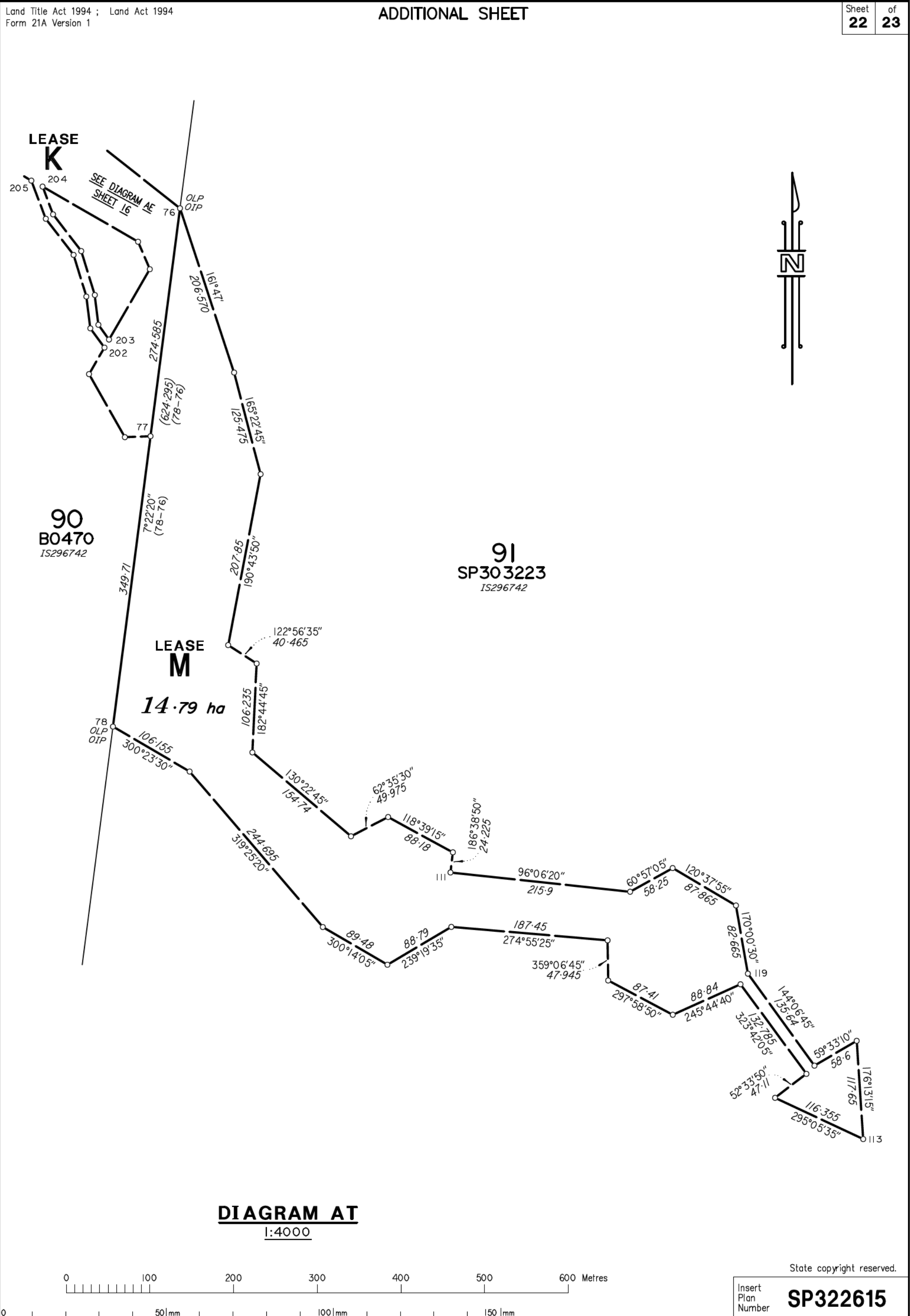
Sheet 19 of 23



Sheet 20 of 23







Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet **23** of **23**

REFERENCE		MARKS		
STN	TO	ORIGIN	BEARING	DIST
1	OIP	IS296742	211°10'20"	6.25
2	OIP	IS296743	194°17'20"	6.275
4	OIP	IS296742	197°09'20"	1.115
4	OIP	IS296742	338°41'20"	1.57
4	ORT Stump	B0192	14°09'20"	10.159
5	Pin		238°45'30"	0.905
6	Pin		277°08'50"	1.286
7	Pin		329°03'	0.795
8	Pin		207°15'30"	1.905
9	ORT Stump	B0191	161°35'20"	10.461
10	OIP	IS296742	256°01'20"	0.58
11	OIP	IS296742	327°57'20"	12.065
12	OIP	IS296742	57°33'20"	3.995
13	OIP	IS296742	31°14'20"	1.545
14	OIP	IS296742	103°34'20"	2.845
15	OIP	IS296742	279°08'20"	2.615
16	Pin		163°27'40"	1.4
17	Pin		117°24'20"	2.121
18	Pin		96°54'20"	2.009
19	OIP	IS296742	171°49'20"	2.095
20	OIP	IS296742	180°52'20"	1.14
21	Screw in Conc		4°04'10"	95.413
22	Screw in Conc		34°08'30"	90.17
23	Pin		344°03'20"	25.988
24	Screw in Conc		54°55'15"	85.06
25	Screw in Conc		24°41'05"	86.845
26	OIP	IS296742	120°22'20"	0.955
27	OIP	IS296742	71°26'20"	1.325
29	OIP	IS296742	131°47'20"	1.006
30	Screw in Conc		269°54'30"	96.972
31	Screw in Conc		241°52'05"	94.462
32	Pin		50°56'40"	1.66
33	Screw in Conc		85°36'35"	94.785
34	Pin		91°56'55"	0.529
36	Screw in Conc		94°34'05"	88.095
37	Pin		225°09'05"	1.875
38	Pin		253°40'	1.793
39	OIP	SP111893	112°53'05"	1.185
40	OIP	IS296742	317°33'20"	1.825
42	Pin		262°12'	1.758
43	Pin		144°31'45"	2.262
44	Pin		18°35'	1.287
45	OIP	SP111892	354°09'10"	0.965
45	ORT dead	B0193	128°33'50"	6.92
46	OIP	IS296742	214°44'20"	1.42
47	OIP	IS296742	48°47'20"	0.635
48	OIP	IS296742	125°30'20"	1.24
49	OIP	IS296742	351°27'20"	3.95
50	OIP	IS296742	251°25'20"	0.6
51	OIP	IS296742	355°58'20"	1.71
52	OIP	IS296742	94°23'20"	0.555
53	OIP	SP111892	72°05'10"	1.673
53	Pin		7°17'	0.275
54	Pin		339°43'	0.323

burnt

REFERENCE		MARKS		
STN	TO	ORIGIN	BEARING	DIST
55	Pin		48°01'55"	24.492
61	OIP	IS296742	158°59'20"	1.035
62	OIP	IS296742	57°52'20"	0.895
63	Pin		250°40'	1.0
64	Pin		19°58'	2.388
65	Screw in Conc		24°19'55"	85.403
66	Pin		229°55'40"	3.013
67	Screw in Conc		211°24'40"	95.256
68	Screw in Conc		61°45'15"	94.66
69	Pin		140°35'	2.922
71	OIP	IS296742	181°49'20"	4.53
71	ORT dead	B0217	255°34'10"	7.202
72	OIP	IS296742	156°21'20"	1.355
73	OIP	IS296742	231°24'20"	2.495
74	OIP	IS296742	179°50'20"	1.18
76	OIP	IS296742	268°09'20"	2.79
78	OIP	IS296742	272°13'20"	1.985
80	Pin		156°36'	1.06
81	Screw in Conc		31°43'20"	94.686
82	Pin		112°05'	0.995
83	Screw in Conc		270°10'40"	94.756
84	Screw in Conc		236°19'25"	86.383
85	Screw in Conc		234°30'50"	89.733
86	Pin		112°48'	1.12
87	Screw in Conc		245°15'55"	84.663
88	OIP	IS296742	68°53'20"	1.05
88	Screw in Conc		356°28'40"	85.89
89	OIP	IS296742	0°40'20"	0.93
90	Screw in Conc		55°18"	90.5
91	Screw in Conc		204°33'20"	87.52
92	Screw in Conc		243°04'40"	96.421
93	OIP	IS296742	312°59'	1.69
97	Pin		124°38'30"	56.23
99	Pin		72°02'	0.56
100	Screw in Headwall	IS296742	106°16'20"	11.2
103	Pin		86°35'	1.2
104	OIP	SP303223	321°27'	1.315
105	Screw in Conc		274°51'10"	90.9
106	Pin		194°09'	0.832
107	Pin		150°59'	0.721
108	Pin		358°07'	1.822
109	Screw in Conc		247°24'35"	74.255
110	Pin		79°39'15"	1.008
111	Pin		103°44'	0.877
112	Pin		344°38'	0.955
113	Pin		89°44'	0.762
114	OIP	IS296742	183°53'20"	1.17
115	OIP	SP111889	14°43'	1.16
115	ORT	B0193	119°39'50"	5.592
115	O Star Picket	IS296742	275°32'20"	69.96
116	OIP	IS296742	260°33'20"	0.99
117	Screw in Conc		68°12'25"	96.09
118	OIP	B0433	19°43'10"	0.577
119	Pin		124°49'	1.7
120	OIP	IS296742	174°45'20"	1.74
122	OIP	IS296742	65°52'20"	9.99
124	OIP	RP194601	187°23'20"	1.435
125	OIP	SP111893	254°01'20"	1.35
126	OIP	B0433	73°00'45"	1.73
127	OIP	B0433	227°16'45"	2.348
128	OIP	IS296742	236°39'20"	1.1

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
124 - OPM	RP194601	35°35'41"	1.156	94225	

State copyright reserved.

Insert Plan Number **SP322615**

0 50mm 100mm 150mm

INFRASTRUCTURE CHARGES NOTICE*(Section 119 of the Planning Act 2016)*

APPLICANT: AGL Energy
C/- ONF Surveyors
PO BOX 896
KINGAROY QLD 4610

APPLICATION: Reconfiguring a Lot – Subdivision to create long term leases for wind turbines and supporting infrastructure (Code assessable)

DATE: 5/12/2022

FILE REFERENCE: RAL22/0040

AMOUNT OF THE LEVIED CHARGE: **\$14,460.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$14,460.00	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 3 BO21, Lot 86 BO192, Lot 88 BO427, Lot 80 BO457, Lot 79 BO469, Lot 90 BO470, Lot 81 BO192, Lot 85 BO192, , Lot 89 BO193, Lot 91 SP303223

SITE ADDRESS: Sarum Road, Ironpot

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Reconfiguring a Lot – When the survey plans are sealed.
(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
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot	6	allotments	\$2,410.00	CR Table 2.3	\$14,460.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
High Impact Rural	\$0.00	\$0.00	\$14,460.00	\$0.00	\$0.00	\$14,460.00
Total	\$0.00	\$0.00	\$14,460.00	\$0.00	\$0.00	\$14,460.00

** 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> <p>Payment can be made at any of the following South Burnett Regional Council Offices:</p> <ul style="list-style-type: none"> • 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

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.

24 October 2022



Our Ref: DA4998
 (MSLink1087, 3200307,
 3200306, 1089, 3744692,
 3200311, 1088, 3744691,
 3445244)

South Burnett Regional Council
 PO Box 336
 KINGAROY QLD 4610

AGL Energy Limited
 C/- ONF Surveyors
 PO Box 896
 KINGAROY QLD 4610

Attention: Sam Dunstan
 Email: Info@southburnett.qld.gov.au
 Application: RAL22/0040

Attention: Chris Du Plessis
 Email: admin@onfsurveyors.com.au

Dear Chris,

Referral Agency Response (Advice)

(Given under section 9.2 of the Development Assessment Rules)

Transmission Infrastructure Impacted	
Transmission Corridor	Queensland New South Wales (275kV) Transmission Line Corridor Tarong Chinchilla (132kV) Transmission Line Corridor
Easement ID	Easement SS on SP111893 (Dealing No. 703051177) Easement M on RP206134 (Dealing No. 601222970) Easement A on RP194601 (Dealing No. 602478369) Easement K on BO625 (Dealing No. 602236822) Easement UU on SP111891 (Dealing No. 703051116) Easement P on BO626 (Dealing No. 602171989) Easement R on BO626 (Dealing No. 602171989) Easement TT on SP111892 (Dealing No. 703051116) Easement A on SP303223 (Dealing No. 718856438) Easement B on SP303223 (Dealing No. 718856440) Easement VV on SP111890 (Dealing No. 703051288) Easement J on AP8819 (Dealing No. 602482592)
Location Details	
Street address	Sarum Road Ironpot
Real property description	Lot 88 on BO427 Lot 80 on BO457 Lot 79 on BO469 Lot 90 on BO470 Lot 81 on BO192 Lot 85 on BO192 Lot 86 on BO192 Lot 89 on BO193 Lot 3 on BO21 Lot 91 on SP303223
Local government area	South Burnett Regional Council
Application Details	
Proposed development:	Reconfiguring a lot to create Long Term Leases for Wind Turbines
Approval sought	Development Permit

33 Harold Street, Virginia
 PO Box 1193, Virginia, Queensland 4014, Australia
 Telephone: (07) 3860 2111 Facsimile: (07) 3860 2100
www.powerlink.com.au

1

Powerlink Queensland is the registered business name of the
 Queensland Electricity Transmission Corporation Limited
 ABN 82 078 849 233

We refer to the above referenced development application which has been referred to Powerlink Queensland in accordance with Section 54 of the *Planning Act 2016*.

In accordance with its jurisdiction under Schedule 10 Part 9 Division 2 of the *Planning Regulation 2017*, Powerlink Queensland is a Referral Agency (Advice) for the above development application.

Specifically, the application has been triggered for assessment by Powerlink Queensland because:

1. For **reconfiguring a lot** – all or part of the lot is subject to a transmission entity easement which is part of the transmission supply network (Table 1 1(a))

PLANS AND REPORTS ASSESSED

The following plans and reports have been reviewed by Powerlink Queensland and form the basis of our assessment. Any variation to these plans and reports may require amendment of our advice.

Table 1: Plans and Reports upon which the assessment is based

Drawing / Report Title	Prepared by	Dated
Multiple Survey Plans	South Burnett Regional Council	07/09/2022

Powerlink Queensland, acting as a Referral Agency (Advice) under the Planning Regulation 2017 provides its response to the application as attached (**Attachment 1**).

Please treat this response as a properly made submission for the purposes of Powerlink being an eligible advice agency in accordance with the *Planning Act 2016*.

For further information please contact our Property Services Team via email property@powerlink.com.au who will be pleased to assist.

Yours sincerely



for: Narelle Titman

MANAGER PROPERTY

ATTACHMENT 1 – REFERRAL AGENCY (ADVICE) RESPONSE

Powerlink Queensland **supports** this application subject to the inclusion of the following conditions in the Assessment Manager's Decision Notice.

No.	Condition	Timing	Reason
1	The development must be carried out generally in accordance with the reviewed plans detailed in Table 1.	At all times.	To ensure that the development is carried out generally in accordance with the plans of development submitted with the application.
2	The statutory clearances set out in the <i>Electrical Safety Regulation 2013</i> must be maintained during construction and operation. No encroachment within the statutory clearances is permitted.	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved and electrical safety requirements are met.
3	Compliance with the terms and conditions of the easement dealing no. shown in the heading of this letter.	At all times.	To ensure that the existing rights contained in the registered easement dealings are maintained.
4	Compliance with the generic requirements in respect to proposed works in the vicinity of Powerlink Queensland infrastructure as detailed in the enclosed Annexure "A".	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved and electrical safety requirements are met. To ensure the integrity of the easement is maintained.

Advice to Council and the Applicant

- Should any doubt exist in maintaining the prescribed clearance to electrical infrastructure the applicant is obliged under the *Electrical Safety Act 2002* to seek advice from Powerlink.
- This response does not constitute an approval to commence any works within the easement. Prior written approval is required from Powerlink Queensland before any work is undertaken within the easement areas. All works on easement (including but not limited to earthworks, drainage and detention basins; road construction; underground and overhead service installation) require detailed submissions, assessments and consent (or otherwise) by Powerlink.
- In order for Powerlink to maintain and operate a safe and reliable supply of electricity, we require unrestricted 24-hour access to our corridors and infrastructure.

We will require practical access (typically by 4WD vehicle – but to standard no less than existing) to the Powerlink structures.

If it is envisaged that there will be any interference or alteration to our current access arrangements prior, during or after the completion of your works, we require that the applicant contacts our Works Control Manager Easements (Mr Ehren Wittmer – ph 0418 233 916) to formalise unrestricted 24-hour access arrangements.

- Compliance with the *Electrical Safety Act 2002* including any Code of Practice under the Act and the *Electrical Safety Regulation 2013* including any safety exclusion zones defined in the Regulation.

In respect of this application, the exclusion zone for untrained persons and for operating plant operated by untrained persons is six (6) metres from the 275,000 -volt wires and exposed electrical parts.

ANNEXURE A – GENERIC REQUIREMENTS

The conditions contained in this Annexure have been compiled to assist persons (the applicant) intending to undertake work within the vicinity of high-voltage electrical installations and infrastructure owned or operated by Powerlink. The conditions are supplementary to the provisions of the Electrical Safety Act 2002, Electrical Safety Regulation 2013 and the Terms and Conditions of Registered Easements and other forms of Occupational Agreements hereinafter collectively referred to as the “Easement”. Where any inconsistency exists between this Annexure and the Easement, the Easement shall take precedence.

1. POWERLINK INFRASTRUCTURE

You may not do any act or thing which jeopardises the foundations, ground anchorages, supports, towers or poles, including (without limitation) inundate or place, excavate or remove any soil, sand or gravel within a distance of twenty (20) metres surrounding the base of any tower, pole, foundation, ground anchorage or support.

2. STRUCTURES

No structures should be placed within twenty (20) metres of any part of a tower or structure foundation or within 5m of the conductor shadow area. Any structures on the easement require prior written consent from Powerlink.

3. EXCLUSION ZONES

Exclusion zones for operating plant are defined in Schedule 2 of the Electrical Safety Regulation 2013 for Untrained Persons. All Powerlink infrastructure should be regarded as “electrically live” and therefore potentially dangerous at all times.

In particular your attention is drawn to Schedule 2 of the Electrical Safety Regulation 2013 which defines exclusion zones for untrained persons in charge of operating plant or equipment in the vicinity of electrical facilities. If any doubt exists in meeting the prescribed clearance distances from the conductors, the applicant is obliged under this Act to seek advice from Powerlink.

4. ACCESS AND EGRESS

Powerlink shall at all times retain the right to unobstructed access to and egress from its infrastructure. Typically, access shall be by 4WD vehicle.

5. APPROVALS (ADDITIONAL)

Powerlink's consent to the proposal does not relieve the applicant from obtaining statutory, landowner or shire/local authority approvals.

6. MACHINERY

All mechanical equipment proposed for use within the easement must not infringe the exclusion zones prescribed in Schedule 2 of the Electrical Safety Regulation 2013. All operators of machinery, plant or equipment within the easement must be made aware of the presence of live high-voltage overhead wires. It is recommended that all persons entering the Easement be advised of the presence of the conductors as part of on site workplace safety inductions. The use of warning signs is also recommended.

ANNEXURE A – GENERIC REQUIREMENTS**7. EASEMENTS**

All terms and conditions of the easement are to be observed. Note that the easement takes precedence over all subsequent registered easement documents. Copies of the easement together with the plan of the Easement can be purchased from the Department of Environment & Resource Management.

8. EXPENDITURE AND COST RECOVERY

Should Powerlink incur costs as a result of the applicant's proposal, all costs shall be recovered from the applicant.

Where Powerlink expects such costs to be in excess of \$10 000.00, advanced payments may be requested.

9. EXPLOSIVES

Blasting within the vicinity (500 metres) of Powerlink infrastructure must comply with AS 2187. Proposed blasting within 100 metres of Powerlink infrastructure must be referred to Powerlink for a detailed assessment.

10. BURNING OFF OR THE LIGHTING OF FIRES

We strongly recommend that fires not be lit or permitted to burn within the transmission line corridor and in the vicinity of any electrical infrastructure placed on the land. Due to safety risks Powerlink's written approval should be sought.

11. GROUND LEVEL VARIATIONS**Overhead Conductors**

Changes in ground level must not reduce statutory ground to conductor clearance distances as prescribed by the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013.

Underground Cables

Any change to the ground level above installed underground cable is not permitted without express written agreement of Powerlink.

12. VEGETATION

Vegetation planted within an easement must not exceed 3.5 metres in height when fully matured. Powerlink reserves the right to remove vegetation to ensure the safe operation of the transmission line and, where necessary, to maintain access to infrastructure.

13. INDEMNITY

Any use of the Easement by the applicant in a way which is not permitted under the easement and which is not strictly in accordance with Powerlink's prior written approval is an unauthorised use. Powerlink is not liable for personal injury or death or for property loss or damage resulting from unauthorised use. If other parties make damage claims against Powerlink as a result of unauthorised use then Powerlink reserves the right to recover those damages from the applicant.

ANNEXURE A – GENERIC REQUIREMENTS**14. INTERFERENCE**

The applicant's attention is drawn to s.230 of the Electricity Act 1994 (the "Act"), which provides that a person must not wilfully, and unlawfully interfere with an electricity entity's works. "Works" are defined in s.12 (1) of the Act. The maximum penalty for breach of s.230 of the Act is a fine equal to 40 penalty units or up to 6 months imprisonment.

15. REMEDIAL ACTION

Should remedial action be necessary by Powerlink as a result of the proposal, the applicant will be liable for all costs incurred.

16. OWNERS USE OF LAND

The owner may use the easement land for any lawful purpose consistent with the terms of the registered easement; the conditions contained herein, the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013.

17. ELECTRIC AND MAGNETIC FIELDS

Electric and Magnetic Fields (EMF) occur everywhere electricity is used (e.g. in homes and offices) as well as where electricity is transported (electricity networks).

Powerlink recognises that there is community interest about Electric and Magnetic Fields. We rely on expert advice on this matter from recognised health authorities in Australia and around the world. In Australia, the Federal Government agency charged with responsibility for regulation of EMFs is the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). ARPANSA's *Fact Sheet – Magnetic and Electric Fields from Power Lines*, concludes:

"On balance, the scientific evidence does not indicate that exposure to 50Hz EMF's found around the home, the office or near powerlines is a hazard to human health."

Whilst there is no scientifically proven causal link between EMF and human health, Powerlink nevertheless follows an approach of "prudent avoidance" in the design and siting of new powerlines. This includes seeking to locate new powerline easements away from houses, schools and other buildings, where it is practical to do so and the added cost is modest.

The level of EMF decreases rapidly with distance from the source. EMF readings at the edge of a typical Powerlink easement are generally similar to those encountered by people in their daily activities at home or at work. And in the case of most Powerlink lines, at about 100 metres from the line, the EMF level is so small that it cannot be measured.

Powerlink is a member of the ENA's EMF Committee that monitors and compiles up-to-date information about EMF on behalf of all electricity network businesses in Australia. This includes subscribing to an international monitoring service that keeps the industry informed about any new developments regarding EMF such as new research studies, literature and research reviews, publications, and conferences.

We encourage community members with an interest in EMF to visit ARPANSA's website: www.arpansa.gov.au Information on EMF is also available on the ENA's website: www.ena.asn.au

Delegated Authority

Date:

0.0 OPERATIONAL WORK (STORMWATER, ROADWORKS & EARTHWORKS) AT OLIVER ROAD, NANANGO (AND DESCRIBED AS LOT 33 ON RP811870) APPLICANT: BLACKBUTT RURAL DEVELOPMENTS PTY LTD C/- RMA ENGINEERS

File Number: OPW22/0012
Author: Engineering Contractor, Planning & Land Management
Authoriser: Chief Executive Officer

SIGNATURE	DATE
MANAGER [Redacted]	22/12/22
GM [Redacted]	22/12/22
CEO [Redacted]	22.12.2022

PRECIS

Operational Work (Stormwater, Roadworks & Earthworks) at Oliver Road, Nanango (and described as Lot 33 on RP811870) - Applicant: Blackbutt Rural Developments Pty Ltd C/- RMA Engineers

SUMMARY

- Development Application for Operational Work – Earthworks, Roadworks, Stormwater, and Accesses, for a rural residential subdivision at Oliver Rd, Nanango – Lot33 RP811870 – OPW22/0012.
- An Operational Work application was conditioned in the Conditions of Approval for ROLI2016/0002, and subsequent Court Oder dated 31 July 2019;
- 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, and Accesses on land described as Lot33 RP811870 and situated at Oliver Rd, Nanango, subject to the following conditions:

GENERAL

- ENG1. Compliance with the plans and specifications submitted with Development Application OPW22/0012, approval conditions, all Council Planning Scheme Policies and Planning and Environment Court Order No 2275 of 2018 dated 31 July 2019, for Reconfiguration of Lot 33 on RP811870.
- (a) This approval extends to Engineering works for Earthworks, Roadworks, Stormwater, and Accesses 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.
- ENG2. Undertake all approved works and works required by conditions of this development approval at no cost to Council.
- ENG3. 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.
- ENG4. 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.

Delegated Authority

Date:

- ENG5. 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.
- ENG6. Ensure that supervision of all construction works are carried out by a suitably qualified and experienced Engineer (RPEQ).
- (i) ENG7. Adhere to the following hours of construction unless otherwise approved in writing by Council:
- (ii)
- | | | |
|-----------------------------|------------------|--------------------|
| Monday to Saturday: | 6.30am to 6.30pm | Noise permitted |
| Monday to Sunday: | 6.30pm 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.
- ENG8. Be responsible to carry out Work Health and Safety legislative requirements.
- ENG9. Ensure all work sites are maintained in a clean, orderly state at all times.
- ENG10. 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.
- ENG11. 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.
- ENG12. 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.
- ENG13. 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.
- ENG14. Works are to be constructed generally in accordance with the specification requirements outlined in Aus-Spec #1 and the IPWEAQ Standard Drawings unless otherwise approved by South Burnett Regional Council.

ROADWORKS

- ENG15. Base gravel is to be Type 3, Subtype 2 material unless otherwise approved by Council. Provide recently undertaken compliance testing from the stockpile used for the project for materials from non-certified Quarries by Council.
- ENG16. Sub-base gravel is to be Type 3, Subtype 4 material, unless otherwise approved by Council, or a natural ridge gravel where approved by Council. Provide recently undertaken compliance testing from the stockpile used for the project for materials from Quarries non-certified by Council.
- (iii)
- ENG17. The bitumen seal shall comprise a prime, and Double/Double seal, designed in accordance with Austroads Guide to Pavement Technology Part 4K.

Delegated Authority

Date:

- ENG18. 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.
- ENG19. 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.
- ENG20. 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.
- ENG21. 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

- ENG22. 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.
- ENG23. Do not concentrate stormwater onto adjoining properties.
- ENG24. Provide appropriate energy dissipation and scour protection measures at stormwater outlets.
- ENG25. Stormwater management shall be in accordance with RMA Stormwater Management Plan "Subdivision – Oliver Road – Nanango" dated 24 June 2022.

DEVELOPMENT WORKS

- ENG26. 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.
- ENG27. 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.
- ENG28. 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.
- ENG29. 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.
- ENG30. 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

- ENG31. 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.

Delegated Authority

Date:

- ENG32. 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).
- ENG33. Do not store plant or material on adjoining lands without written permission from the respective property owner(s).
- ENG34. Do not use contaminated material as fill on the site. Undertake any filling using inert materials only, with a maximum particle size of 75mm.
- ENG35. Ensure open drains and fill platforms are constructed with a longitudinal grade on no less than 0.1%.
- ENG36. 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:

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

INSPECTIONS AND TESTING

- ENG37. Submit to Council the pre-start meeting agenda at the confirmation of a date and time for the meeting.
- ENG38. 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) 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;
 - (c) Structural steel inspection prior to pouring of any structural concrete including cast in-situ stormwater manholes and gully pits;
 - (d) prior to back filling road crossings;
 - (e) following preparation and compaction of road sub-grade;

Delegated Authority

Date:

- (f) following placement and compaction of each road pavement layer and prior to laying of the next pavement layer or surfacing layer;
- (g) of the finished pavement surface prior to any bitumen primer-seal or prime or asphalt surfacing;
- (h) at the point of completion of all works before placing on-maintenance; and
- (i) at the point of requesting Council to accept the works off-maintenance.

ENG39. 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).

ENG40. Uncover all works covered prior to inspection to allow inspection by Council at Council's sole discretion.

ENG41. 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.

ENG42. 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.

ENG43. Undertake any works for the safety or health of the community or protection of infrastructure where Council deems it necessary.

MAINTENANCE

ENG44. 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.

ENG45. 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.

ENG46. Maintenance bond must be provided in the form of a cash bond or a bank guarantee.

ENG47. 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.

ENG48. 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.

Delegated Authority

Date:

ENG49. 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;
- (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

ENG50. 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 coordinates. 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.

ENG51. Provide "As Constructed" data for the following elements, where applicable:

- (a) Roadworks;
- (b) Stormwater drainage;
- (c) Electrical and Lighting network.

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

Drawing Number	Revision	Drawing Title	Date
C-G0101	2	GENERAL INDEX AND DRAWING INDEX PLAN	12/12/2022
C-G0102	2	PROJECT NOTES	12/12/2022
C-G0201	2	SURVEY SETOUT AND EXISTING FEATURES PLAN	12/12/2022
C-G0301	2	COMBINED SERVICES MASTER PLAN	12/12/2022
C-R0001	0	TYPICAL ROAD CROSS SECTIONS – 1	12/12/2022
C-R0002	0	TYPICAL ROAD CROSS SECTIONS – 2	12/12/2022
C-R0101	2	ROADWORKS AND FOOTPATH NOTES AND STANDARD DETAILS	12/12/2022
C-R0201	3	ASPHALT PAVEMENT DESIGN PLAN	12/12/2022
C-R0300	2	ROAD CONTROL LINE SETOUT TABLES	12/12/2022
C-R0301	3	OLIVER ROAD LAYOUT PLAN AND LONGITUDINAL SECTION - 1	12/12/2022
C-R0302	3	OLIVER ROAD LAYOUT PLAN AND LONGITUDINAL SECTION - 2	12/12/2022
C-R0303	3	OLIVER ROAD LAYOUT PLAN AND LONGITUDINAL SECTION - 3	12/12/2022
C-R0304	2	OLIVER ROAD CROSS SECTIONS – 1	12/12/2022
C-R0305	2	OLIVER ROAD CROSS SECTIONS – 2	12/12/2022
C-R0306	2	OLIVER ROAD CROSS SECTIONS – 3	12/12/2022
C-R0307	2	OLIVER ROAD CROSS SECTIONS – 4	12/12/2022
C-R0308	3	COLLINS COURT LAYOUT PLAN AND LONGITUDINAL SECTION	12/12/2022
C-R0309	2	COLLINS COURT CROSS SECTIONS	12/12/2022

Delegated Authority

Date:

C-R0310	2	LYNCH DRIVE LAYOUT PLAN AND LONGITUDINAL	12/12/2022
C-R00311	2	LYNCH DRIVE CROSS SECTIONS	12/12/2022
C-R0312	3	FRANK BROWN ROAD LAYOUT PLAN AND LONGITUDINAL SECTION	12/12/2022
C-R0313	3	FRANK BROWN ROAD CROSS SECTIONS - 1	12/12/2022
C-R0314	3	FRANK BROWN ROAD CROSS SECTIONS - 2	12/12/2022
C-R0315	2	BROWN ROAD LAYOUT PLAN AND LONGITUDINAL SECTION - 1	12/12/2022
C-R0316	2	BROWN ROAD LAYOUT PLAN AND LONGITUDINAL SECTION - 2	12/12/2022
C-R0317	2	BROWN ROAD CROSS SECTIONS - 1	12/12/2022
C-R0318	2	BROWN ROAD CROSS SECTIONS - 2	12/12/2022
C-R0319	2	BROWN ROAD CROSS SECTIONS - 3	12/12/2022
C-R0400	2	INTERSECTION SETOUT COORDINATES	12/12/2022
C-R0401	2	INTERSECTION LAYOUT PLAN - 1	12/12/2022
C-R0402	2	INTERSECTION LAYOUT PLAN - 2	12/12/2022
C-E0101	2	BULK EARTHWORKS NOTES AND STANDARD DETAILS	12/12/2022
C-E0201	2	CUT TO FILL EXTENT LAYOUT PLAN	12/12/2022
C-E0301	2	BULK EARTHWORKS LAYOUT PLAN - 1	12/12/2022
C-E0302	2	BULK EARTHWORKS LAYOUT PLAN - 2	12/12/2022
C-E0401	2	BULK EARTHWORKS SECTIONS	12/12/2022
C-E0801	2	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	12/12/2022
C-E0901	2	EROSION AND SEDIMENT CONTROL LAYOUT PLAN	12/12/2022
C-D0101	2	STORMWATER NOTES AND STANDARD DETAILS	12/12/2022
C-D0102	2	STORMWATER STANDARD DETAILS	12/12/2022
C-D0201	2	STORMWATER CATCHMENT PLAN	12/12/2022
C-D0301	2	STORMWATER MASTER PLAN	12/12/2022
C-D0401	2	STORMWATER LAYOUT PLAN	12/12/2022
C-D0501	2	STORMWATER LONGITUDINAL SECTIONS	12/12/2022
C-D0601	2	STORMWATER JUNCTION SETOUT DETAILS	12/12/2022
C-D0701	2	STORMWATER CALCULATION TABLES - 1	12/12/2022
C-D0702	2	STORMWATER CALCULATION TABLES - 2	12/12/2022
C-C0101	2	OPEN CHANNEL NOTES AND STANDADRD DETAILD	12/12/2022
C-C0201	2	OPEN CHANNEL 1 LAYOUT PLAN AND LONGITUDINAL SECTION	12/12/2022
C-C0202	2	OPEN CHANNEL 2 LAYOUT PLAN AND LONGITUDINAL SECTION	12/12/2022
C-C0203	2	OPEN CHANNEL 3 LAYOUT PLAN AND LONGITUDINAL SECTION	12/12/2022

Delegated Authority

Date:

ADVICE NOTES

The applicant be advised that:

- ADV1. 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.
- ADV2. 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.
- i. Any amendment, alteration or addition to the development approval will require further consideration by Council in assessing any changes to the environmental conditions.
- ADV3. 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.
 - v. 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.
- ADV4. 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.
- ADV5. Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
- ADV6. 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.

Delegated Authority _____

Date: _____

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

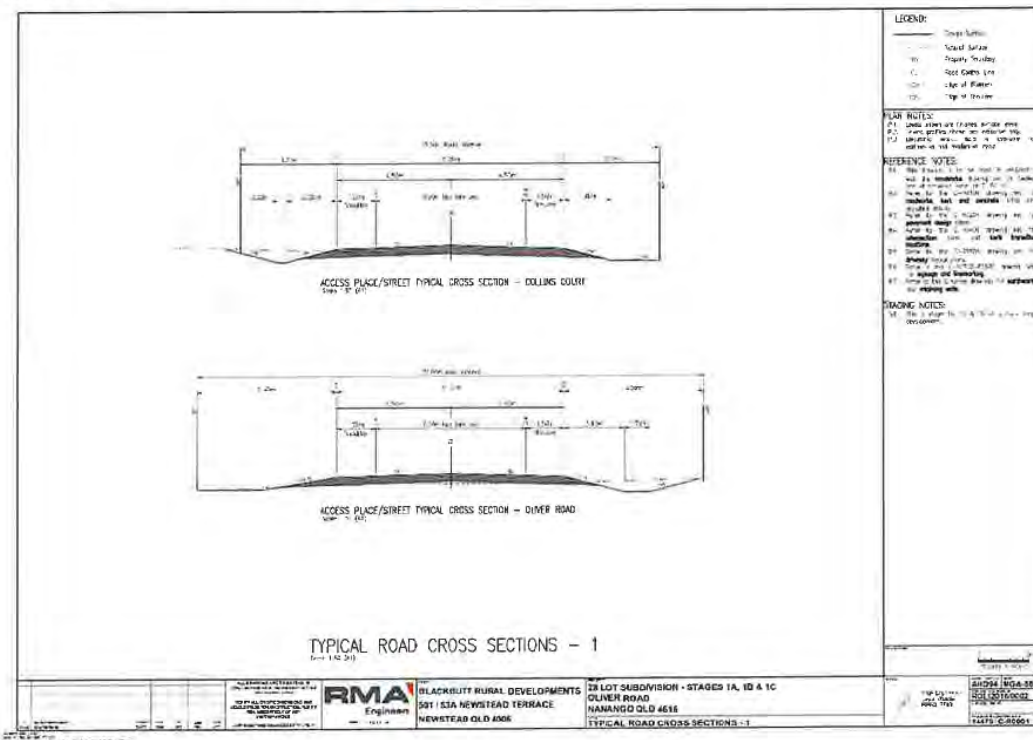
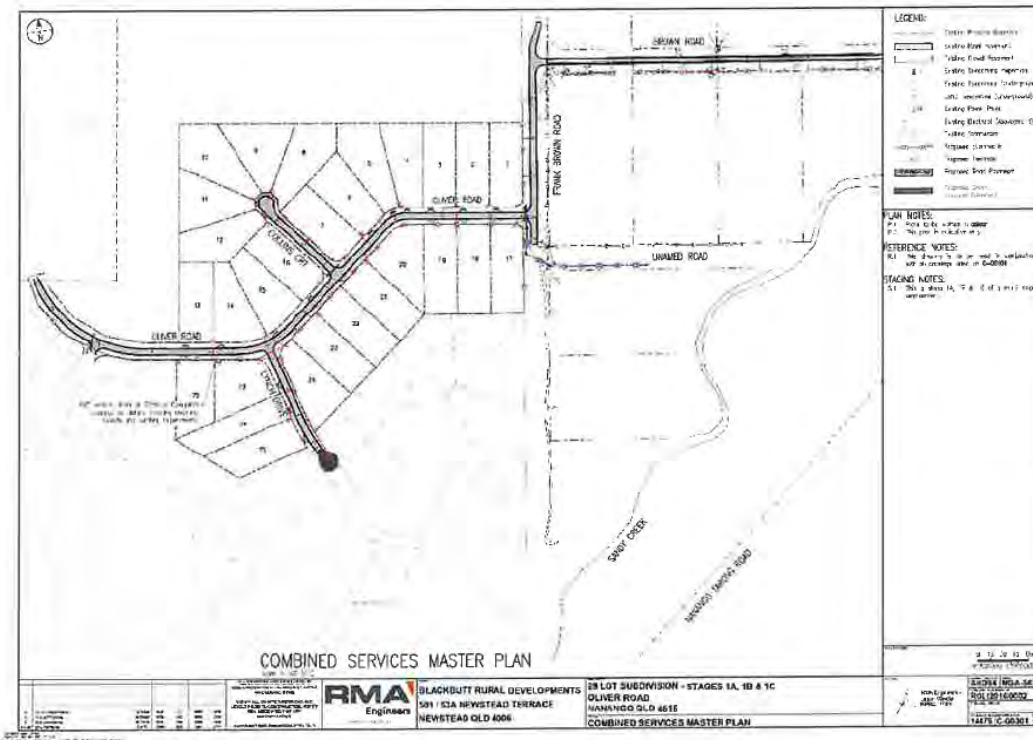
No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

This project will result in an upgrade to Brown Road and Frank Brown Road for the relevant extents. The new roads associated with the development will become new Council assets when they are the constructed and the developer maintenance period expires.

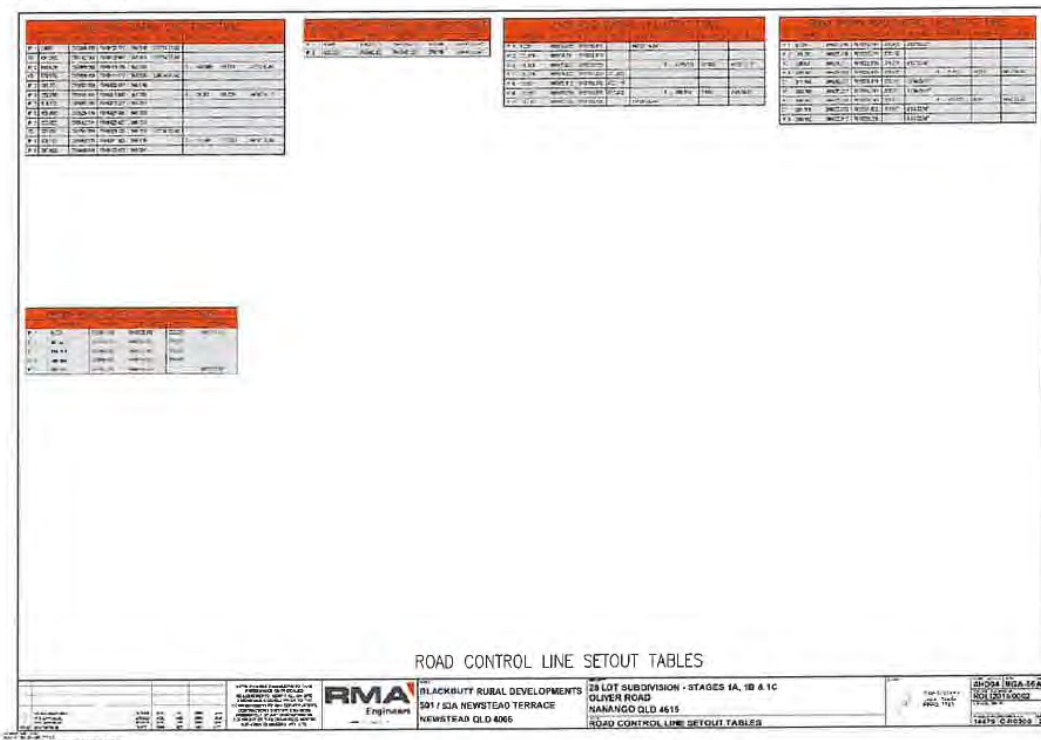
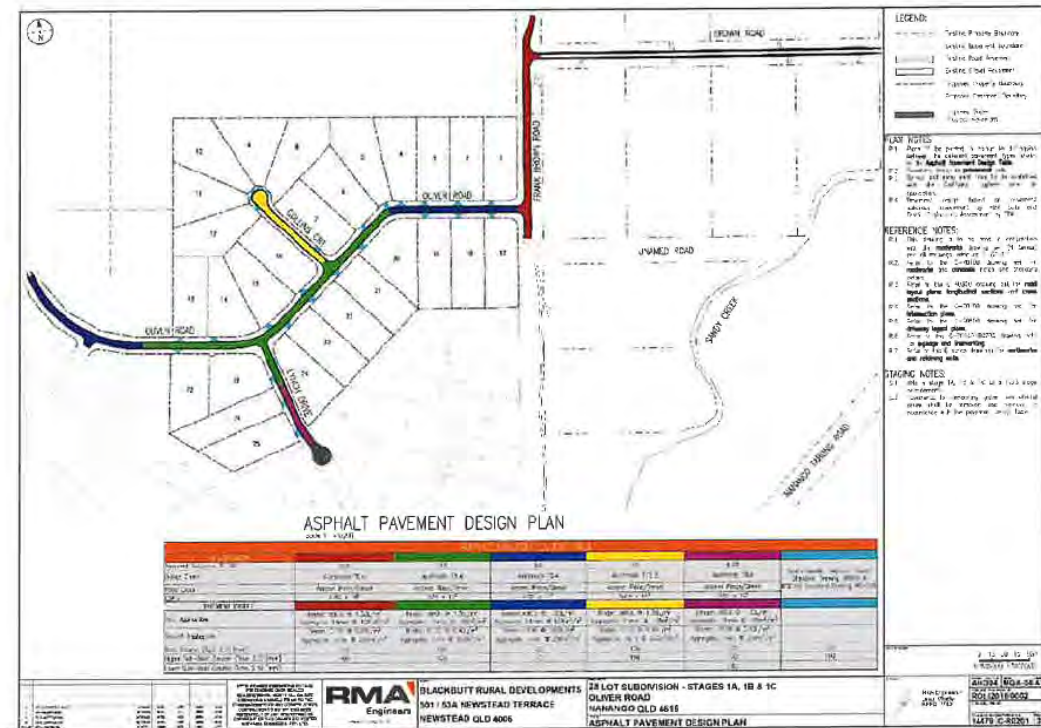
Delegated Authority

Date:



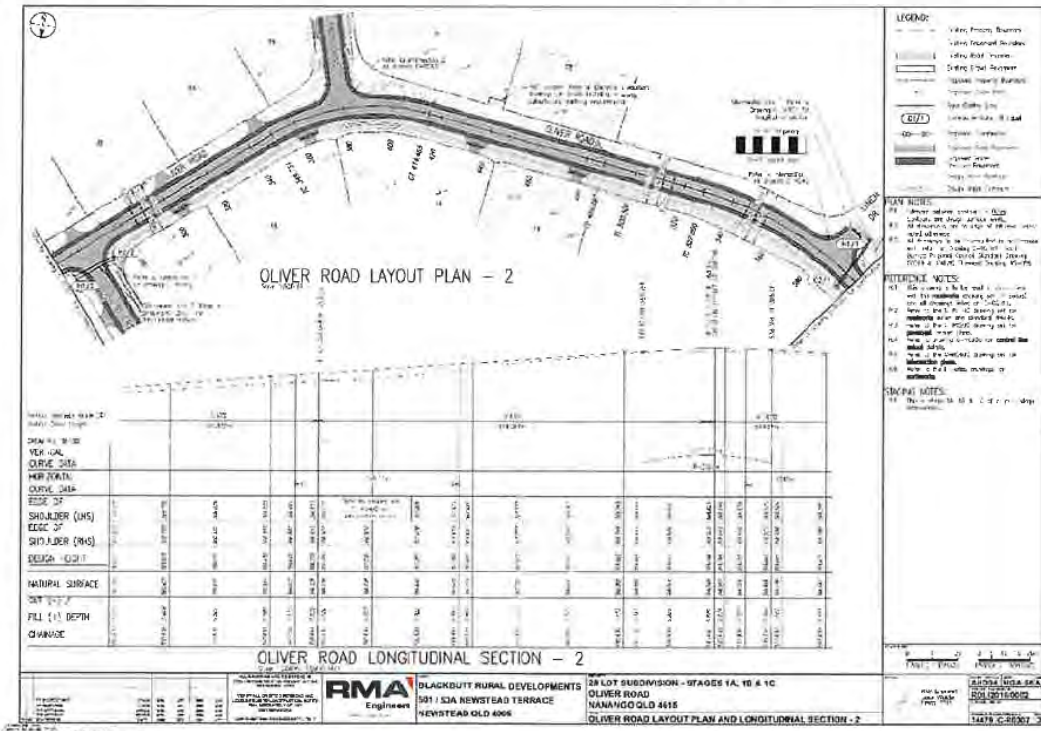
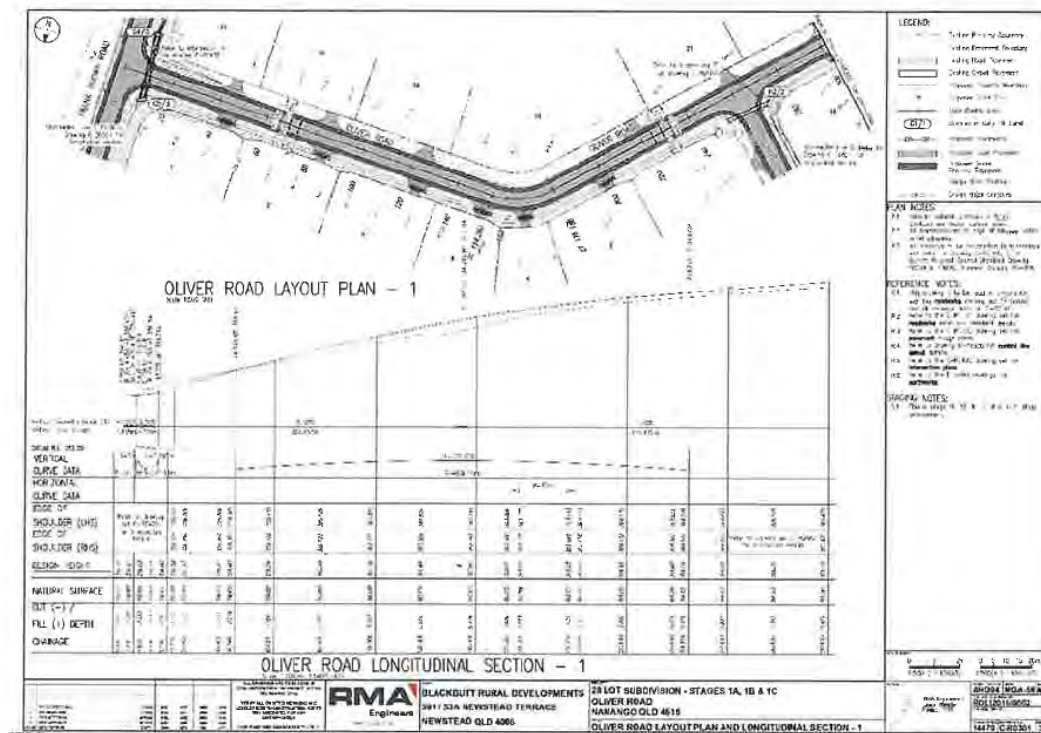
Delegated Authority

Date:



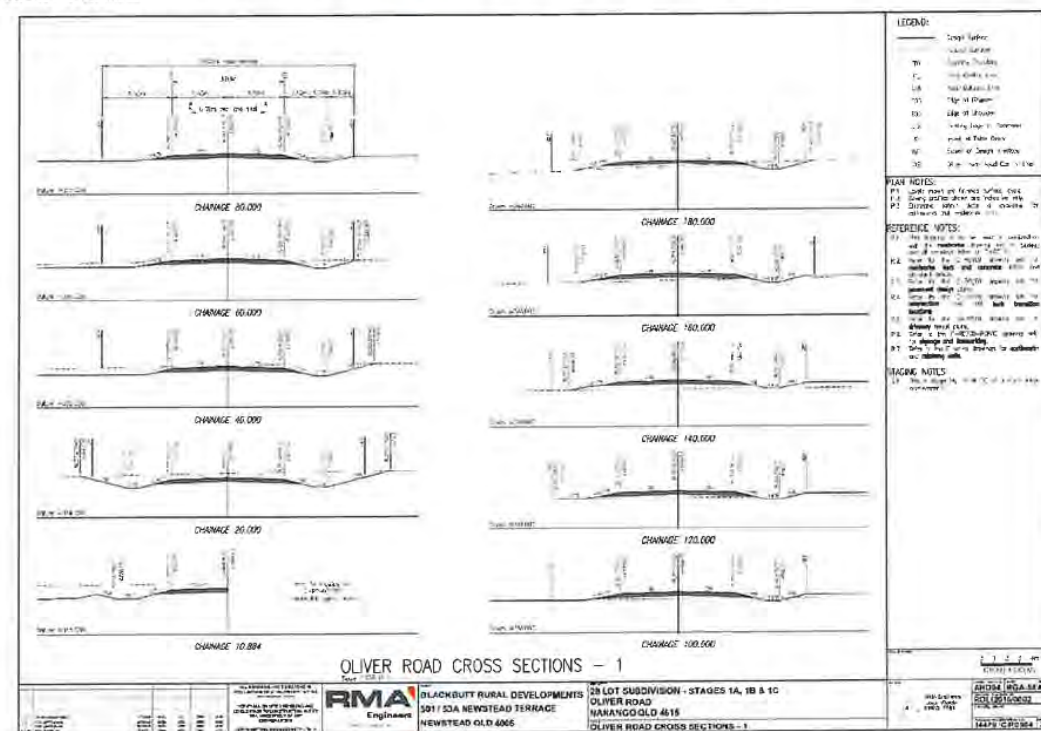
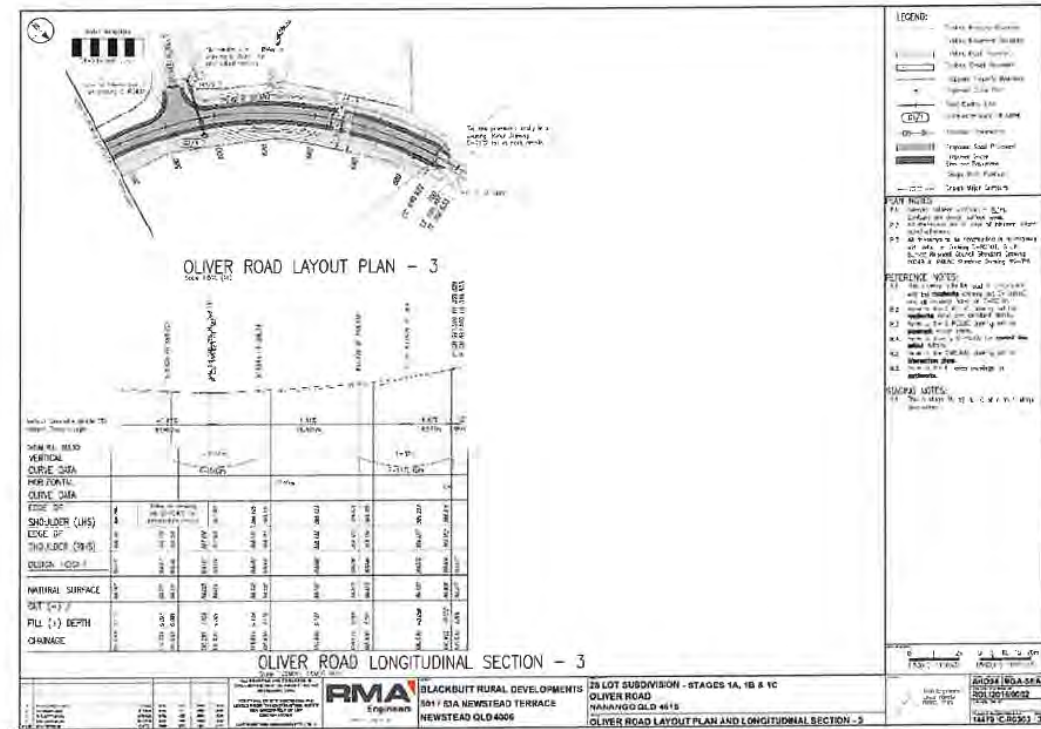
Delegated Authority

Date:



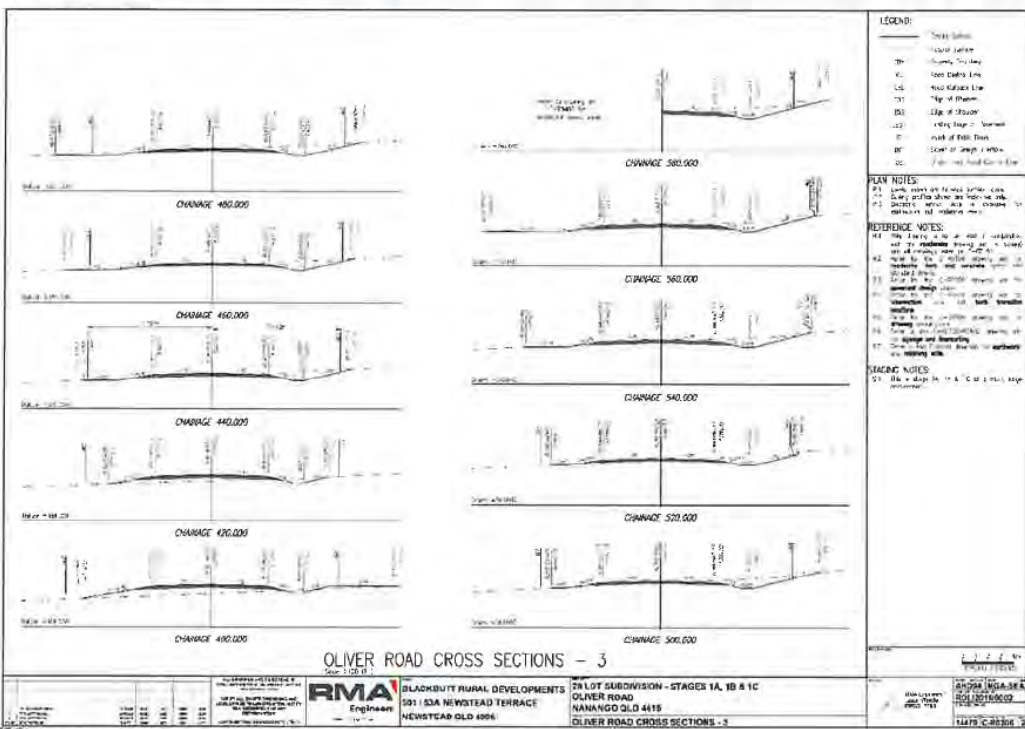
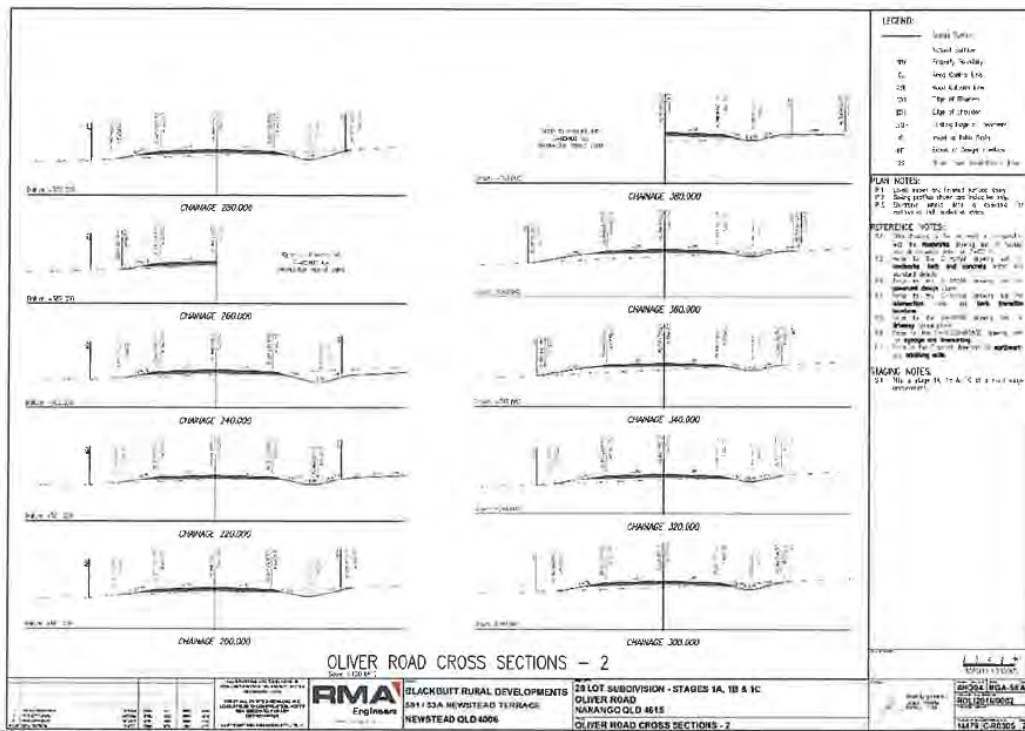
Delegated Authority

Date:



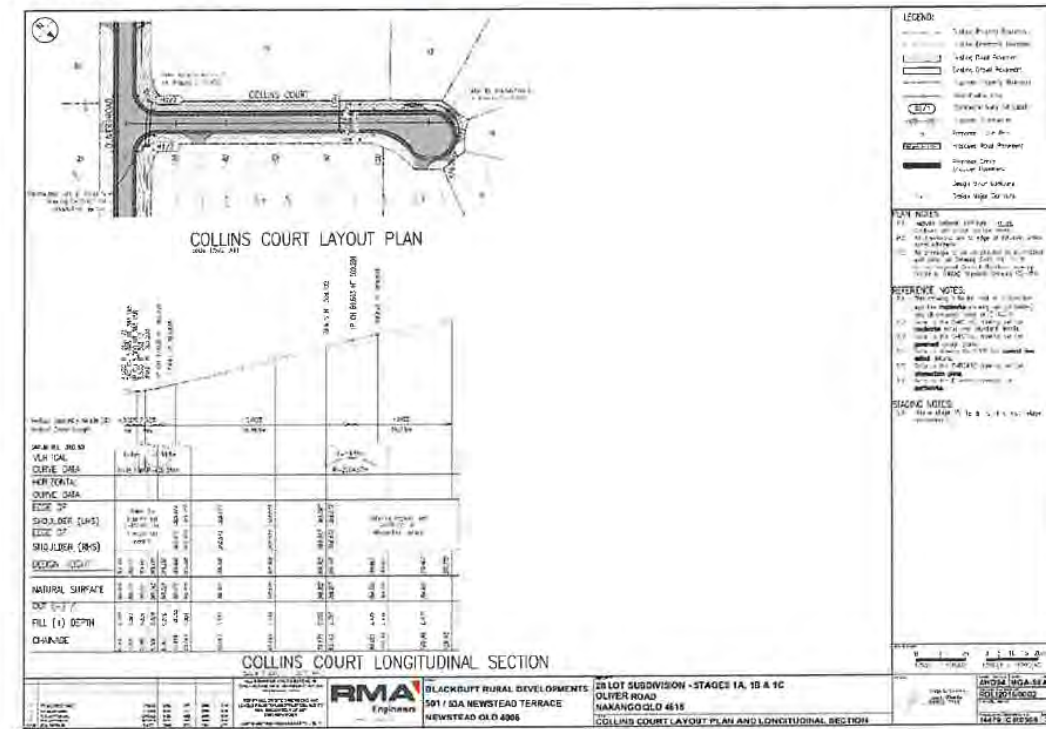
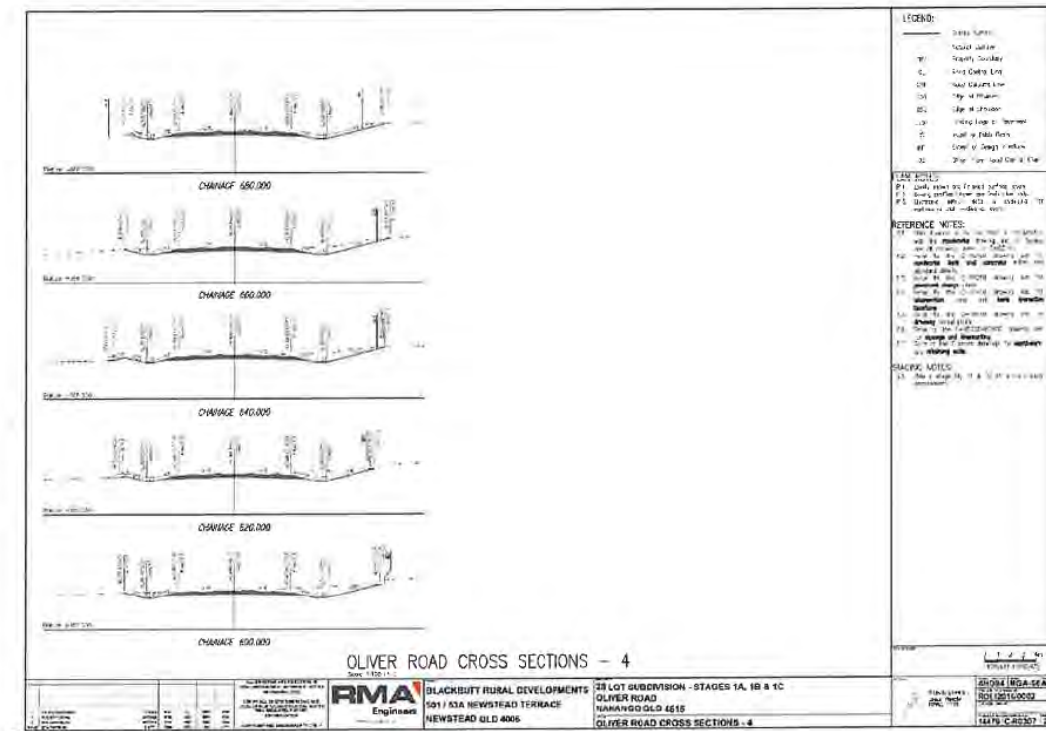
Delegated Authority

Date:



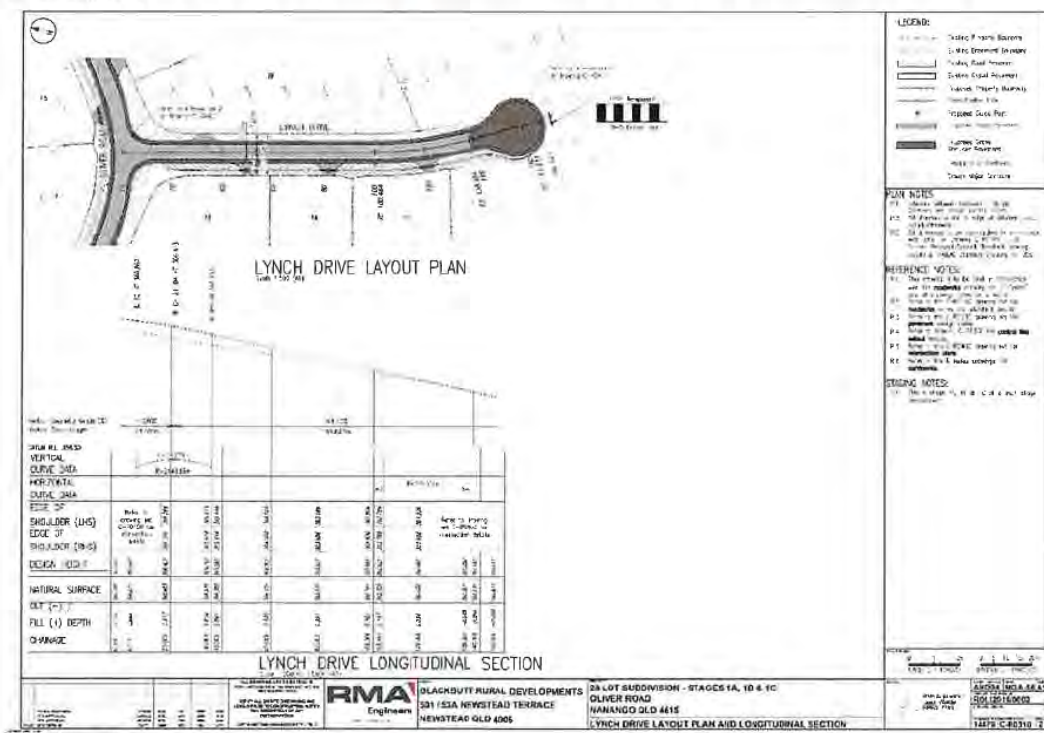
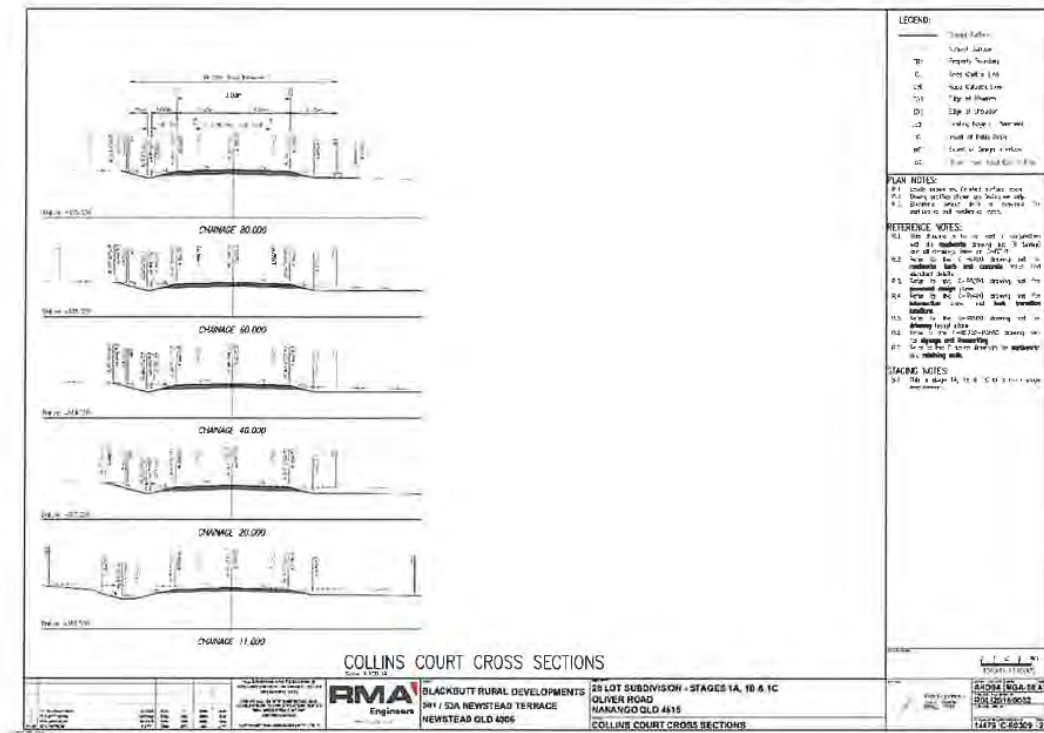
Delegated Authority

Date:



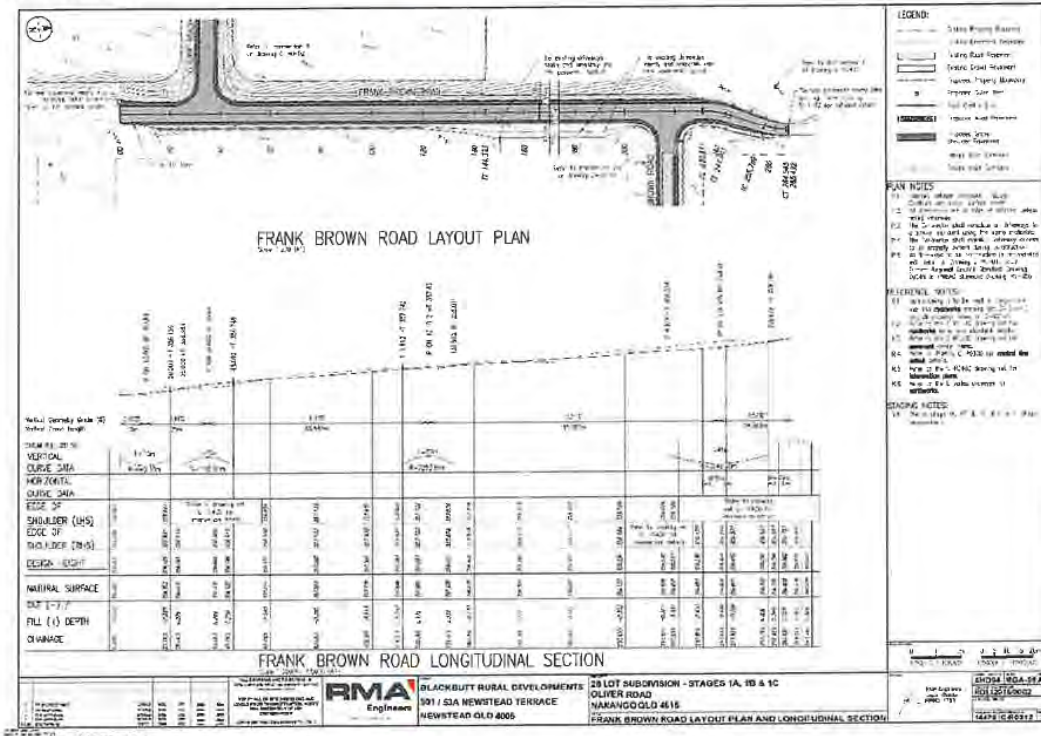
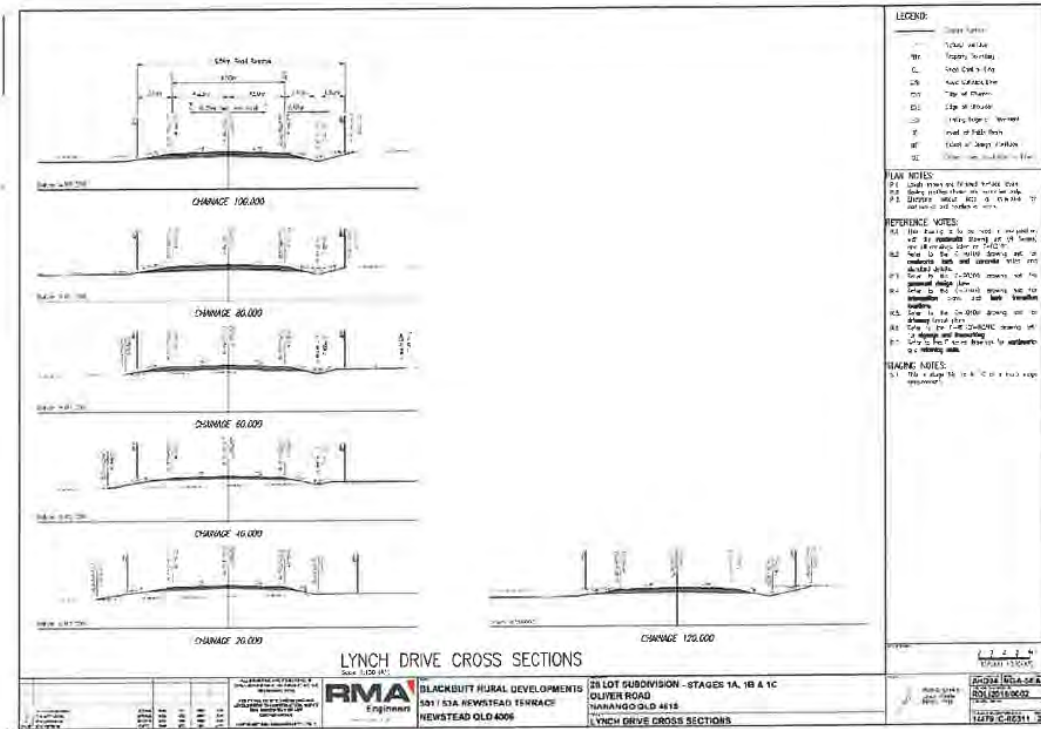
Delegated Authority

Date:



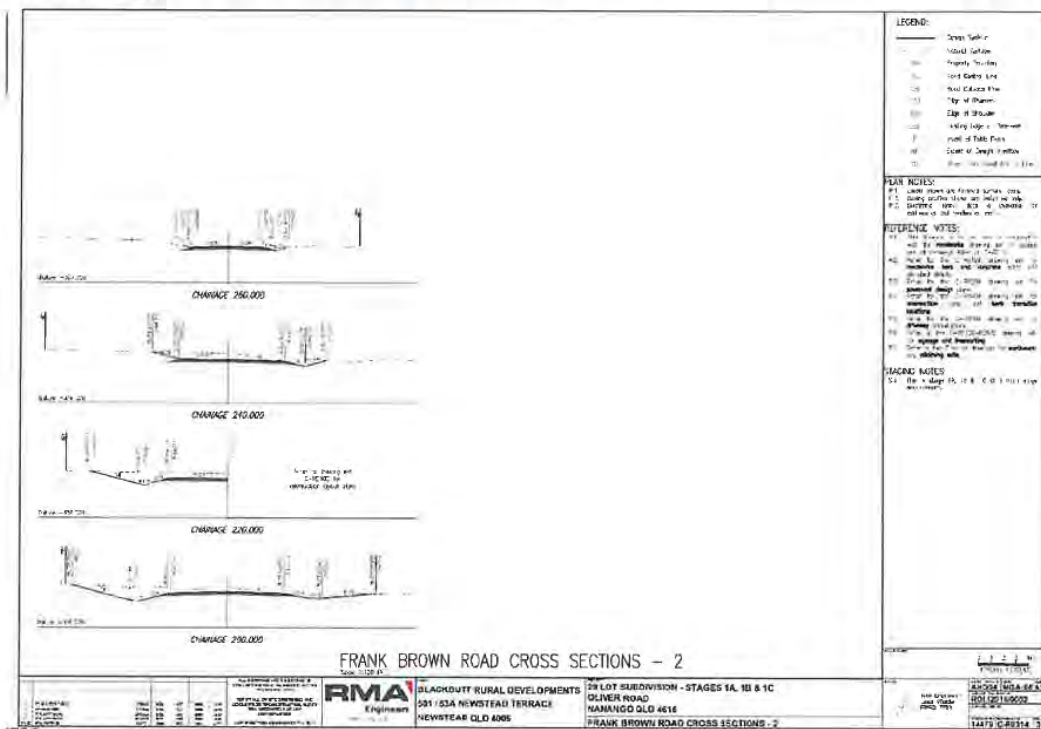
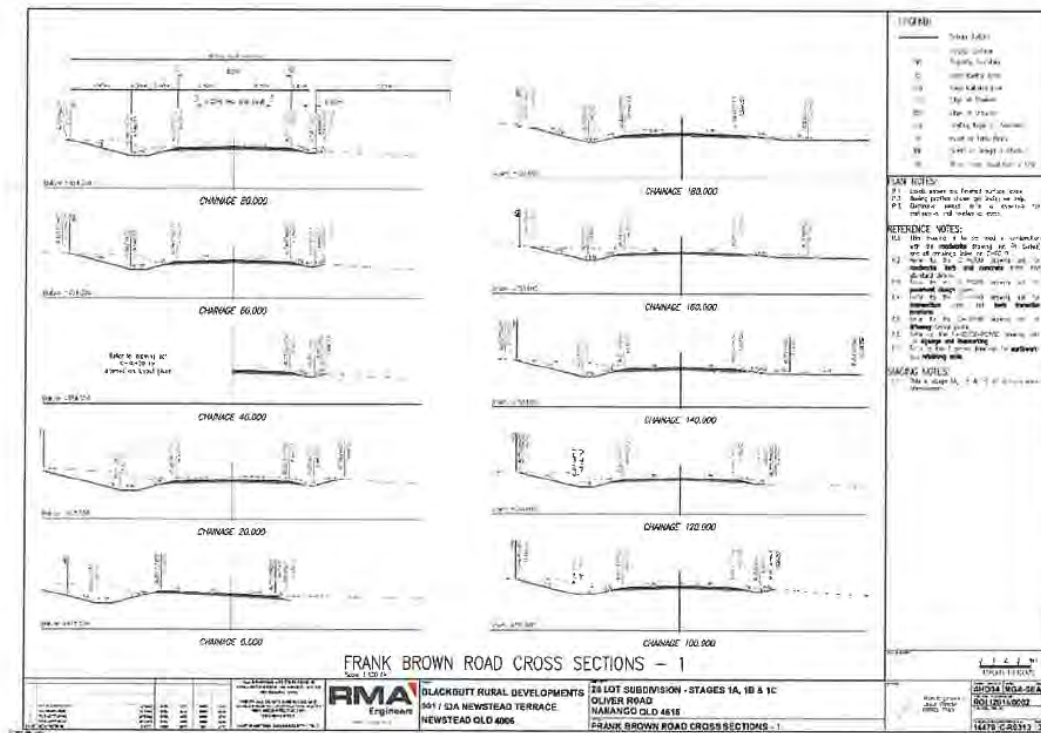
Delegated Authority

Date:



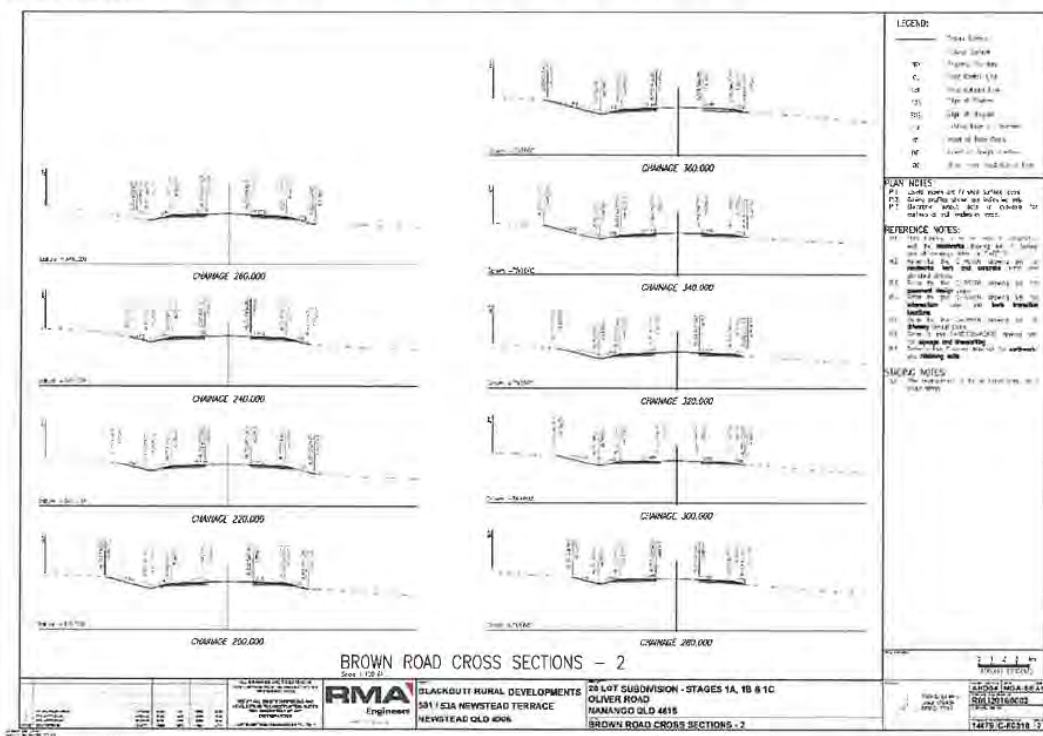
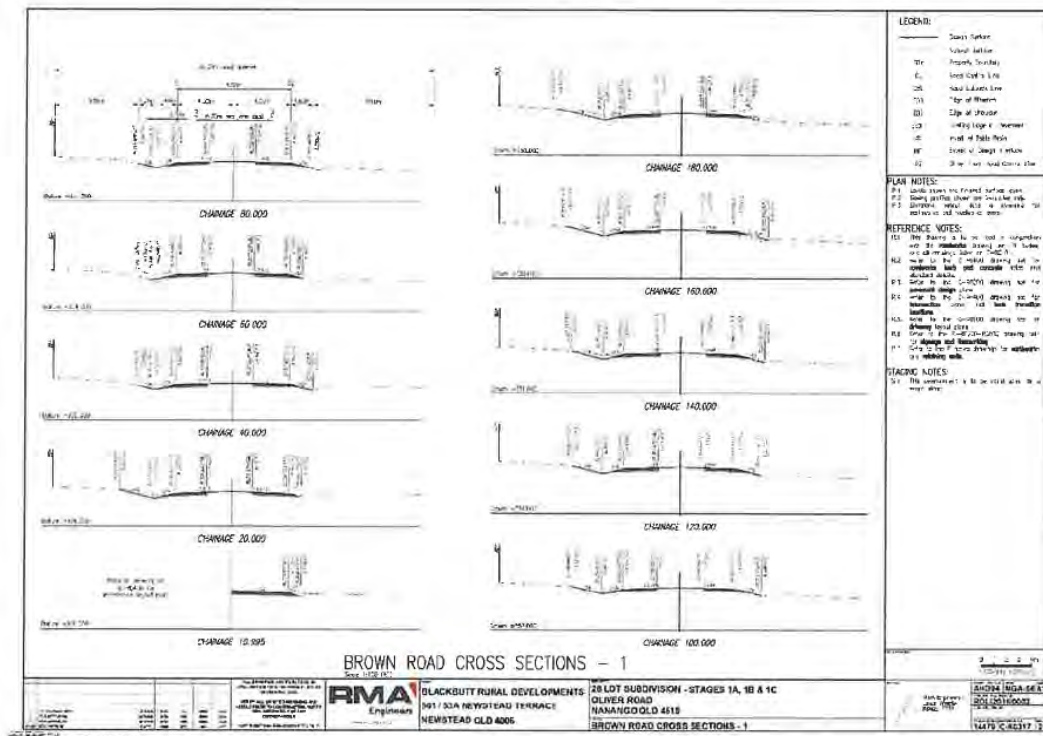
Delegated Authority

Date:



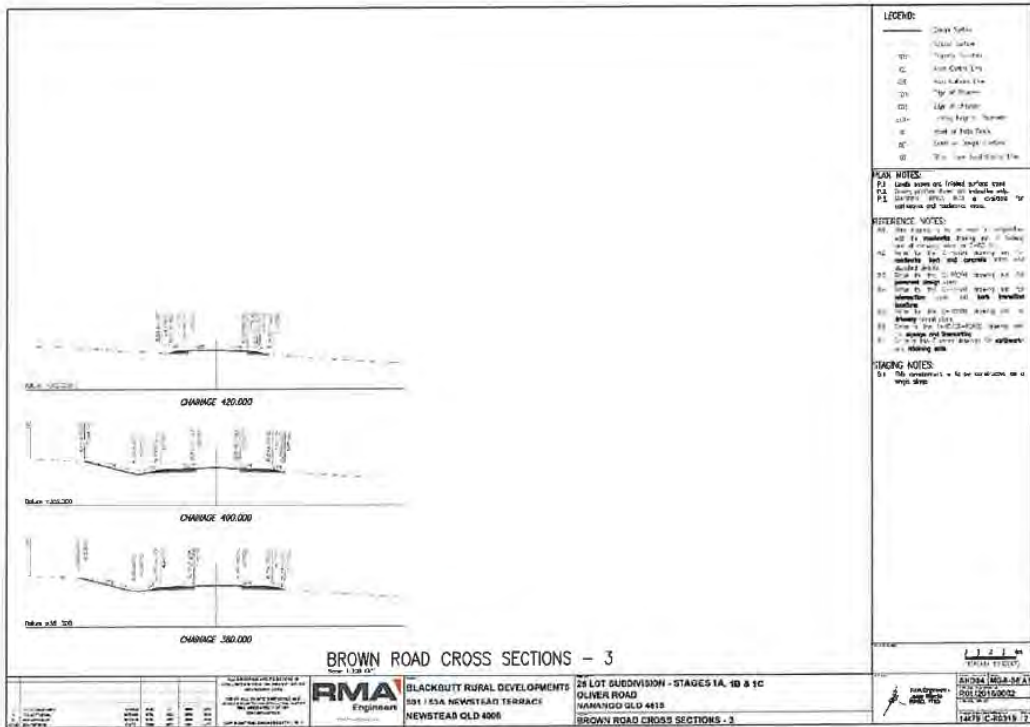
Delegated Authority

Date:



Delegated Authority

Date:



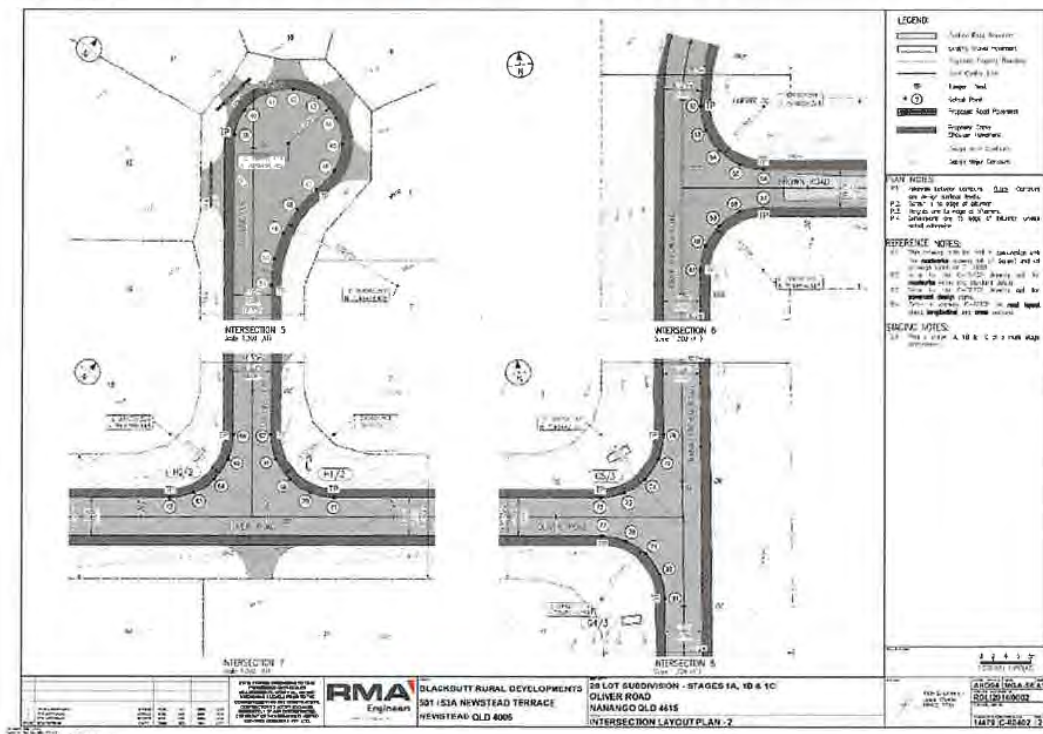
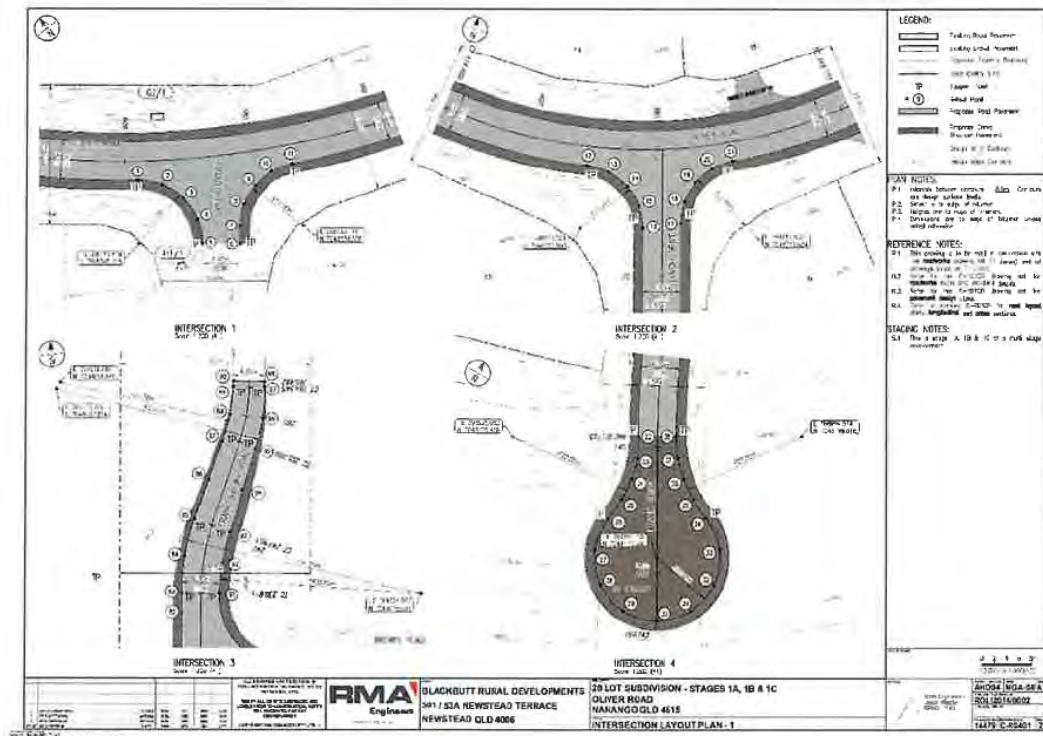
NAME OF POINT COORDINATES	NAME OF POINT COORDINATES	NAME OF POINT COORDINATES	NAME OF POINT COORDINATES	NAME OF POINT COORDINATES
1 500135.00 500135.00 500135.00	2 500135.00 500135.00 500135.00	3 500135.00 500135.00 500135.00	4 500135.00 500135.00 500135.00	5 500135.00 500135.00 500135.00
6 500135.00 500135.00 500135.00	7 500135.00 500135.00 500135.00	8 500135.00 500135.00 500135.00	9 500135.00 500135.00 500135.00	10 500135.00 500135.00 500135.00
11 500135.00 500135.00 500135.00	12 500135.00 500135.00 500135.00	13 500135.00 500135.00 500135.00	14 500135.00 500135.00 500135.00	15 500135.00 500135.00 500135.00
16 500135.00 500135.00 500135.00	17 500135.00 500135.00 500135.00	18 500135.00 500135.00 500135.00	19 500135.00 500135.00 500135.00	20 500135.00 500135.00 500135.00
21 500135.00 500135.00 500135.00	22 500135.00 500135.00 500135.00	23 500135.00 500135.00 500135.00	24 500135.00 500135.00 500135.00	25 500135.00 500135.00 500135.00
26 500135.00 500135.00 500135.00	27 500135.00 500135.00 500135.00	28 500135.00 500135.00 500135.00	29 500135.00 500135.00 500135.00	30 500135.00 500135.00 500135.00
31 500135.00 500135.00 500135.00	32 500135.00 500135.00 500135.00	33 500135.00 500135.00 500135.00	34 500135.00 500135.00 500135.00	35 500135.00 500135.00 500135.00
36 500135.00 500135.00 500135.00	37 500135.00 500135.00 500135.00	38 500135.00 500135.00 500135.00	39 500135.00 500135.00 500135.00	40 500135.00 500135.00 500135.00
41 500135.00 500135.00 500135.00	42 500135.00 500135.00 500135.00	43 500135.00 500135.00 500135.00	44 500135.00 500135.00 500135.00	45 500135.00 500135.00 500135.00
46 500135.00 500135.00 500135.00	47 500135.00 500135.00 500135.00	48 500135.00 500135.00 500135.00	49 500135.00 500135.00 500135.00	50 500135.00 500135.00 500135.00
51 500135.00 500135.00 500135.00	52 500135.00 500135.00 500135.00	53 500135.00 500135.00 500135.00	54 500135.00 500135.00 500135.00	55 500135.00 500135.00 500135.00
56 500135.00 500135.00 500135.00	57 500135.00 500135.00 500135.00	58 500135.00 500135.00 500135.00	59 500135.00 500135.00 500135.00	60 500135.00 500135.00 500135.00
61 500135.00 500135.00 500135.00	62 500135.00 500135.00 500135.00	63 500135.00 500135.00 500135.00	64 500135.00 500135.00 500135.00	65 500135.00 500135.00 500135.00
66 500135.00 500135.00 500135.00	67 500135.00 500135.00 500135.00	68 500135.00 500135.00 500135.00	69 500135.00 500135.00 500135.00	70 500135.00 500135.00 500135.00
71 500135.00 500135.00 500135.00	72 500135.00 500135.00 500135.00	73 500135.00 500135.00 500135.00	74 500135.00 500135.00 500135.00	75 500135.00 500135.00 500135.00
76 500135.00 500135.00 500135.00	77 500135.00 500135.00 500135.00	78 500135.00 500135.00 500135.00	79 500135.00 500135.00 500135.00	80 500135.00 500135.00 500135.00
81 500135.00 500135.00 500135.00	82 500135.00 500135.00 500135.00	83 500135.00 500135.00 500135.00	84 500135.00 500135.00 500135.00	85 500135.00 500135.00 500135.00
86 500135.00 500135.00 500135.00	87 500135.00 500135.00 500135.00	88 500135.00 500135.00 500135.00	89 500135.00 500135.00 500135.00	90 500135.00 500135.00 500135.00
91 500135.00 500135.00 500135.00	92 500135.00 500135.00 500135.00	93 500135.00 500135.00 500135.00	94 500135.00 500135.00 500135.00	95 500135.00 500135.00 500135.00
96 500135.00 500135.00 500135.00	97 500135.00 500135.00 500135.00	98 500135.00 500135.00 500135.00	99 500135.00 500135.00 500135.00	100 500135.00 500135.00 500135.00

INTERSECTION SETOUT COORDINATES

28 LOT SUBDIVISION - STAGES 1A, 1B & 1C
OLIVER ROAD
NAMANGO QLD 4415
INTERSECTION SETOUT COORDINATES

Delegated Authority

Date:



Delegated Authority

Date:

EARTHWORKS NOTES

GENERAL

1. The design is based on the assumption that the ground level is as shown on the site plan.
2. The design is based on the assumption that the ground level is as shown on the site plan.

BULK EARTHWORKS

1. The design is based on the assumption that the ground level is as shown on the site plan.
2. The design is based on the assumption that the ground level is as shown on the site plan.

NOTES

1. The design is based on the assumption that the ground level is as shown on the site plan.
2. The design is based on the assumption that the ground level is as shown on the site plan.

CONSTRUCTION NOTES

1. The design is based on the assumption that the ground level is as shown on the site plan.
2. The design is based on the assumption that the ground level is as shown on the site plan.

GENERAL NOTES

1. The design is based on the assumption that the ground level is as shown on the site plan.
2. The design is based on the assumption that the ground level is as shown on the site plan.

LEGEND

- 1. The design is based on the assumption that the ground level is as shown on the site plan.
- 2. The design is based on the assumption that the ground level is as shown on the site plan.

BLACKBUTT RURAL DEVELOPMENTS
 531 / 53A NEWSTEAD TERRACE
 NEWSTEAD QLD 4005

28 LOT SUBDIVISION - STAGES 1A, 1B & 1C
 OLIVER ROAD
 NANANGO QLD 4615

BULK EARTHWORKS NOTES AND STANDARD DETAIL 9

Scale: 1:1000

Author: [Name]

Check: [Name]

Date: [Date]

CUT TO FILL EXTENT LAYOUT PLAN

LEGEND

- Utility Pole Station
- Street Lighting
- Earthworks

CUT TO FILL VOLUMES

Lot No.	Cut (m³)	Fill (m³)
1	100	50
2	200	100
3	300	150
4	400	200
5	500	250
6	600	300
7	700	350
8	800	400
9	900	450
10	1000	500
11	1100	550
12	1200	600
13	1300	650
14	1400	700
15	1500	750
16	1600	800
17	1700	850
18	1800	900
19	1900	950
20	2000	1000
21	2100	1050
22	2200	1100
23	2300	1150
24	2400	1200
25	2500	1250
26	2600	1300
27	2700	1350
28	2800	1400

BLACKBUTT RURAL DEVELOPMENTS
 531 / 53A NEWSTEAD TERRACE
 NEWSTEAD QLD 4005

28 LOT SUBDIVISION - STAGES 1A, 1B & 1C
 OLIVER ROAD
 NANANGO QLD 4615

CUT TO FILL EXTENT LAYOUT PLAN

Scale: 1:1000

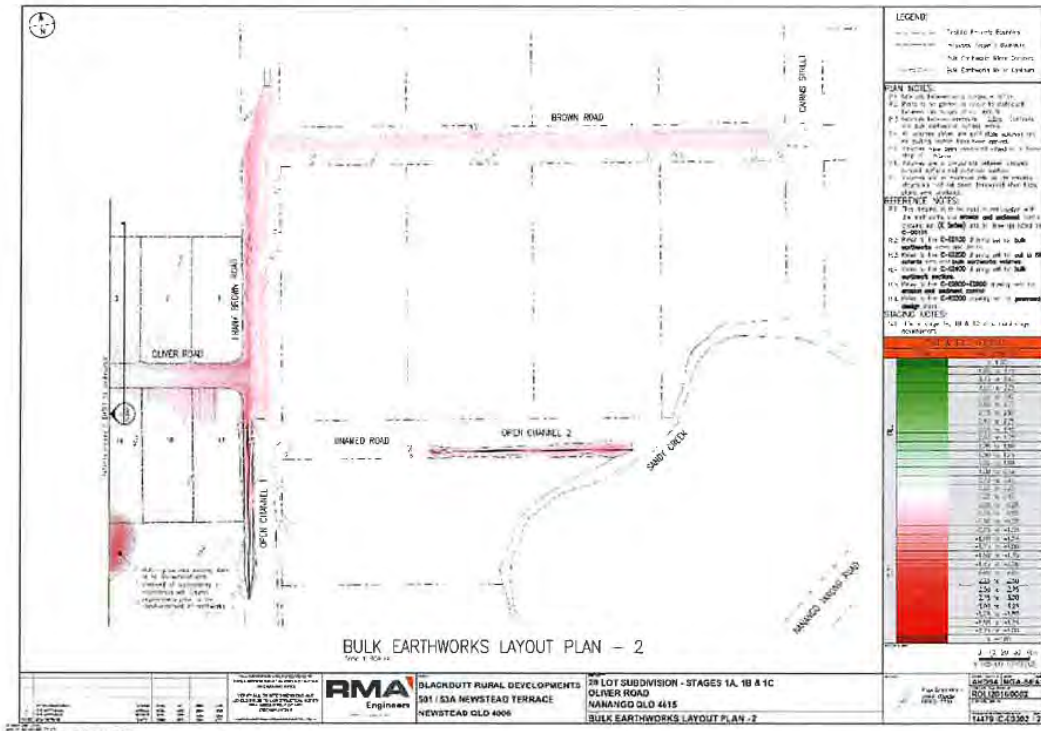
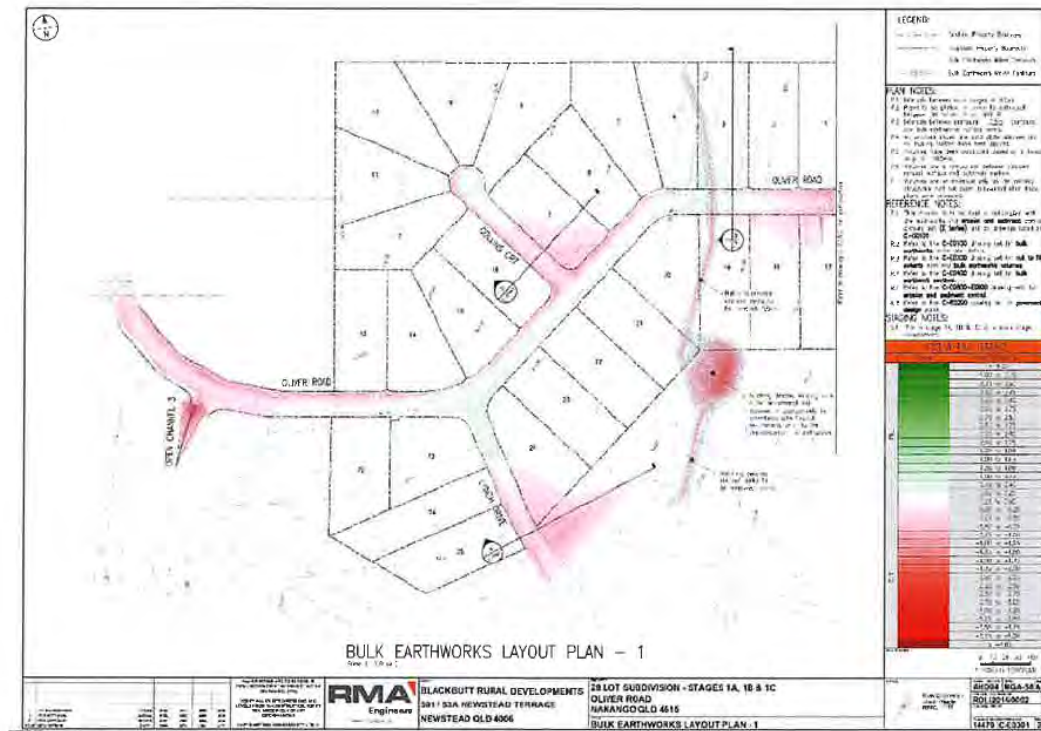
Author: [Name]

Check: [Name]

Date: [Date]

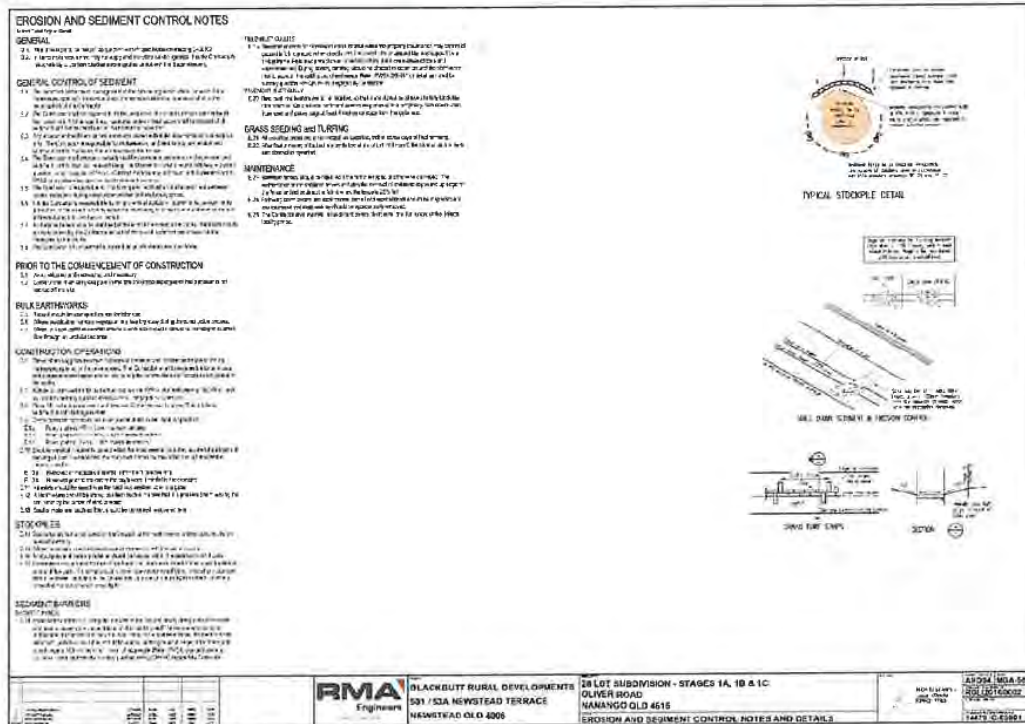
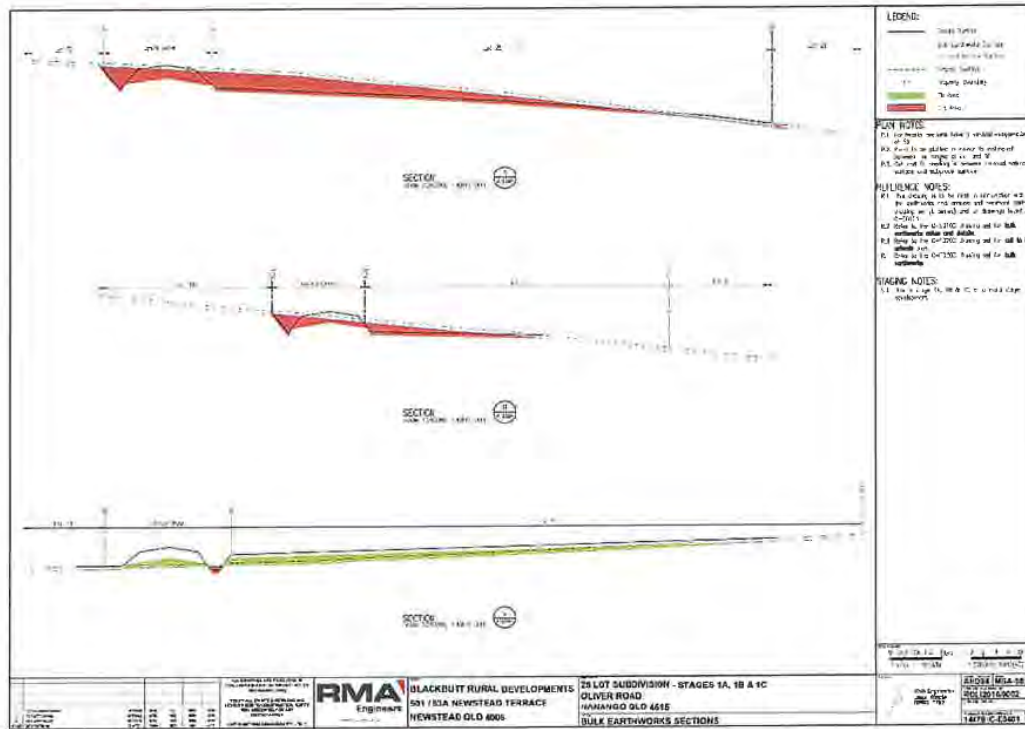
Delegated Authority

Date:



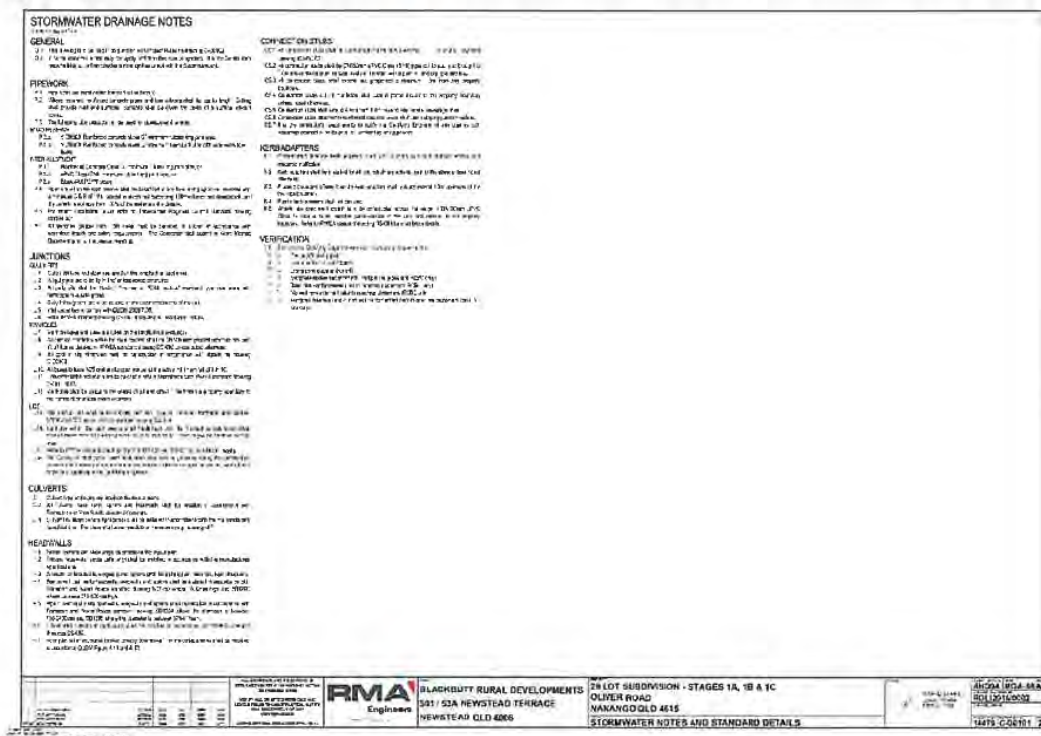
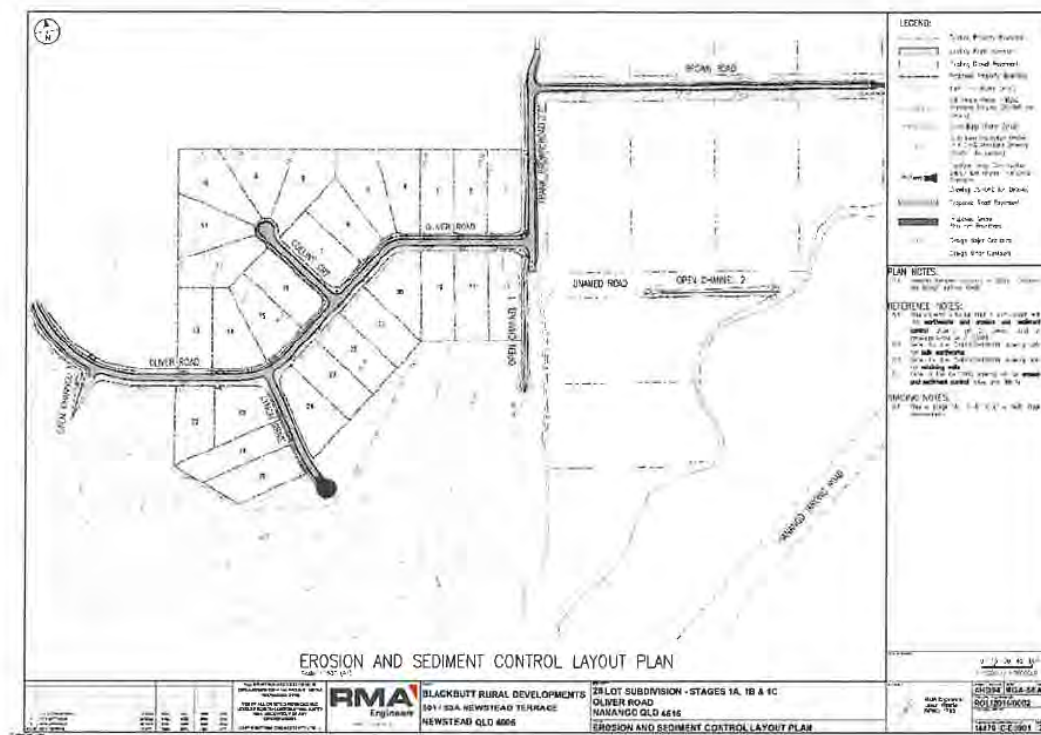
Delegated Authority

Date:



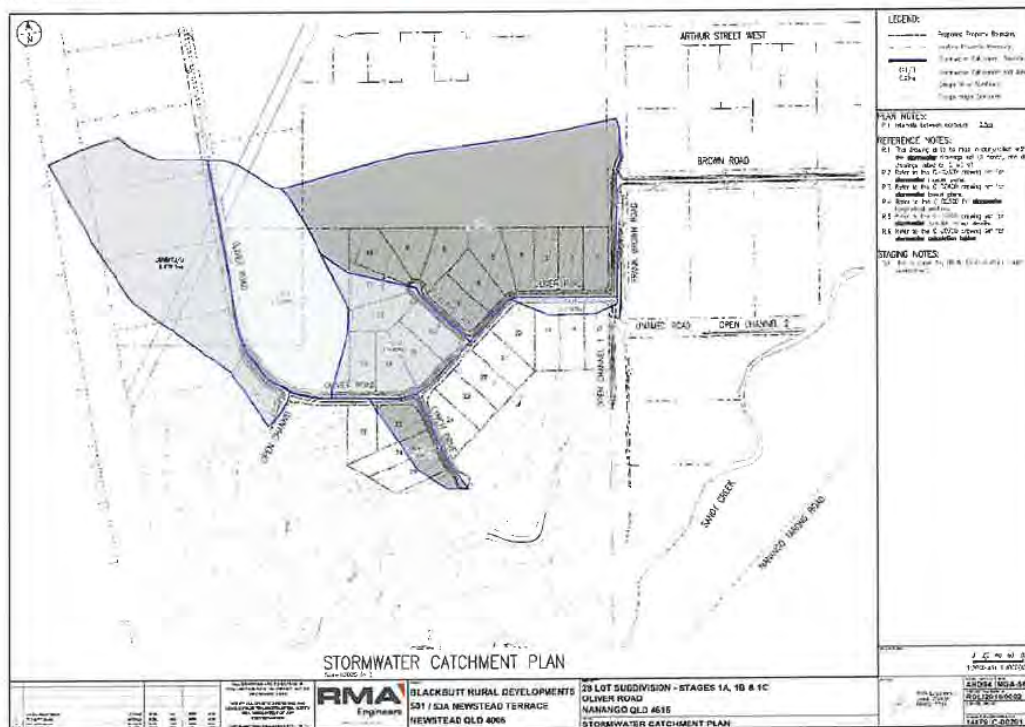
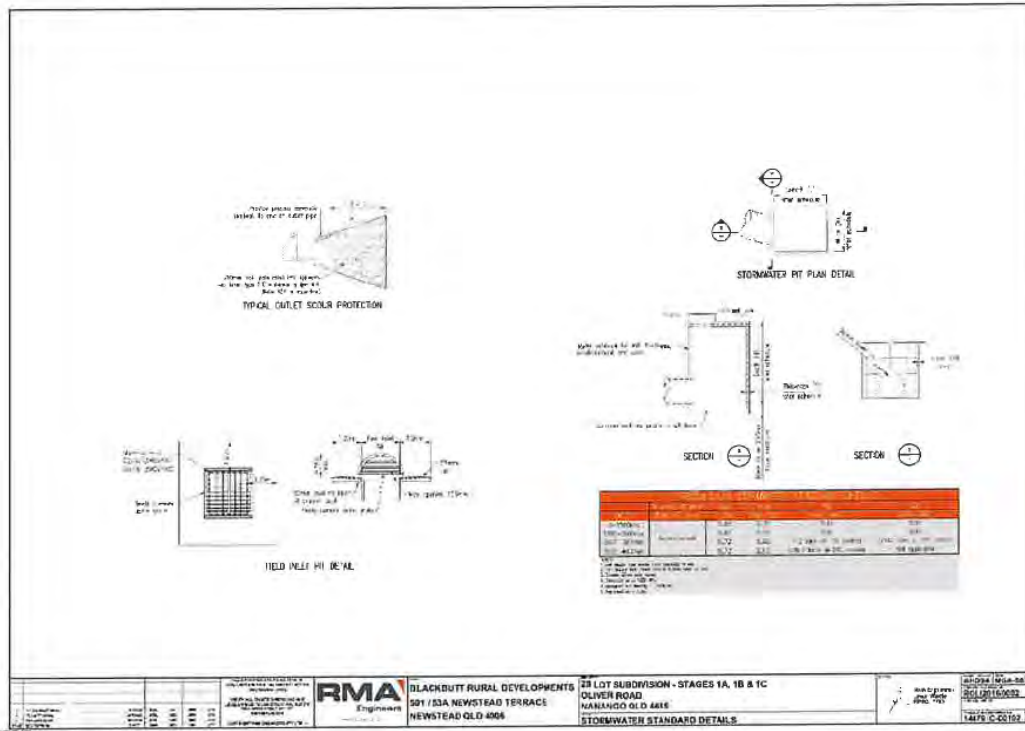
Delegated Authority

Date:



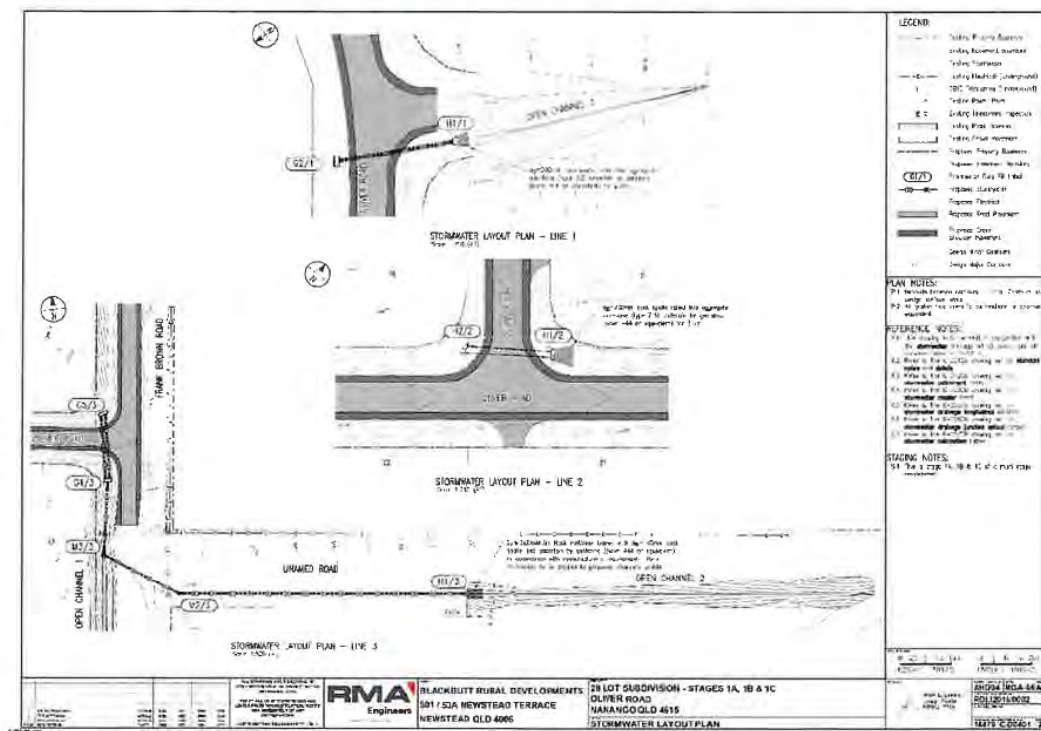
Delegated Authority

Date:



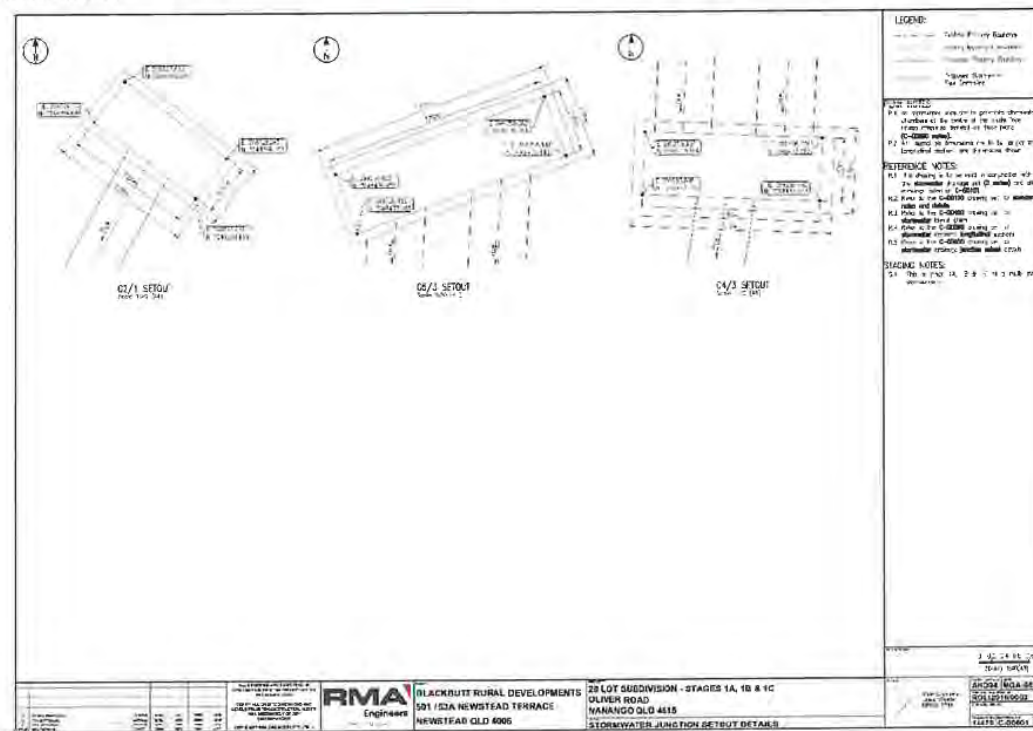
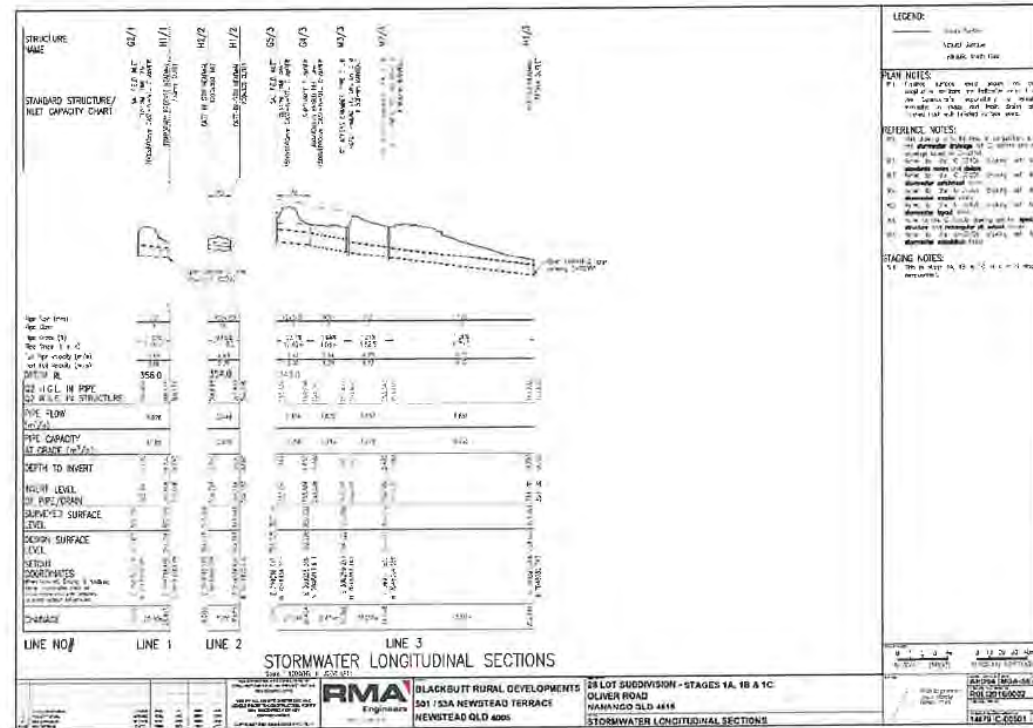
Delegated Authority

Date:



Delegated Authority

Date:



Delegated Authority

Date:

28 LOT SUBDIVISION - STAGES 1A, 1B & 1C
 OLIVER ROAD
 NANANGO QLD 4615
STORMWATER CALCULATION TABLES - 1

RMA
 Engineers

BLACKBUTT RURAL DEVELOPMENTS
 501 / 53A NEWSTEAD TERRACE
 NEWSTEAD QLD 4006

28/04/2022
 R001
 4006
 14878-1-0010002
 14878-1-00101

28 LOT SUBDIVISION - STAGES 1A, 1B & 1C
 OLIVER ROAD
 NANANGO QLD 4615
STORMWATER CALCULATION TABLES - 2

RMA
 Engineers

BLACKBUTT RURAL DEVELOPMENTS
 501 / 53A NEWSTEAD TERRACE
 NEWSTEAD QLD 4006

28/04/2022
 R001
 4006
 14878-1-0010002
 14878-1-00101

Delegated Authority

Date:

OPEN CHANNEL NOTES

GENERAL

1. The design is based on the following assumptions:
2. The design is based on the following assumptions:
3. The design is based on the following assumptions:

WORK

1. The design is based on the following assumptions:
2. The design is based on the following assumptions:
3. The design is based on the following assumptions:

JUNCTIONS

1. The design is based on the following assumptions:
2. The design is based on the following assumptions:
3. The design is based on the following assumptions:

SEALS

1. The design is based on the following assumptions:
2. The design is based on the following assumptions:
3. The design is based on the following assumptions:

DES

1. The design is based on the following assumptions:
2. The design is based on the following assumptions:
3. The design is based on the following assumptions:

COLLECTORS

1. The design is based on the following assumptions:
2. The design is based on the following assumptions:
3. The design is based on the following assumptions:

HEADWALLS

1. The design is based on the following assumptions:
2. The design is based on the following assumptions:
3. The design is based on the following assumptions:

VERIFICATION

1. The design is based on the following assumptions:
2. The design is based on the following assumptions:
3. The design is based on the following assumptions:

BLACKBUTT RURAL DEVELOPMENTS
501 / 53A NEWSTEAD TERRACE
NEWSTEAD QLD 4006

28 LOT SUBDIVISION - STAGES 1A, 1B & 1C
OLIVER ROAD
NANANGO QLD 4615
OPEN CHANNEL NOTES AND STANDARD DETAILS

RMA Engineers

14/15/2022

OPEN CHANNEL 1 LAYOUT PLAN

OPEN CHANNEL 1 LONGITUDINAL SECTION

STATION	CHANCE	VERTICAL CURVE DATA	HORIZONTAL CURVE DATA	NATURAL SURFACE	DESIGN SURFACE
0+00	1.00			100.00	100.00
0+10	1.00			99.50	99.50
0+20	1.00			99.00	99.00
0+30	1.00			98.50	98.50
0+40	1.00			98.00	98.00
0+50	1.00			97.50	97.50
0+60	1.00			97.00	97.00
0+70	1.00			96.50	96.50
0+80	1.00			96.00	96.00
0+90	1.00			95.50	95.50
1+00	1.00			95.00	95.00
1+10	1.00			94.50	94.50
1+20	1.00			94.00	94.00
1+30	1.00			93.50	93.50
1+40	1.00			93.00	93.00
1+50	1.00			92.50	92.50
1+60	1.00			92.00	92.00
1+70	1.00			91.50	91.50
1+80	1.00			91.00	91.00
1+90	1.00			90.50	90.50
2+00	1.00			90.00	90.00

BLACKBUTT RURAL DEVELOPMENTS
501 / 53A NEWSTEAD TERRACE
NEWSTEAD QLD 4006

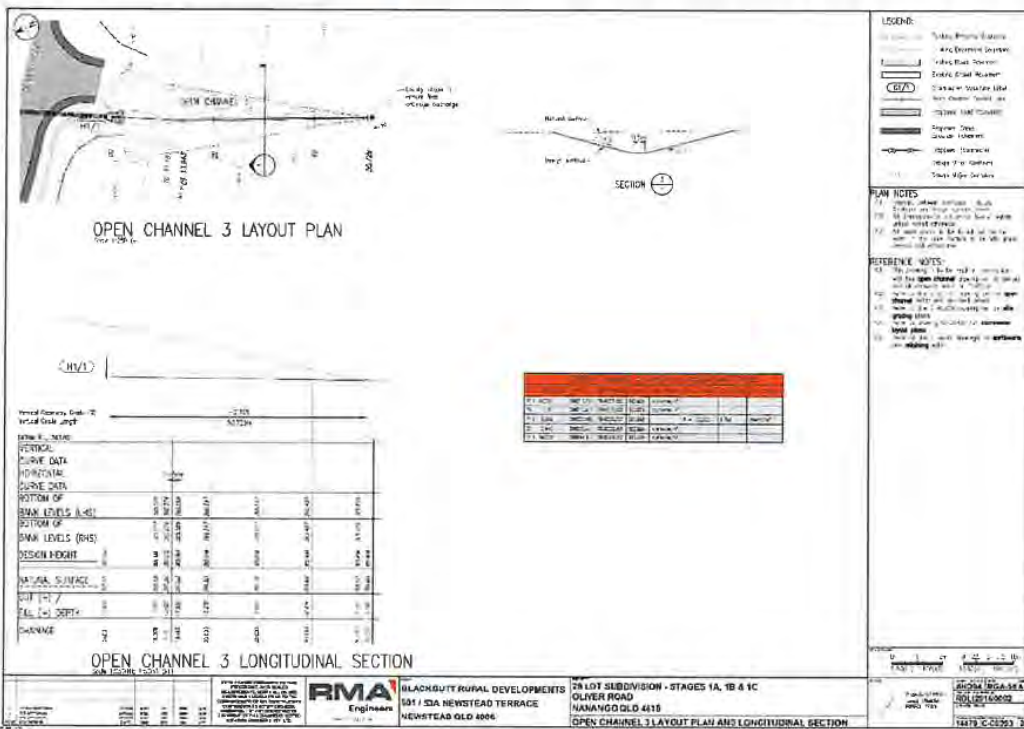
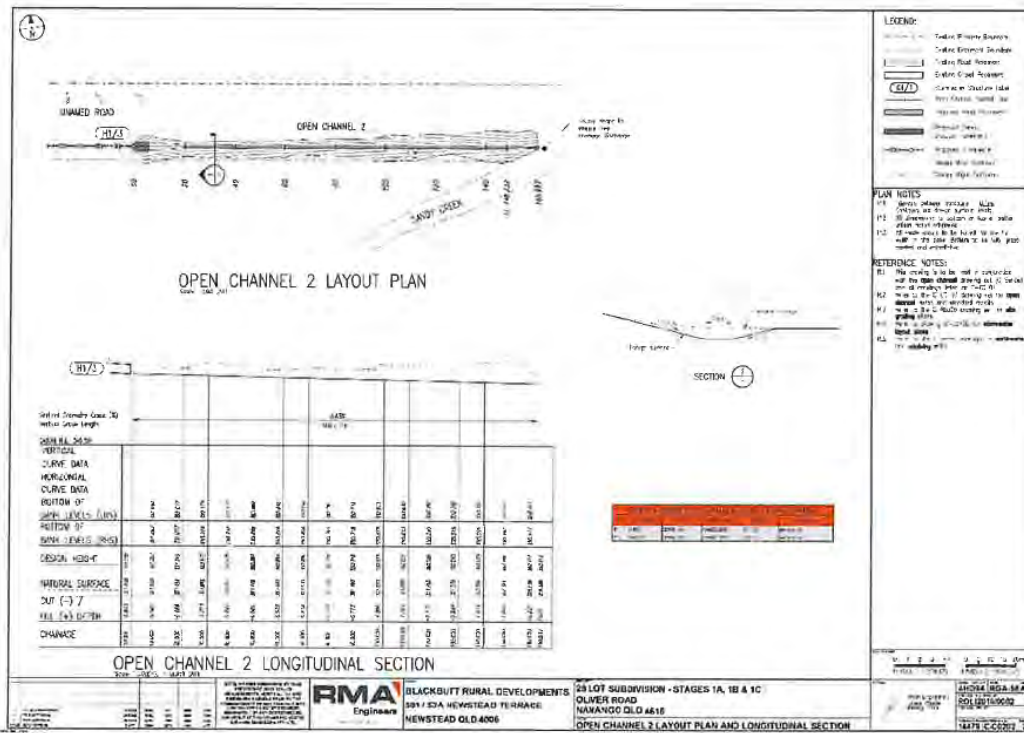
28 LOT SUBDIVISION - STAGES 1A, 1B & 1C
OLIVER ROAD
NANANGO QLD 4615
OPEN CHANNEL 1 LAYOUT PLAN AND LONGITUDINAL SECTION

RMA Engineers

14/15/2022

Delegated Authority

Date:



Delegated Authority

Date:

REPORT

The applicant seeks approval for a development permit for operational works (Stormwater, Roadworks & Earthworks).

APPLICATION SUMMARY	
Applicant:	Blackbutt Rural Developments
Proposal:	Construction of 28 Rural Residential Lots and associated roadwork
Properly Made Date:	23/8/22
Street Address:	Oliver Rd, Nanango
RP Description:	Lot 33 RP811870
Assessment Type:	Code
Number of Submissions:	N/A
State Referral Agencies:	N/A
Referred Internal Specialists:	Infrastructure Department

The following table describes the key development parameters for the proposal:

OPERATIONAL WORK	DEVELOPMENT PARAMETERS
Number of Proposed Lots	28
Size of Proposed Lots	Approx. 4,000m ²
Easements	Stormwater easement
Covenants	N/A

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION			
Land Area:	48.8 ha		
Existing Use of Land:	Vacant		
Road Frontage:	Oliver Road, Frank Brown Road		
Road/s	Road Hierarchy		
Oliver Road	Class 5A		
Easements	Nil existing		
Significant Site Features:	None identified		
Topography:	Rolling – slopes generally to the south and east		
Surrounding Land Uses:	Land Use	Zone/Precinct	
North	Rural Residential		
South	Sandy Creek		
East	Rural Residential		
West	Rural Residential		
Services:	Road		

Delegated Authority

Date:

Background / Site History

APPLICATION NO.	DECISION AND DATE
ROLI2016/0002	Part approved and part refused by Council dated 22 May 2018. Applicant appealed the decision and the final Court Order approving the development was dated the 31 July 2019.

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:

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 1.3. The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	South Burnett Regional Council Planning Scheme Version 1.3
Zone:	Rural Residential
Precinct:	N/A
Consistent/Inconsistent Use:	Residential
Assessment Benchmarks:	Service & Works Code

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:

PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME
Service & Works Code	
PO1 The development is planned and designed considering the land use constraints of the site for	Stormwater Management report has been approved and the design has incorporated stormwater management measures.

Delegated Authority

Date:

achieving stormwater design objectives.	
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	Construction Management Plan to consider erosion & sed control.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	Stormwater management report addresses pre and post development flows.
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.	Oliver Road is sealed, and Frank Brown Rd conditioned to be upgraded. Design standards in PSP1 – Design and Construction Standards met.
PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.	Complies
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	Site is free draining
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.	Stormwater report indicates no increase to potential damage from flooding

Delegated Authority

Date:

Locality Plan

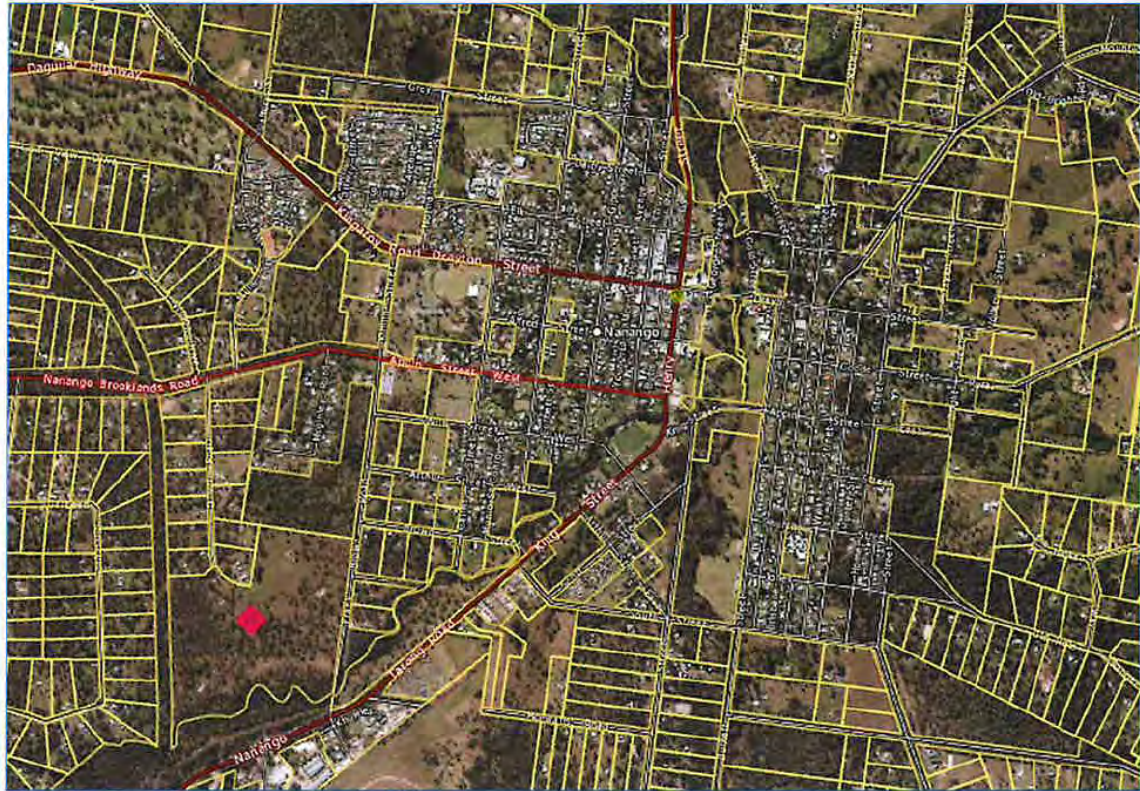


Figure 1 - Aerial Image (Source: Qld Globe)

Delegated Authority

Date:

Aerial Plan

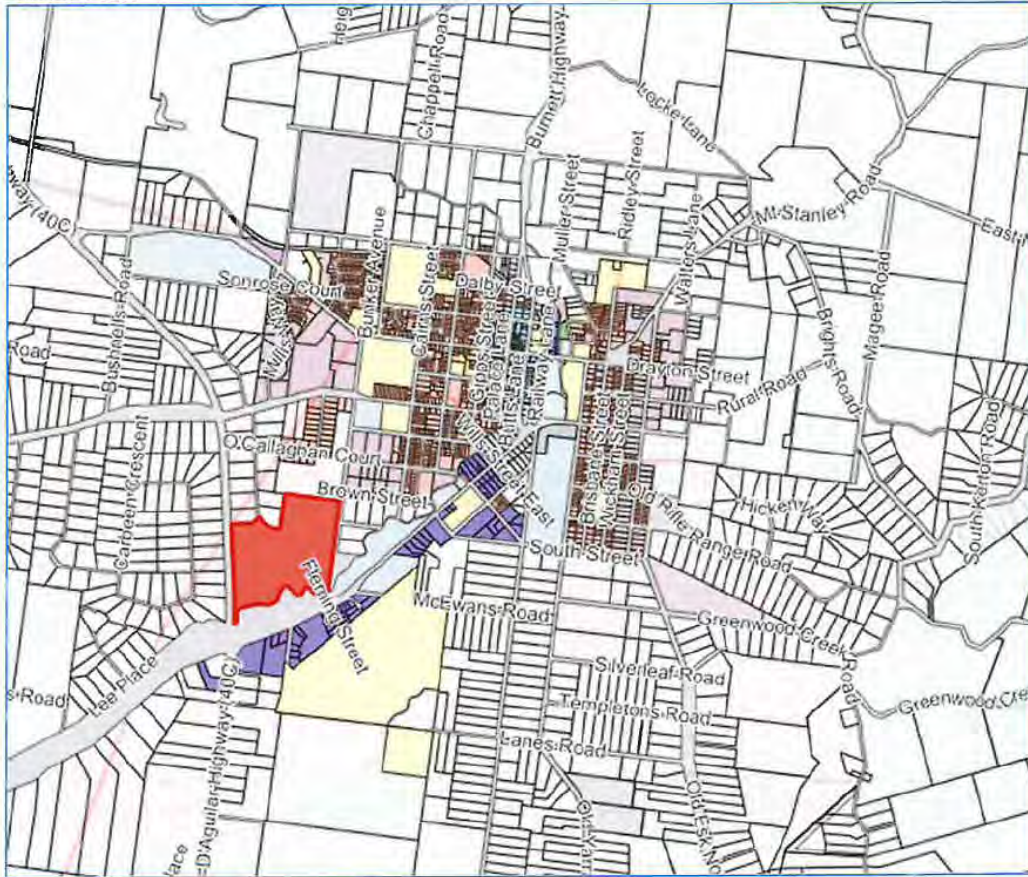


Figure 2 - Locality Plan (Source: IntraMaps)

Delegated Authority _____

Date: _____

CONSULTATION:**Referral Agencies**

N/A

Other Referrals

INTERNAL SPECIALIST	REFERRAL	REFERRAL / RESPONSE
Infrastructure Department – Network Planning		Design reviewed and suitable

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.

RECOMMENDATION:

It is recommended that Council approve the development application for Operational Work for Earthworks, Roadworks, Stormwater, and Accesses, for a rural residential subdivision at Oliver Rd, Nanango – Lot33 RP811870 – OPW22/0012.

Delegated Authority _____

Date: _____

ATTACHMENTS

Nil

16 QUESTIONS ON NOTICE**16.1 RATES NOTICES****File Number:** 22/02/2023**Author:** Executive Assistant Finance & Corporate**Authoriser:** Chief Executive Officer

The following question on notice was received from Councillor Danita Potter.

Question

Is there ability to add additional information on the rates notices regarding the rural lot reconfigurations?

Response

Council does have the ability to add wording onto the rates notices however there is only a limited amount of space available. Depending on where the wording is or where this is to be located, there may be additional costs to Council to have this added.

RECOMMENDATION

THAT the response to the question regarding Rates Notices raised by Councillor Danita Potter be received and noted.

ATTACHMENTS**Nil**

17 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*:

17.1 Enterprise Bargaining Agreement

This matter is considered to be confidential under Section 254J - b 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 industrial matters affecting employees.

17.2 CTC Land Transfer

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.

17.3 Triple R Motorsports request for cancellation of Permit to Occupy

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.

17.4 Request to change date of the Bjelke Petersen Dam Fishing Competition

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.

17.5 Creative Country Association Inc - Murgon Ancient Songbird Centre

This matter is considered to be confidential under Section 254J - c 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 the local government's budget.

18 CLOSURE OF MEETING