

Proposal

Kingaroy Soaring club has prepared an infrastructure proposal which will ensure the continued operation of the club – in Kingaroy for the next 20 years and beyond. This is a multi-stage plan which will see the club facilities brought into line with other gliding organisations, whilst still being able to leverage the excellent conditions the Kingaroy Valley affords.

SECURE A LOCATION

The most cost-effective way to build an infrastructure project, whilst preserving cash flow is via a multistage project. Importantly good planning is required to ensure that provisions for each stage are provided, in the most cost-effective manner.

Further combining components of the infrastructure at one location will also yield efficiency dividends and overall lower costs.

In order to achieve this outcome, the location of the new Kingaroy Soaring facility is proposed to be at the corner of Warren Truss drive and Geoff Raph Drive (northern side)



This location provides sufficient space to locate all the elements of our proposed project in one location, but is also affords good proximity to the location where visiting gliders are parked, as well as an excellent view of the airport itself

STAGE ONE – AMENITIES

The first stage of the project would be to build an amenity and short-term accommodation block

The scope of this phase is construction of a structure which will house the amenities block. As the recent example of the COVID testing facility demonstrates, amenity facilities at the airport are either significantly dated or not available. This project will seek to address this issue

The Amenities block will house at this stage 4 shower and toilet rooms, a storage facility and short-term accommodation rooms in single and double bed arrangements

At the completion of this stage, we propose some modest clearing of the trees in rear portion of the block, and the relocation of the permanent caravans from the old hospital site on Geoff Raph Drive. At this point we intend to return this site to the council

The proposed budget for this stage is \$400,000. Many of our members are Kingaroy business owners and locals. We intend to maximise the community benefit by utilising local trades and suppliers as far as possible

STAGE TWO – MULTI PURPOSE OPERATIONS FACILITY

The second stage of the project will be commenced immediately after completion of Stage One – or as funding restrictions allow. The scope of this stage is to build a club room facility designed to meet the needs of the club for the next 20 years. The design of the facility will revolve around being able to use the space as flexibly as possible.

Club Facility

The Kingaroy Soaring club currently operates a licensed bar, and the club facility will enable us to operate this facility within the guidelines of the Liquor Licensing act. The design features will include cool room facilities, a modest bar, and an area for socialising

Multi Use Auditorium

A significant component of the daily flying program at Kingaroy Soaring is the Daily Briefing. During this briefing, the share weather, and conditions information with the pilot community, identify how we are going to operate on the day, and discuss safety issues.

Following the briefing student pilots are provided with additional information relating to flight training theory and activities for the day

The Kingaroy Soaring Committee and number of sub committees hold regular meetings during the year. These meetings and the Annual General Meeting will utilise the multi-use Auditorium.

Kingaroy Soaring also hosts a number of social functions during the year.

Significantly the Multi Use Auditorium could be used for other community events, especially during the week, and we would be happy to discuss with council arrangements in this regard

Office Space

The multipurpose club house will also be designed to incorporate office space for the use of Committee members, as well as a space for members to conduct flight planning activities

Kingaroy Airport – RAAF Memorabilia

One of the options in constructing this facility is the ability to allocate a publicly available space that would commemorate the long history of the Kingaroy airport and the RAAF members who served at the location

The proposed budget for this stage is \$500,000. Many of our members are Kingaroy business owners and locals. We intend to maximise the community benefit by utilising local trades and suppliers as far as possible

Program

There are several variables in relation to the timeline for this solution. The following table provides a proposed program of works based on completing Stage One.

Funding and approvals are likely to require revisions to the program, but will be amended as events unfold

Kingaroy Soaring Infrastructure Plan			
Task	Activity	Description	Completed By
1	Discovery	Pull together Budget Estimates for Options	Monday, 15 November 2021
2	High Level Overview	Committee Endorsement of Scope	Tuesday, 7 December 2021
3	Location Study	Identify location options	Tuesday, 21 December 2021
4	Location Determination	Engage with Council	Tuesday, 1 March 2022
5	Refine Requirements	Detailed Requirements	Friday, 1 April 2022
6	Final Budget Preparation	Obtain firm quotes	Wednesday, 1 June 2022
7	Funding Requirements	Finalise Grant program	Friday, 1 July 2022
8	Approval	Committee approval	Saturday, 1 October 2022
9	Tenders	Tenders let	Tuesday, 1 November 2022
10	Construction	Construction	Thursday, 1 December 2022
11	Completion		Saturday, 1 April 2023

Funding Arrangements

Over the two stages of the project Kingaroy Soaring intends to utilise a diverse range of funding options for the project.

- Cash and Debt facilities
- Contributions from Benefactors
- Local Government grants
- State Government Community grants
- Fund raising and levies from the membership base

A Fund-Raising committee has already been formed, and has begun work, and we expect to be able to fund the project successfully from the above means

Next Steps

Critical to the next phase is the determination of the location of the new facility. Whilst a location is included in this proposal, Kingaroy Soaring is happy to discuss alternate locations should this site be unviable.

We would like to seek the guidance of council as to how to best approach the process of securing the location for the continued presence of the Kingaroy Soaring club within the South Burnett for the next 20 years and beyond



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Kingaroy Soaring Club
Area 3 - Bunkhouse

25/05/2023

1:6330





MEMORANDUM – To SBRC Coordinator Development Services (David Hursthouse).
PURPOSE – Kingaroy Soaring Club Re-development
SECURITY LABEL – Internal/For information

Address: Warren Truss Drive (Kingaroy Airport)
 Property Description: -
 Zone: CF4 'Community Facilities – Transport'
 Overlays (relevant): Airport Environs
 Other Instruments: -
 Planning Regulation 2017:

- Schedule 10 Heritage Place

 Regional Plan: -
 State Agency interests: -

Questions/Matter Soaring Club is looking to re-develop their club house to include new accommodation on the airport land. Club currently utilise an existing heritage listed structure (from WW2) as their accommodation.

Response/Advice to consider

- Implications of placing new dormitory style accommodation on the site to replace the existing heritage structure.
- Potential demolition of the existing WW2 dormitory accommodation on order to facilitate a new dormitory.

Council’s initial assessment of the proposal was based on the following information provided prior to the meeting:

- 1)
- A new Dormitory was proposed to be located in the position shown (yellow).
 - Soaring club currently occupies an existing WW2 structure (said to have been a hospital).



<p>2) Layout of dormitory is as shown (Floor Plate).</p>	
<p>3) Matters discussed at the Prelodgement meeting dated 6 April 2023</p> <p>Revised location – Potential location of the Soaring Club’s dormitory is still under consideration, Tim Hood advised that preferred location (Point 1 above) has changed on basis of further discussions with those responsible for negotiating the land leasehold (SBRC from my understanding).</p> <p>Based on Tim’s advice the new dormitory may have to be located in the current Soaring Club leasehold area. Accordingly (based on Tim’s discussion) the current dormitory WW2 building would either have to be extended or removed.</p> <p>It was asked if the matter of removing the building presented any potential planning issues, it was understood that the building is in fact heritage listed and there are ongoing discussions between the Soaring Club and SBRC Representatives about potential demolitions (possibly on grounds of structural integrity).</p>	

<p>4) SBRC Planning Scheme</p> <ul style="list-style-type: none"> • The Kingaroy Soaring club has been operating from the site for circa 50years. Based initial assessment and discussions with club representatives it appears club activities are consistent with the SBRC Planning Scheme Definition of 'Air Services' in that: <ul style="list-style-type: none"> ○ Conducts arrival/departure of aircraft. ○ Is part of an aviation facility. ○ Retains activities that are ancillary to the Air Service (Clubhouse/Dormitory for Club meetings). • On this basis it was advised that use of Air Service (placement of a new dormitory) is subject to the following under the SBRC Planning Scheme: <ul style="list-style-type: none"> ○ Accepted development where complying with all Acceptable Outcomes cited in table 6.2.10. or ○ Code Assessable where not complying with all Acceptable Outcomes cited in table 6.2.10. <p style="margin-left: 40px;">Note it was generally agreed between Council and the customers town planner Liam Donald (DTS town planners) that this matter could potentially be dealt with via accepted development notwithstanding the following matters.</p> • It was generally agreed that a town planning letter or minor report discussing compliance with acceptable outcomes would suffice where further detailed assessment was undertaken. • Customer was advised that further detailed assessment and information would be needed before Council could further consider. • In terms of next actions, it was resolved that Council and the applicant should meet again further refine the town planning aspects (it was agreed that no development application would be the preference).
<p>5)</p> <p>Heritage Place – it was noted that Tim Hood referred to the current Soaring Club (at the airport) as retaining formal heritage value. This matter was further explored after the prelodgement meeting to determine implications. The following was noted:</p> <ol style="list-style-type: none"> a. The Kingaroy airport is heritage listed on <u>state and local registers</u> (but not referred to in the SBRC Planning Scheme). b. The Soaring Club dormitory is one of several remaining buildings that were in service during in WW2 (was a hospital). <p>Implications -</p> <ol style="list-style-type: none"> c. Discussions about potential demolition is perhaps the wrong conversation to have depending on what the priorities are for rehousing the Soaring Club into a new dormitory. Any demolition consideration will add significant time to the process. d. Further to point (c) it is illegal to remove a heritage place without the proper approvals (process of removal/demolition from a heritage site is understood to require substantial reporting, justification, and specialist consultant input).

- e. The SBRC Planning Scheme has no trigger for assessable development on a heritage site, however, the ***Planning Regulation 2017 (Schedule 10 Part 8, div 1 & 2)*** triggers code assessable development on a Heritage Site (local or state).
- f. Accordingly a properly made application will be required for lodgement with SBRC as the Assessment manager pursuant to the Planning Act 2016.
- g. As the heritage aspects apply to the 'site'

Summary

- Soaring Club's use of Kingaroy Airport Land is consistent with SBRC planning scheme's definition of 'Air Services' hence a new accommodation dormitory is in principle also consistent as an ancillary use.
- Continuation of Soaring Club's Air Services activity (as a use) could be justified as Accepted development or akin to (depending on a more detailed assessment).
- Notwithstanding the Air Services being Accepted Development, a Code Assessable Development application will be required to deal with procedural matters arising from the Kingaroy Airport's Local & State Heritage listing.
- Assessment of heritage aspects associated with the development application will require specialist heritage consultant inputs.

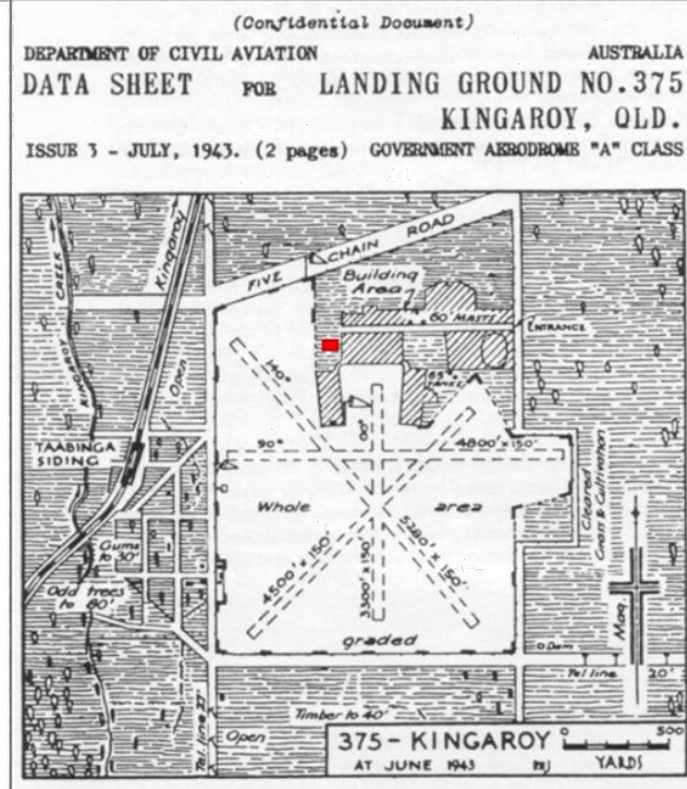
Recommendations

- Carefully consider options regarding demolition/removal of existing buildings on the site (this may not yield a timely result).
- Consider relocating the Soaring Clubs lease area or amending in such a way as to avoid delays/issues associated with assessable demolition of heritage structures. Allocation of lease area for Soaring Club is not a planning issue but such decision may attract planning implications.
- Escalate the matter:
 - Prioritise subsequent meetings with the Soaring Club asap to ensure proper process is understood for what a planning application will need to demonstrate.
 - Resolve the matter of lease area to enable resolution of the planning issues (implications of location and its effects).
- Notify the applicable SBRC personnel (incl Jennifer Pointon & Michael Hunter)

Additional comments on heritage aspects – below is a comparison of Kingaroy Airport buildings today and in 1940's. Soaring clubs previously preferred location is shown in context of now and the WW2 period to which heritage is cited. It may be that areas such as those preferred by the Soaring club have less implications in the desired location.



The below is a building placement diagram apparently from WW2. Soaring Clubs preferred building location may not be within areas of the site that have clear historical significance (this may present less of an issue in terms of heritage assessment however proper assessment would still need to be undertaken). Soaring Clubs preferred location believed to be as hatched below.



19 April 2023 Amendment

- Spoke with Liam Donald (DTS) @ 11:20am advised on the matter of heritage and the triggers for assessment under the Planning Regulation 2017 (potentially code assessable). Liam advised that DTS are looking at possibility of Heritage Exemption for the new dormitory.
- At this stage it is uncertain as to how demolition of the existing structure is to be undertaken, Liam inferred that the structure in question may be substantially altered (i.e. integral components that would otherwise contribute to heritage may not exist (detailed assessment probably required before making a determination here)).

Cathy Jackson

From: David Hursthouse
Sent: Tuesday, 30 May 2023 11:25 AM
To: Cathy Jackson
Cc: Madelyn Stewart
Subject: FW: Request for minutes/note planning advice for Kingaroy Soaring Club
Attachments: Kingaroy Soaring Club - Licence Area 3 - Bunkhouse (accommodation) & caravan park.pdf; DILAPIDATION INSPECTION REPORT (002).docx; Internal photos of Bunkhouse - 17 March 2023.docx; local-heritage-placecards.pdf

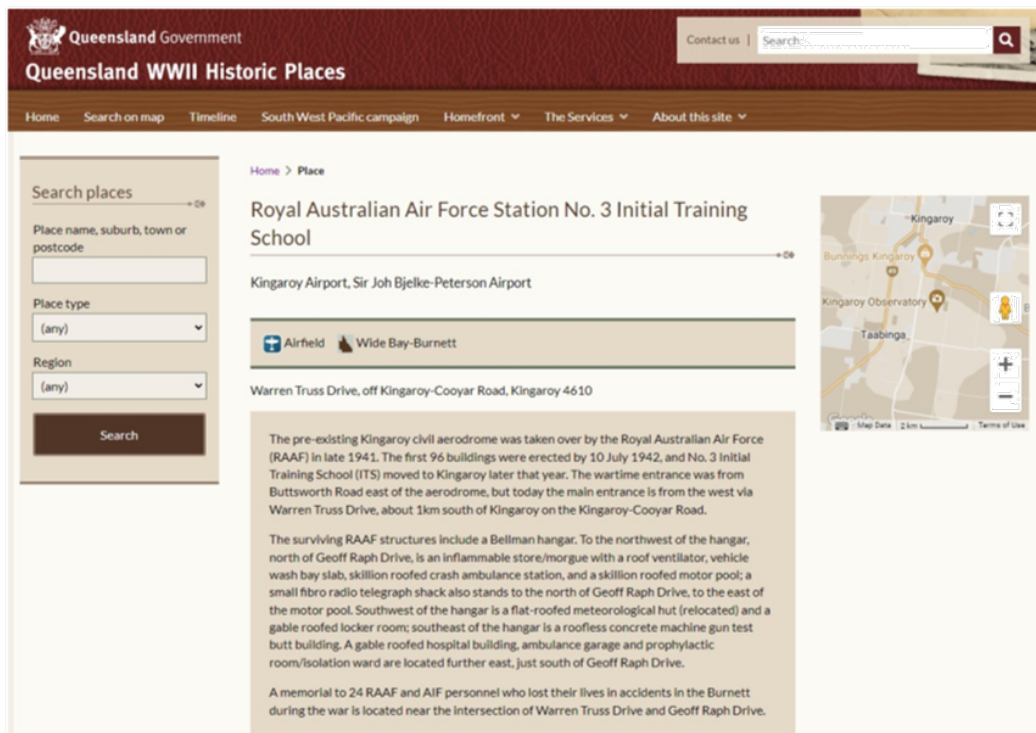
Hi Cathy

Thank you for your email, in reply please be advised that Development Services have sought, obtained and reviewed advice from Council's consultant Planner on your enquiry.

Responses to your questions are in **blue** font as follows:

The Kingaroy Soaring Club occupy multiple sites at the airport, their current licence area for the accommodation building and caravan park is located on Area 3, just off Geoff Ralph Drive. I understand the Kingaroy Aerodrome/Sir Joh Bjelke-Petersen Airport is listed on the Local Heritage Register although searches through the Queensland Heritage Register show that it is not listed, there is reference to the site being a heritage reported place WW2, although the reference 602321 does not exist on the state register.

It would appear you have reviewed similar State Government resources, as while the site is referred to as a 'reported place' per QLD Heritage Register, it is confirmed that we could not locate 602321. However, we did identify a reference/citation to Kingaroy Aerodrome/Sir Joh Bjelke-Petersen Airport via a QLD Govt website called 'QLD WWII Historic Places' (per the link and insert below) <https://www.ww2places.qld.gov.au/place?id=839>. Therefore, it appears that there is/was an intent to afford the Kingaroy Aerodrome/Sir Joh Bjelke-Petersen Airport State Heritage significance. However, we are not sure of the legalities/relevance/process in terms of the outcome. It is recommended that not to interfere with the subject building without first clearing this matter up with duly qualified advice and/or written advice from the State wrt the inconsistency.



The accommodation building known as the bunkhouse or old hospital building has been left in a state of disrepair for many years and it at an end of its useful life, the dilapidation report references the exterior although an internal inspection was undertaken showing the majority of the frame work being rotten and eaten away by termites.

Information is noted and we have reviewed the Dilapidation Report. We not sure of the specifics in terms of how, or if a heritage building's state of repair justifies its removal or mandatory remediation. It's our understanding that state of repair/structural integrity can play a role if a building is subject to 'demolition control' under a planning scheme, but do not believe that it's as simple/straightforward for a heritage site.

Can you please clarify:

- That the Kingaroy Aerodrome/Sir Joh Bjelke-Petersen Airport is not on the Queensland Heritage Register?

Notwithstanding the 'reported place' and corresponding ID number, we have not identified that the Kingaroy Aerodrome/Sir Joh Bjelke-Petersen Airport is on the QLD Heritage register. However, this is unusual and we are not sure how to interpret (refer to recommendation above).

- The Kingaroy Aerodrome/Sir Joh Bjelke-Petersen Airport is on the Local Heritage Register?

Yes, the Kingaroy Aerodrome/Sir Joh Bjelke-Petersen Airport is on the Local Heritage Register (place card 25 of 114 as attached). Therefore, on this basis we believe removal of the structure in question is assessable against the SBRC Planning Scheme Section 5.3.1(4) which refers to triggers for assessable heritage sites pursuant to 'Schedule 10 of the Planning Regulation 2017'.

- What steps the club would need to take to apply to remove the Bunkhouse from the local register?

To the best of our knowledge SBRC does not appear to have a policy process for removing a place/building from a Local Heritage Register (i.e. SBRC's Heritage Register sits to the side of the Planning Scheme). Based on examples from other Council's (who do have a policy) it would appear that removing a heritage place/building from a site requires addressing of both cultural and building aspects.

It is suggested the next steps should be to:

- determine conclusively if the site is State Heritage Listed; and

- seek qualified assistance regarding the matter of removal/demolition of a heritage building (i.e. heritage consultant) as they will most familiar with addressing key aspects of the processes involved.

I trust this clarifies your questions.

Regards

David



David Hursthouse
Coordinator Development Services

P 07 4189 9100

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From: Cathy Jackson <cathy.jackson@sbrc.qld.gov.au>
Sent: Thursday, 25 May 2023 1:02 PM
To: Planning <Planning@SBRC.qld.gov.au>
Cc: David Hursthouse <david.hursthouse@sbrc.qld.gov.au>
Subject: RE: Request for minutes/note planning advice for Kingaroy Soaring Club

Good afternoon,

Thank you for providing this advice so quickly. I just wanted to have some questions clarified from the advice provided.

The Kingaroy Soaring Club occupy multiple sites at the airport, their current licence area for the accommodation building and caravan park is located on Area 3, just off Geoff Ralph Drive. I understand the Kingaroy Aerodrome/Sir Joh Bjelke-Petersen Airport is listed on the Local Heritage Register although searches through the Queensland Heritage Register show that it is not listed, there is reference to the site being a heritage reported place WW2, although the reference 602321 does not exist on the state register. The accommodation building known as the bunkhouse or old hospital building has been left in a state of disrepair for many years and it at an end of it's useful

life, the dilapidation report references the exterior although an internal inspection was undertaken showing the majority of the frame work being rotten and eaten away by termites.

Can you please clarify:

- That the Kingaroy Aerodrome/Sir Joh Bjelke-Petersen Airport is not on the Queensland Heritage Register?
- The Kingaroy Aerodrome/Sir Joh Bjelke-Petersen Airport is on the Local Heritage Register?
- What steps the club would need to take to apply to remove the Bunkhouse from the local register?

If you could please clarify by Tuesday 30/05/2023 or sooner, happy to discuss further.

Kind regards,



Cathy Jackson
Lease Officer

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From: Planning <Planning@SBRC.qld.gov.au>
Sent: Wednesday, 24 May 2023 3:40 PM
To: Cathy Jackson <cathy.jackson@sbrc.qld.gov.au>
Cc: David Hursthouse <david.hursthouse@sbrc.qld.gov.au>
Subject: RE: Request for minutes/note planning advice for Kingaroy Soaring Club


Afternoon Cathy,

Please see attached memo/minute notes from our Planning Consultant who attended the meeting on Council's behalf.

Kind Regards



Planning

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From: Cathy Jackson <cathy.jackson@sbrc.qld.gov.au>
Sent: Wednesday, 24 May 2023 1:59 PM
To: Planning <Planning@SBRC.qld.gov.au>
Subject: Request for minutes/note planning advice for Kingaroy Soaring Club
Importance: High

Good afternoon,

Can I please request a copy of the minutes/notes from the planning advice provided to the Kingaroy Soaring Club on the 6 April 2023.

I require this for a report to Council regarding the condition of their current accommodation/request to build new accommodation at the Kingaroy Aerodrome.

If I could get a copy on or before 1 June 2023 that would be great.

Any concerns please let me know.

Kind regards,



Cathy Jackson

Lease Officer

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17 PORTFOLIO - REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES, COMMUNITY & SOCIAL HOUSING

17.1 MATERIAL CHANGE OF USE (DUAL OCCUPANCY) AT 27B KINGAROY STREET, KINGAROY (AND DESCRIBED AS LOT 101 ON SP272806). APPLICANT: REGIONAL HOUSING LIMITED C/- URBAN STRATEGIES

File Number: MCU23/0006
Author: Planning Consultant
Authoriser: Chief Executive Officer

PRECIS

Material Change of Use (Dual Occupancy) at 27B Kingaroy Street, Kingaroy (and described as Lot 101 on SP272806). Applicant: Regional Housing Limited C/- Urban Strategies.

SUMMARY

- Application for Material Change of Use – Development Permit (Dual Occupancy – Unit 1 x 1-bedroom and Unit 2 x 2-bedroom);
- Subject site located in the Low Density Residential zone under the South Burnett Regional Council Planning Scheme;
- Proposal triggered impact assessment as the site is not on a corner lot and not over 1,000m² in area. Public notification carried out between 18 May 2023 and 9 June 2023;
 - No public submissions were received
- The subject site is 454m² in area;
- The development application is assessed against the relevant code of the South Burnett Regional Council Planning Scheme.
- There were no referrals for the application;
- Council did not issue an Information Request;
- 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 to Attachment A – Statement of Reasons);
- Refer Attachment B – Infrastructure Charges Notice;
- Application recommended for approval subject to reasonable and relevant conditions.

OFFICER’S RECOMMENDATION

The application for a Material Change of Use Development Permit for a Dual Occupancy at 27B Kingaroy Street, Kingaroy, be approved subject to conditions and recommendations contained herein.

The development must be carried out generally in accordance with the plans and documents contained in this development approval.

GENERAL

GEN1. The development must be carried out generally in accordance with the approved plans and documents.

Drawing Title	Prepared By	Ref No.	Rev	Date
Site Plan	Push	1305.21 0001	01	16/03/2023
Unit Site Plan	Push	1305.21 0002	01	16/03/2023
Car Manoeuvring Plan	Push	1305.21 0003	01	16/03/2023
Proposed Unit 1 Floor Plan	Push	1305.21 1000	01	16/03/2023
Proposed Unit 2 Floor Plan	Push	1305.21 1001	01	16/03/2023
Landscape Plan	Push	1305.21 1002	01	16/03/2023

- to be amended				
Northern Elevation	Push	1305.21 2000	01	16/03/2023
East & West Elevation	Push	1305.21 2001	01	16/03/2023
Southern Elevation	Push	1305.21 2002	01	16/03/2023
Building Section	Push	1305.21 2003	01	16/03/2023
		1305.21 2004		
		1305.21 2005		
External Views	Push	1305.21 9000	01	16/03/2023
Aerial Views	Push	1305.21 9001	01	16/03/2023

Amendment: Landscape Plan to reflect South Burnett Regional Council Guide to Tree Planting. The plan to include recommended suitable plant species and incorporate details of post-planting care.

DEVELOPMENT PERIOD - MCU

GEN2. The currency period for this development approval for material change of use is six (6) 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.

PLANNING

MCU1. Bins may be stored within dedicated bin enclosures that are not to be located adjoining any boundary fencing, at all times.

FENCING

MCU2. Fencing along the Kingaroy Street (of Unit 1) shall not exceed 1.5m in maximum height and maintained at all times.

MCU3. Fence construction along side and rear property boundaries is to be solid screen fencing to a height not exceeding 1.8m.

LANDSCAPING

MCU4. A minimum 1m wide strip of landscaping is to be provided along all property boundaries (excluding vehicle manoeuvring areas).

MCU5. Offset landscape planting to consist of a least two rows with a mix of ground cover, shrubs and trees.

UNIT DEVELOPMENT

MCU6. Each dwelling unit is to be provided with external clothes drying facilities within the nominated open private space areas.

MCU7. A letter box shall be provided on the Kingaroy Street alignment for each habitable unit, including the body corporate if appropriate. Each box shall be distinguished with a number corresponding with the unit number.

MCU8. Each dwelling unit is to be readily identified by number.

MECHANICAL PLANT

MCU9. Mechanical plant (air conditioning, refrigeration equipment and pumps) must comply with the *Environmental Protection Act 1994*.

Air conditioning and refrigeration equipment must achieve no more than 3dB(A) above the background level from 10pm to 7am and no more than 5dB(A) above the background level from 7am to 10pm when measured at an affected building.

Pumps (including heat pumps) must not be audible from 10pm to 7am, no more than 5dB(A) above the background level from 7am to 7pm and no more than 3dB(A) above the background level from 7pm to 10pm when measured at an affected building.

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 commencement of the use unless stated otherwise.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standards, relevant design guides, and Australian Standards.
- ENG3. Be responsible for the full cost of any alterations 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. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.
- ENG8. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

LAWFUL POINT OF DISCHARGE

- ENG9. 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). Minor flows can be discharged to Kingaroy Street, or the stormwater pipe at the western end of the lot.

WATER SUPPLY

- ENG10. The lot shall be connected to Council's reticulated water supply network with a single water meter, with each individual Class 1 structure (or unit) having its own sub water meter.

SEWERAGE

- ENG11. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council's standards and be approved by Council's Utility Services Section.
- ENG12. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
- ENG13. Do not build works within 1.5 metres from the centre of any existing sewer pipework.

- ENG14. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.
- ENG15. 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.
- ENG16. 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.

PARKING AND ACCESS - GENERAL

- ENG17. Design and construct all driveway and parking areas with concrete, asphalt or a two-coat bitumen seal.
- ENG18. Provide a minimum of one (1) car parking spaces per unit, plus one (1) visitor carpark.

VEHICLE ACCESS

- ENG19. Construct a residential standard crossover between the property boundary and the edge of the Kingaroy Street pavement, having a minimum width of 3 metres, generally in accordance with Council's Standard Drawing No. R-005, Revision C.
- 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).

ELECTRICITY AND TELECOMMUNICATION

- ENG21. Connect the development to electricity and telecommunication services.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG22. 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.
- ENG23. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

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*.

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.

REPORT

1. APPLICATION DETAILS

Site address	27B Kingaroy Street, Kingaroy		
Real property description	Lot 101 on SP272806		
Easements or encumbrances on title	Nil		
Area of Site	454m ²		
Current Use	Vacant		
Location and surrounding land uses	The property is located south of the Kingaroy CBD. It is adjoined by single storey detached swelling houses in the Low Density Residential zone to side and rear boundaries. Situated across the road is Taabinga State School in the Community Facilities zone.		
Applicant's name	Regional Housing Limited C/- Urban Strategies		
Zone	Low Density Residential		
Applicable Overlays	Agricultural Land – Class A		
Proposed use as defined	Dual Occupancy comprising of: Unit 1 – 1-bedroom Unit 2 – 2-bedroom		
Details of proposal	Material Change of Use (MCU's)		
	▪ Gross Floor Area (GFA)	Unit 1 – 52m ² , plus 8m ² courtyard and 54m ² private open space Unit 2 – 78m ² , plus 12m ² courtyard and 89m ² private open space	
	▪ Impervious area	No details provided	
	▪ Building height	Single storey	
	▪ Site Cover	206m ² (45.4%)	
	▪ Access	Kingaroy Street	
	▪ Landscape	108m ² (23.8%)	
	▪ Number of car parks	One (1) per unit plus visitor	
	▪ Number of units/tenancies	Two (2)	
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		X
	Reconfiguration of a Lot (RAL)		
	Building Work (BW)		
Operational Work (OPW)			
Level of Assessment	Impact Assessment		
Pre-lodgement Consultation history	/ - Proposed plans were submitted to Council on the proposed use and layout. Council subsequently provided advice resulting in a number of small changes.		

Key planning issues e.g. vegetation, waterway corridors, overland flow	- No outstanding key issues identified.	
Referral agencies	Agency	Concurrence/ Advice
	NA	NA
Public notification	Yes – 15 business days	
Planning Regulation 2017	Nil	

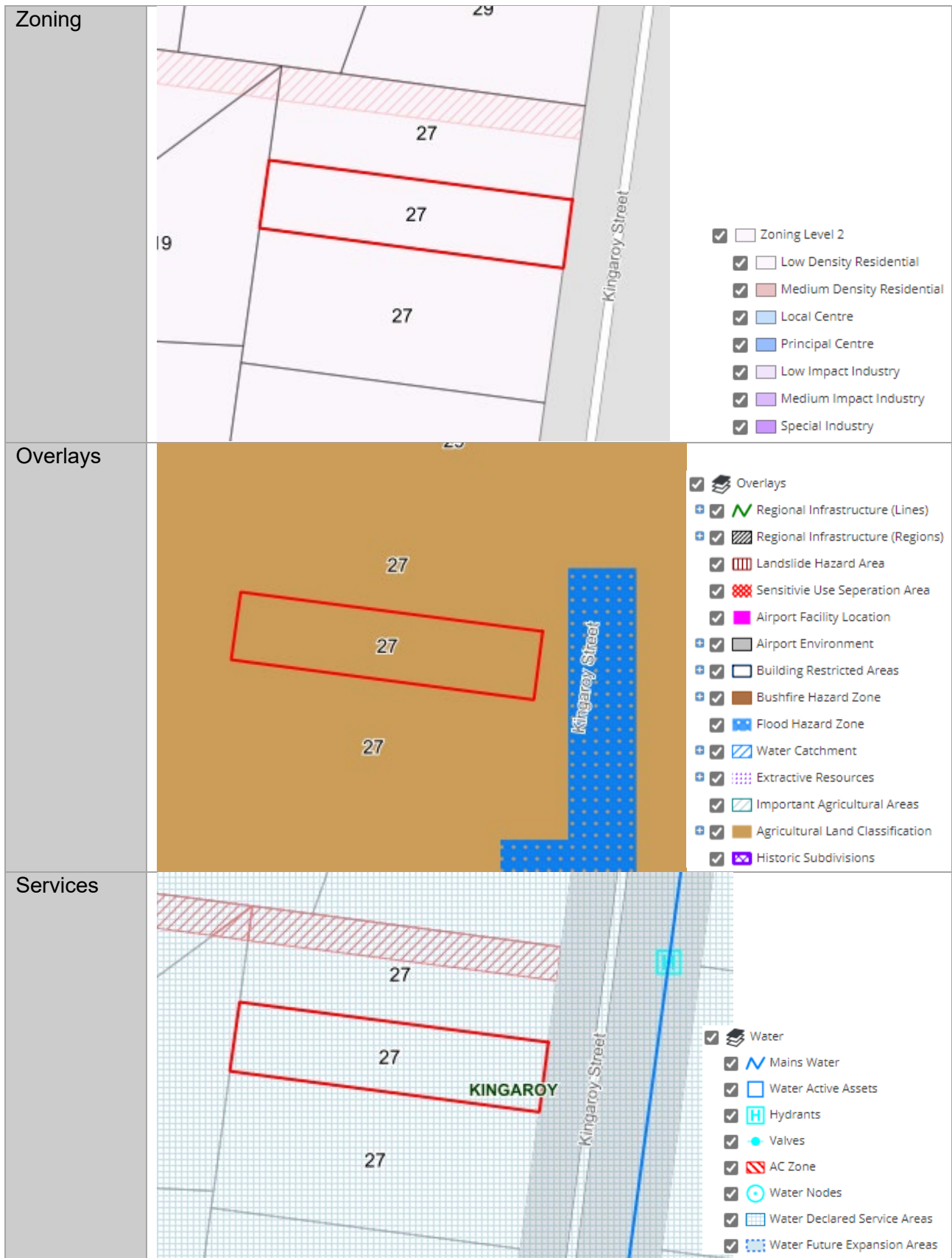
2. THE SITE

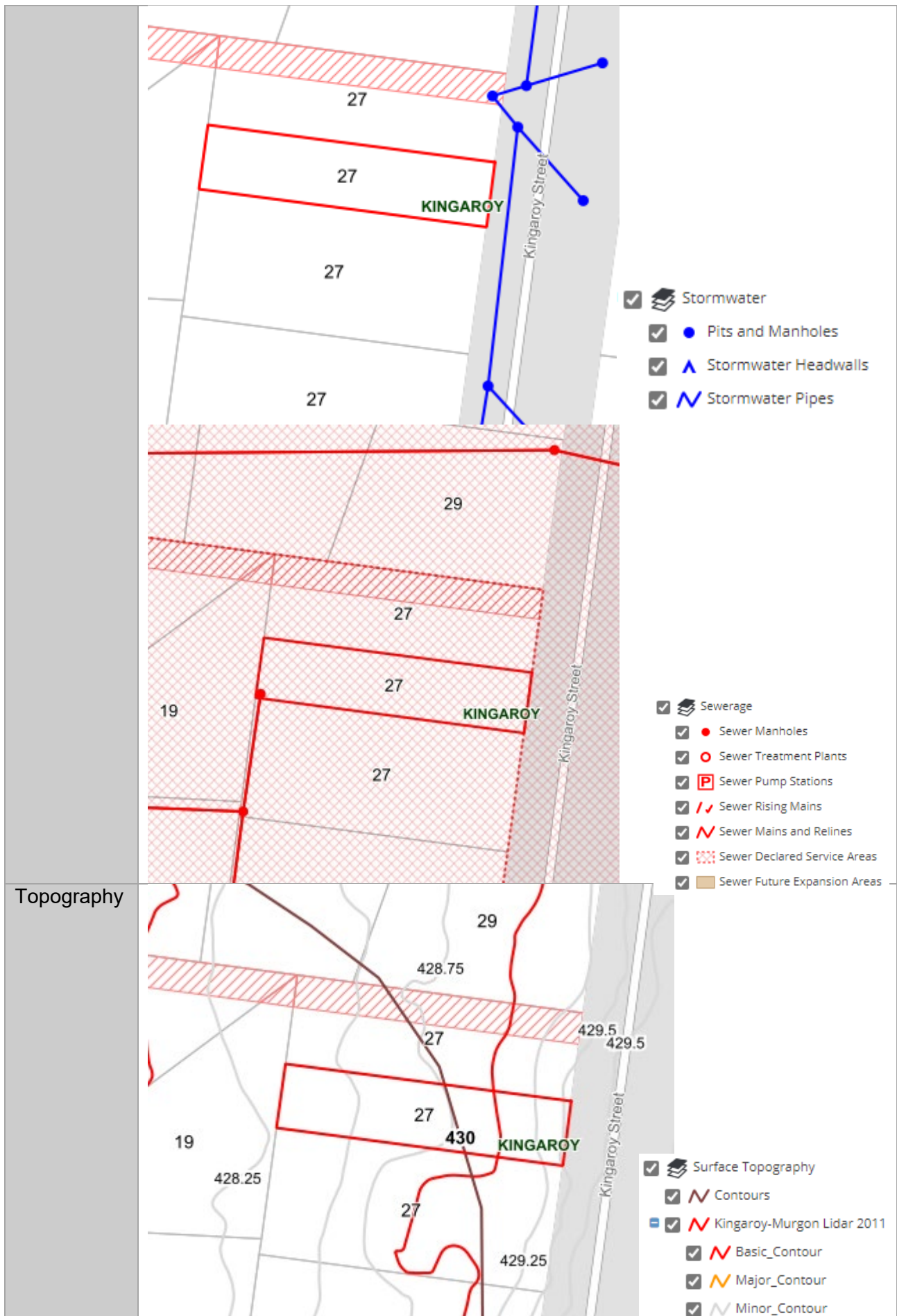
This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

2.1. SITE DESCRIPTION & EXISTING USE

Table 1 – Maps & Descriptions (Source: Intramaps)







3. ASSESSMENT OF ASSESSMENT BENCHMARKS

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.

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

- 45(5) *An impact assessment is an assessment that –*
- (a) *must be carried out –*
 - (i) *against the assessment benchmarks in a categorising instrument for the development; and*
 - (ii) *having regard to any matters prescribed by regulation for this subparagraph; and*
 - (b) *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

In regard to the prescribed regulation, being the *Planning Regulation 2017*, the following sections apply in the assessment of this application:

Section 30 – Assessment Benchmarks generally

- (1) *For section 45(5)(i) of the Act, the impact 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 impact 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 development is not in a local government area-any local planning instrument for a local government area that may be materially affected by the development;*
 - (c) *if the local government is an infrastructure provider—the local government's LGIP.*
- (3) *However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.*

4.1. 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:	Nil
WBB Regional Plan Designation:	<p>Wide Bay Burnett Regional Plan 2011 – Urban Footprint 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>
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>

4.2. 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, as demonstrated in [Table 3](#).

Note: Grey shading indicates no provisions.

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
1	Airport Land	N/A		N/A	N/A	N/A
2	Brothels	N/A	N/A	N/A		N/A
3	Clearing Native Vegetation	N/A	N/A	N/A	N/A	N/A
4	Contaminated Land	N/A		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works	N/A N/A N/A N/A		N/A	N/A	N/A
7	Hazardous Chemical Facilities	N/A		N/A	N/A	N/A
8	Heritage Place: - Local Heritage Place - Queensland Heritage Place	N/A		N/A	N/A	N/A
9	Infrastructure Related: - Designated Premises - Electricity - Oil and Gas - State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and future state-controlled transport tunnels	N/A N/A N/A N/A N/A			N/A	N/A
10	Koala Habitat in SEQ region	N/A	N/A			N/A
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A			
12	Operational Work for Reconfiguring a Lot	N/A		N/A		
12A	Walkable Neighbourhoods – particular reconfiguring a lot	N/A		N/A		N/A
13	Ports: - Brisbane Core Port Land - Within the port limits of the Port of Brisbane - Within the limits of another port - Strategic Port Land	N/A N/A N/A N/A		N/A	N/A	N/A
14	Reconfiguring a Lot under the Land Title Act	N/A		N/A	N/A	N/A
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: - Community Activity - Indoor Recreation - Residential Development - Urban Activity	N/A	N/A	N/A	N/A	N/A

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
16A	Southport Spit	N/A	N/A			
17	Tidal Works or Work in a Coastal Management District	N/A		N/A	N/A	N/A
18	Urban Design	N/A			N/A	N/A
19	Water Related Development: - Taking or interfering with water - Removing quarry material - Referral dams - Levees	N/A N/A N/A N/A		N/A	N/A	N/A
20	Wetland Protection Area	N/A	N/A	N/A	N/A	N/A
21	Wind Farms	N/A		N/A		N/A

Based on the findings in [Table 3](#) it has been concluded that the application does not require referral to a Referral Agency in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 of the *Planning Regulation 2017*.

The purpose of this section is to ensure the reconfiguration supports convenient and comfortable walking for transport, recreation, leisure and exercise in the locality of the lot. The following comments address the Assessment Benchmarks of the Planning regulations for the Reconfiguration of a Lot proposal. This is despite the fact that the proposed development does not result in extending or creating a road.

4.3. STATE PLANNING POLICY

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	The development contributes to the housing supply and diversity connected to the general services and amenities in the locality.
Economic growth • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism.	The development utilises the zoning and area of land for housing choice and diversity.
Planning for the environment and heritage. • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality	No applicable assessment benchmarks.
Safety and resilience to hazards	No applicable assessment benchmarks.

<ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	
<p>Infrastructure</p> <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	No applicable assessment benchmarks.

4.4. DEVELOPMENT CODE ASSESSMENTS

(A) Strategic Framework

The strategic framework is set out in the South Burnett Regional Council Planning Scheme 2017 and sets the policy direction for the region and forms the basis for ensuring appropriate development occurs in the planning areas for the life of the planning scheme. The site is designated as “Urban” on the Strategic Plan Map 1. Section 3.2 and 3.2.1 – Strategic Outcomes, states: [in part]

(2) A low residential density. Most people live in houses on relatively large lots and there are opportunities to establish a more compact settlement pattern, comprising a range of low scale multiple dwellings and small lot housing, close to the town centre and other community services.

(4) Increases in population densities are facilitated where suitable access to services is available. 3

Section 3.2.1.1 – Specific Outcomes refer to increased residential density and states: [in part]

(9) Increased density residential development is facilitated on serviced lots close to the town centres, with design to minimise impacts on the amenity and character of areas predominantly occupied by houses.

The applicant, Regional Housing is a registered community housing provider, whose focus is on providing meaningful social and affordable housing outcomes within regional Queensland. The proposed development contributes to the housing supply in Kingaroy and provides urban consolidation in response to need rather than expansion.

Assessment Benchmarks	Overall / Performance Outcomes	Responses
Low Density Residential Zone Code	<p><i>Overall Outcome</i> (a) Predominantly detached dwelling houses are provided on a range of lot sizes.</p>	Complies – The dual occupancy is situated in an area mainly comprising single detached dwelling houses, however the development delivers housing diversity and choice.
	<p><i>Overall Outcome</i> (c) Development is designed to provide safe and walkable neighbourhoods. On greenfield sites or where the site is one of a number of adjoining development sites, development occurs in accordance with a Structure Plan that comprises an efficient and connected layout covering all local developable land.</p>	Complies – Units have access to pedestrian footpaths adjacent to Kingaroy Street and within approximately 1.4km from the CBD.
	<p><i>Overall Outcome</i> (d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour</p>	Complies – Dual occupancy is of low and inconsequential scale,

	lighting and other locally specific impacts.	complimentary to the existing housing supply in the locality.
	<i>Overall Outcome</i> (e) Development reflects and enhances the existing low density scale and character of the area. Small lot development may be supported where there is a demonstrated need. Dual occupancies have the appearance of a house.	Complies – The dual occupancy configuration appears as detached dwellings when viewed from Kingaroy Street.
Low Density Residential Zone Code	PO2 The density, built form and appearance of development reflects the intended low density, detached housing character of the zone, is climatically responsive and facilitates casual surveillance of the street.	Complies – The site cover does not exceed 50% and units are single storey. The unit configuration allows for casual street surveillance from Unit 1 through glass doors adjacent to the private open space. Pedestrians can clearly identify the building entrances. The southern property boundary setback does not comply with the 1.5m setback however, only approximately 3m of each unit (consisting of bathroom and laundry) will be within 1m of the boundary. To mitigate non-compliance, the applicant has included 1.8m high screen fencing and landscaping.
	PO4 Development is adequately serviced.	Complies – The lot has access to water, sewer and stormwater networks.
	PO5 The efficiency and safety of the road network is not compromised by inappropriate access arrangements,	Complies – standard residential access services the unit development.
	PO6 Refuse storage areas: (a) are conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.	Complies – The refuse storage areas will be screened from view located adjacent to carports.
Services and Works Code	PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	Stormwater will discharge to a lawful point of discharge.
	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.	Complies – Kingaroy Street is a bitumen sealed road.
	PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	Complies – Parking provided for each unit, plus visitor parking.
	PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	Complies – Landscaping provided along the property boundaries to enhance the residential character and amenity.

Other Relevant Matters

The consideration of other relevant matters applies to the assessment and decision-making process for this impact assessable development application. The below summarises the matters considered by the planning assessment.

Applicant submitted reports	Nil submitted
Assessment considerations of merits	Impact assessment under the <i>Planning Act 2016</i> is an ‘unbounded’ assessment, meaning relevant matters other than those prescribed can also be considered, and weighing and balancing ‘inside the box’ as well as with factors ‘outside the box’ can take place in reaching a decision. The below outlines the planning assessment of the merits of the application presented.
<p>PLANNING DISCUSSION</p> <p>The proposed development represents an opportunity for the consolidation of additional housing in Kingaroy rather than expansion. From the Kingaroy Street frontage, the proposed dual occupancy has the appearance of a single detached dwelling.</p> <p>The development is considered to be of a low, inconsequential scale, complimentary to existing surrounding detached housing and impacts upon adjoining residential properties are considered to be negligible. Landscaping and screen fencing to the development will provide additional privacy and improve the amenity and overall character of the site.</p> <p>The site has access to all urban services and direct access to sealed roads.</p>	

4. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	N/A
Other	N/A

Council Referrals

<i>INTERNAL REFERRAL SPECIALIST</i>	<i>REFERRAL / RESPONSE</i>
-------------------------------------	----------------------------

Development Engineer	Council’s Development Engineer provided comments in relation to Infrastructure Charges and engineering conditions.
Infrastructure Charges Unit	<p>Council adopted to LGIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The type of developments that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> (a) Reconfiguring a Lot; (b) Making a Material Change of Use; (c) Carrying out Building Work. <p>Refer to Attachment B for the Infrastructure Charges Notice.</p>

Public Notification

Date Notification Commenced	18 May 2023
Date Notification Completed	9 June 2023
Date notice of compliance received	12 June 2023

No public submissions were received during the public notification period.

5. RECOMMENDATION

It is recommended that the code assessable application for a Development Permit for Material Change of Use – Dual Occupancy over land at 27B Kingaroy Street, Kingaroy (and described as Lot 101 on SP272806) be approved subject to reasonable and relevant conditions pursuant to Section 60 of the *Planning Act 2016*.

Infrastructure charges are levied under the SBRC AICR for this development category being a dual occupancy.

ATTACHMENTS

1. **Attachment A - Statement of Reasons**
2. **Attachment B - Infrastructure Charges Notice**
3. **Attachment C - Approved Plans**

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	Regional Housing Limited C/- Urban Strategies
Application No:	MCU23/0006
Proposal:	Material Change of Use – Development Permit (Dual Occupancy)
Street Address:	27B Kingaroy Street, Kingaroy
RP Description:	Lot 101 on SP272806
Assessment Type:	Impact Assessable
Number of Submissions:	No public submissions received

On 28 June 2023 the above development was recommended for:

- Approval
- Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The site is within the Low Density Residential zone and provides consolidation of additional housing in Kingaroy rather than expansion.
- The dual occupancy has the appearance of a single detached dwelling when viewed from the street.
- The development is considered to be of a low, inconsequential scale, complimentary to existing surrounding detached housing.
- Boundary setbacks meet the performance outcomes of the zone code.
- Water, sewer and stormwater networks are available for connection.
- Landscaping and screen fencing will provide additional privacy and improve the amenity and overall character of the site.
- The development will not unduly impact upon adjoining residential properties.
- The site has direct access to sealed local roads.
- The proposal is compliant and / or can be conditioned in accordance with the relevant provisions of the assessment benchmarks/performance outcomes.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Low Density Residential Zone Code
- Services and Works Code

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: Regional Housing Limited
C/- Urban Strategies Pty Ltd
PO Box 939
MAROOCHYDORE QLD 4558

APPLICATION: Material Change of Use (Dual Occupancy) - Impact
- for 27B Kingaroy Street KINGAROY

DATE: 28/06/2023

FILE REFERENCE: MCU23/0006

AMOUNT OF THE LEVIED CHARGE: **\$8,806.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$4,218.00	Water Supply Network
\$2,323.00	Sewerage Network
\$1,034.00	Transport Network
\$861.00	Parks and Land for Community Facilities Network
\$370.00	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 101 on SP272806

SITE ADDRESS: 27B Kingaroy Street, Kingaroy

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(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
Residential Use (2 bed dwelling)	2	dwelling	\$7,030.00	CR Table 2.1	\$14,060.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use - Residential Use (3 bed dwelling)	1	dwelling	\$9,842.00	CR Table 2.1	\$9,842.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Use (2 bed dwelling)	2	dwelling	\$3,873.00	CR Table 2.1	\$7,746.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use - Residential Use (3 bed dwelling)	1	dwelling	\$5,423.00	CR Table 2.1	\$5,423.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Use (2 bed dwelling)	2	dwelling	\$1,722.00	CR Table 2.1	\$3,444.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use - Residential	1	dwelling	\$2,410.00	CR Table 2.1	\$2,410.00

Use (3 bed dwelling)

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Use (2 bed dwelling)	2	dwelling	\$1,435.00	CR Table 2.1	\$2,870.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use - Residential Use (3 bed dwelling)	1	dwelling	\$2,009.00	CR Table 2.1	\$2,009.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Use (2 bed dwelling)	2	dwelling	\$386.00	CR Table 2.1	\$772.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use - Residential Use (3 bed dwelling)	1	dwelling	\$401.00	CR Table 2.1	\$401.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Residential Use (2 bed dwelling)	\$4,218.00	\$2,323.00	\$1,034.00	\$861.00	\$370.00	\$8,806.00
Total	\$4,218.00	\$2,323.00	\$1,034.00	\$861.00	\$371.00	\$8,806.00

* 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

SMALL LOT RESIDENTIAL KINGARROY

27b KINGARROY STREET, KINGARROY

DEVELOPMENT SUMMARY

LOT: LOT 101 SP272806

SITE AREA: 454 m²

SITE COVER: 206 m² (45.4%)

LANDSCAPING: 108m² (23.8%)

UNIT NO.	GFA	COURTYARD	PRIVATE OUTDOOR SPACE
UNIT 1 - SILVER	52m ²	8m ²	54m ²
UNIT 2 - GOLD	78m ²	12m ²	89m ²
PLOT RATIO:	3.43		

CAR PARKING 3 CARS

DRW	DRAWING TITLE	REV
0000	COVER PAGE	01
0001	SITE PLAN	01
0002	UNIT SITE PLAN	01
0003	CAR MANOEUVRING PLAN	01
1000	PROPOSED UNIT 1 FLOOR PLAN	01
1001	PROPOSED UNIT 2 FLOOR PLAN	01
1002	LANDSCAPE PLAN	01
2000	NORTHERN ELEVATION	01
2001	EAST & WEST ELEVATION	01
2002	SOUTHERN ELEVATION	01
2003	BUILDING SECTION	01
2004	BUILDING SECTION	01
2005	BUILDING SECTION	01
9000	EXTERNAL VIEWS	01
9001	AERIAL VIEWS	01



NORTHERN AERIAL VIEW

SURVEY INFORMATION

SITE INFORMATION ON DRAWING HAS BEEN PROVIDED BY O'REILLY NUNN FAVIER. IT HAS BEEN SHOWN FOR INFORMATION ONLY. RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY RESTS WITH THE SURVEYOR.



LOCALITY PLAN

SMALL LOT RESIDENTIAL KINGARROY

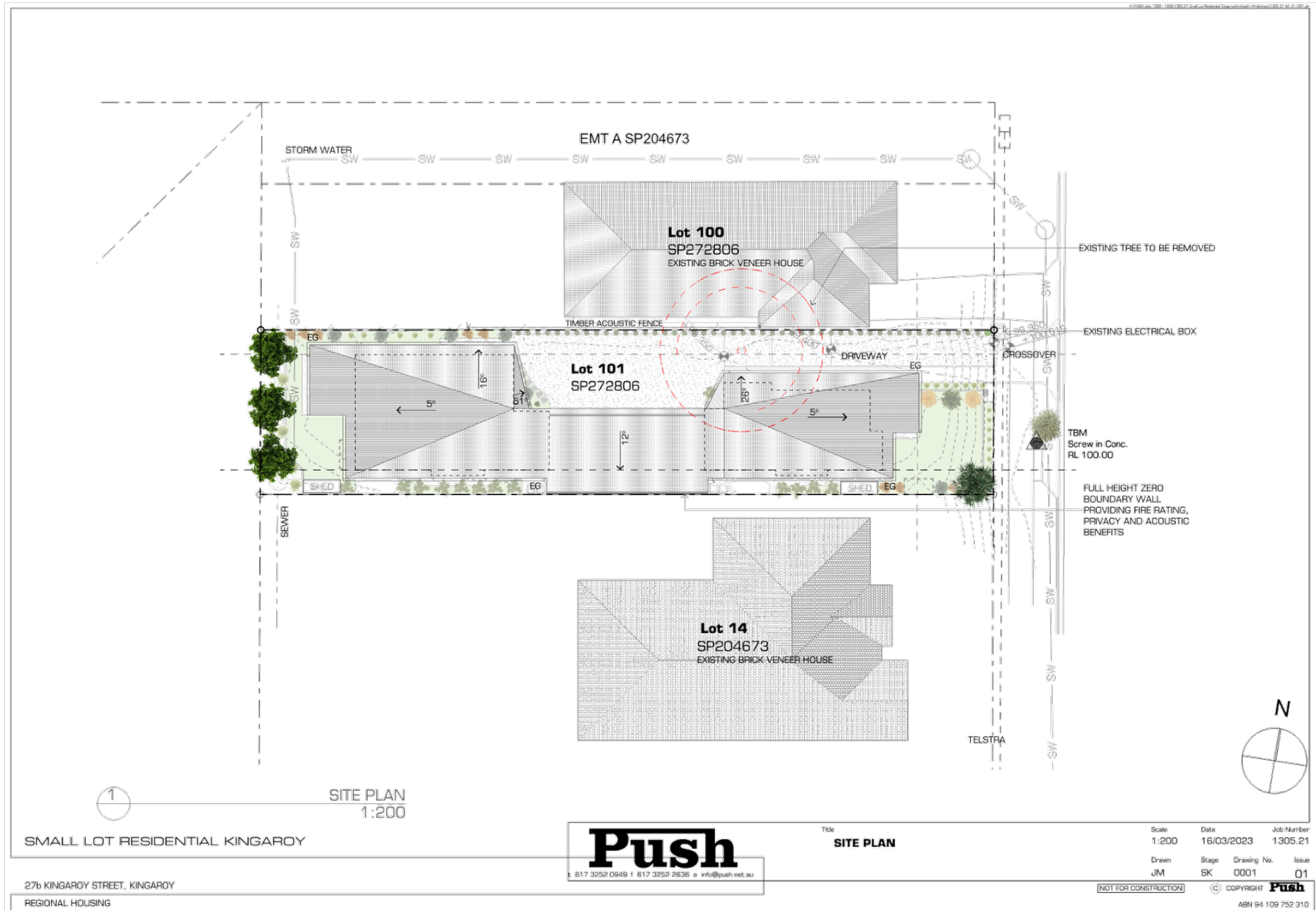


Title
COVER PAGE

Scale Date Job Number
NTS 16/03/2023 1305.21
Drawn Stage Drawing No. Issue
SK 0000 01

27b KINGARROY STREET, KINGARROY
REGIONAL HOUSING

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ABN 94 109 752 310



1
 SITE PLAN
 1:200
 SMALL LOT RESIDENTIAL KINGARROY

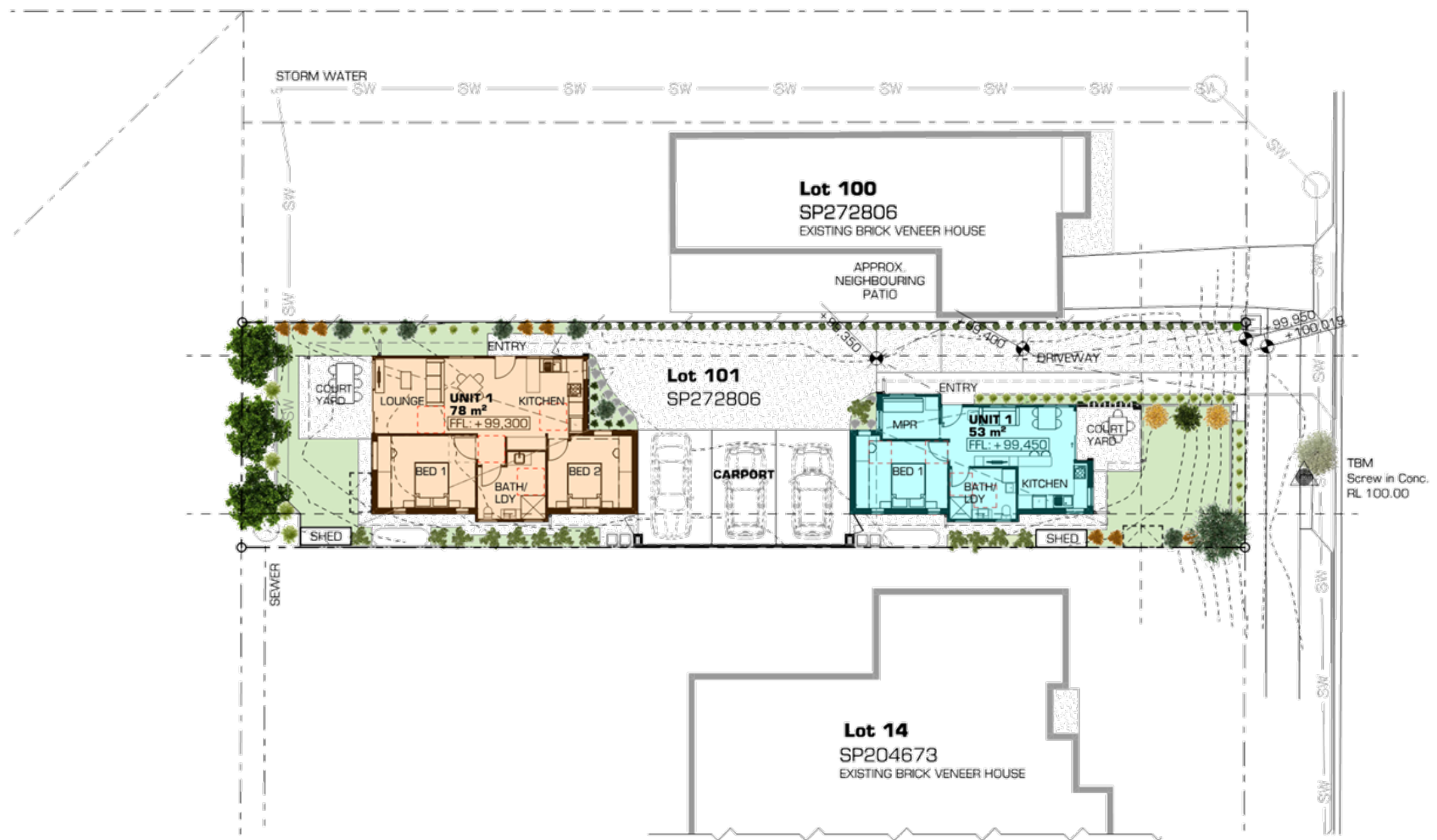


Title	Scale	Date	Job Number
SITE PLAN	1:200	16/03/2023	1305.21
Drawn	Stage	Drawing No.	Issue
JM	SK	0001	01

27b KINGARROY STREET, KINGARROY
 REGIONAL HOUSING

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FOR FURTHER PLAN INFORMATION,
REFER DRAWING SERIES 1000



1 OVERALL FLOOR PLAN
1:200

SMALL LOT RESIDENTIAL KINGAROY



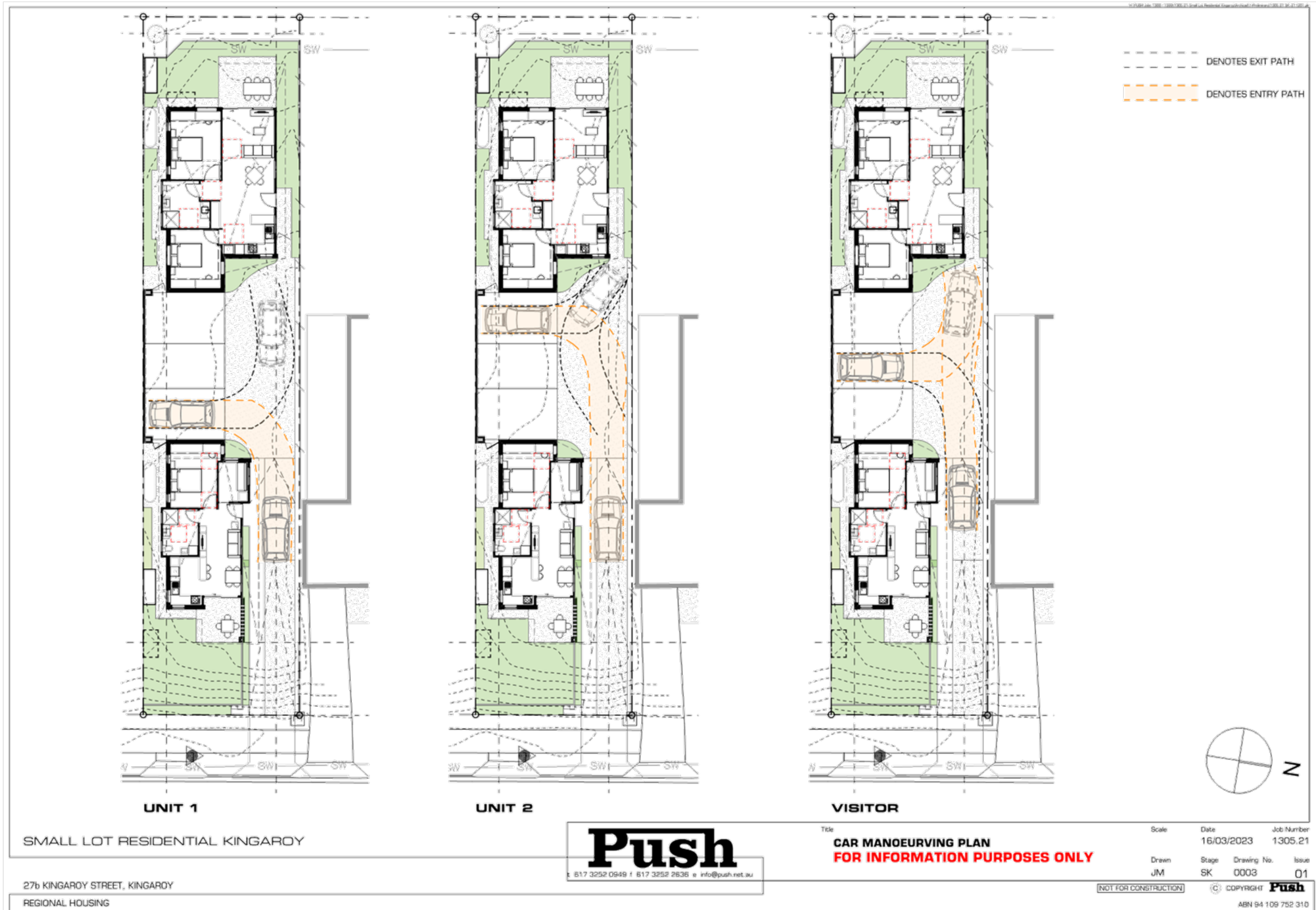
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UNIT SITE PLAN

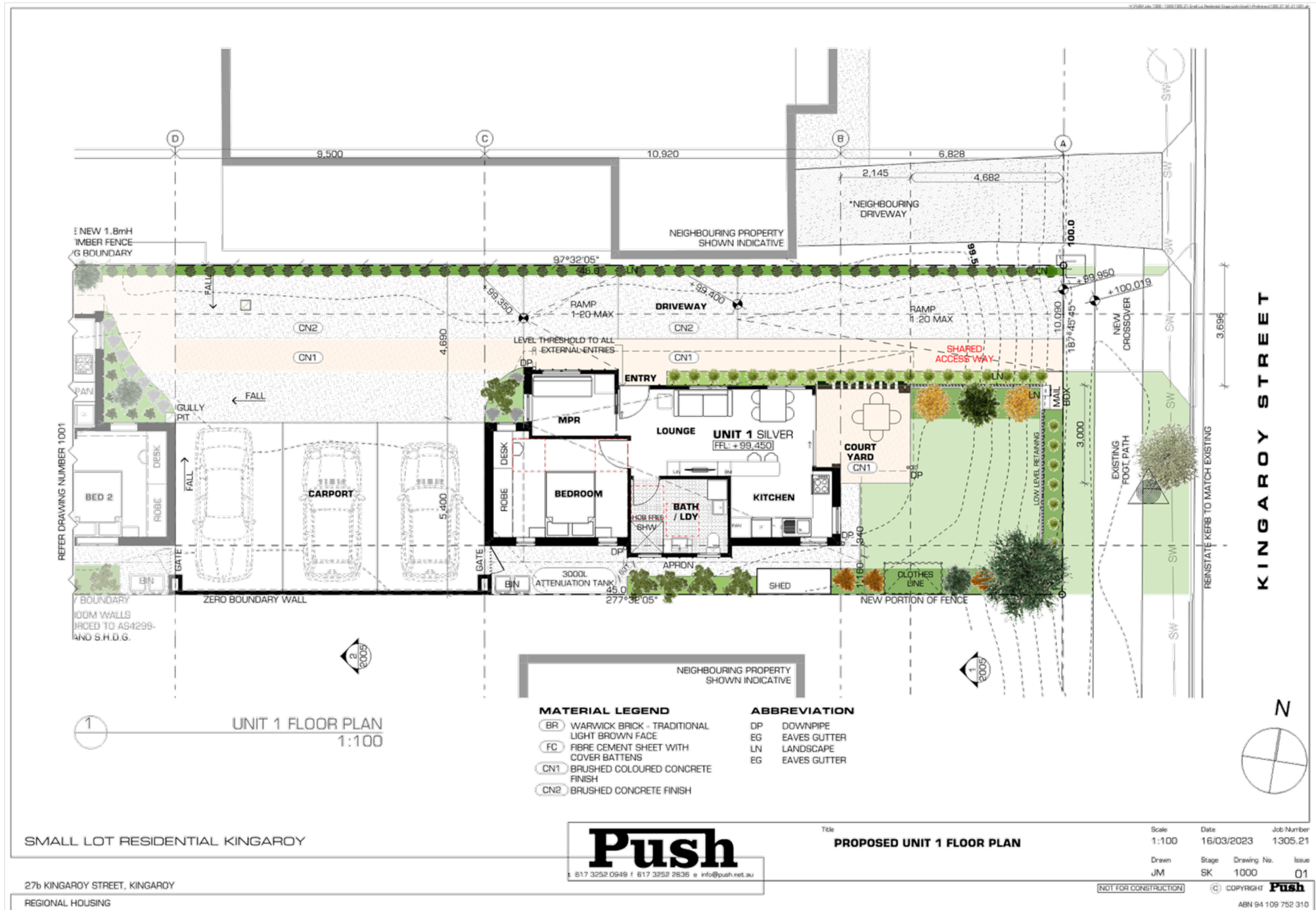
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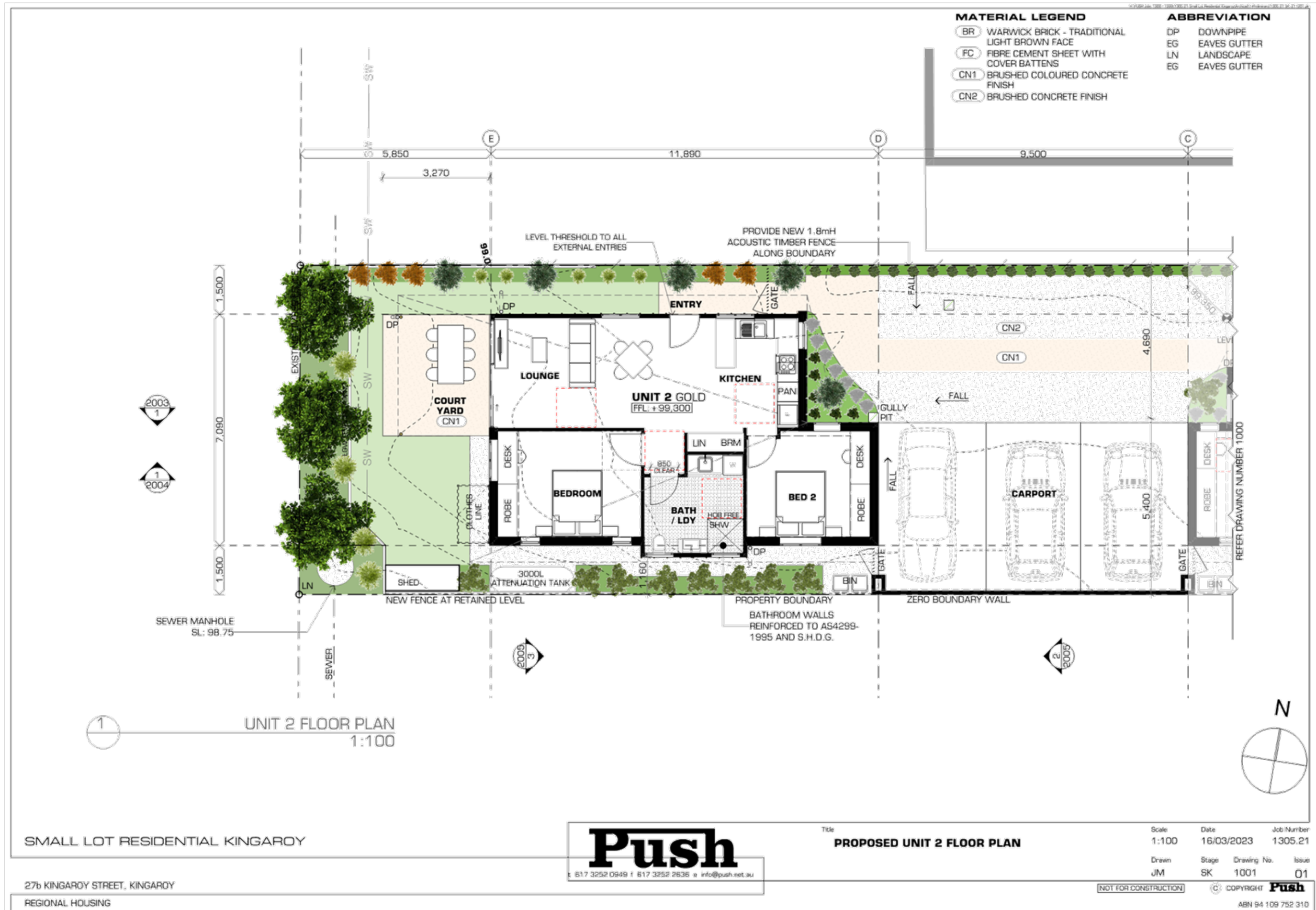
Drawn	Stage	Drawing No.	Issue
JM	SK	0002	01

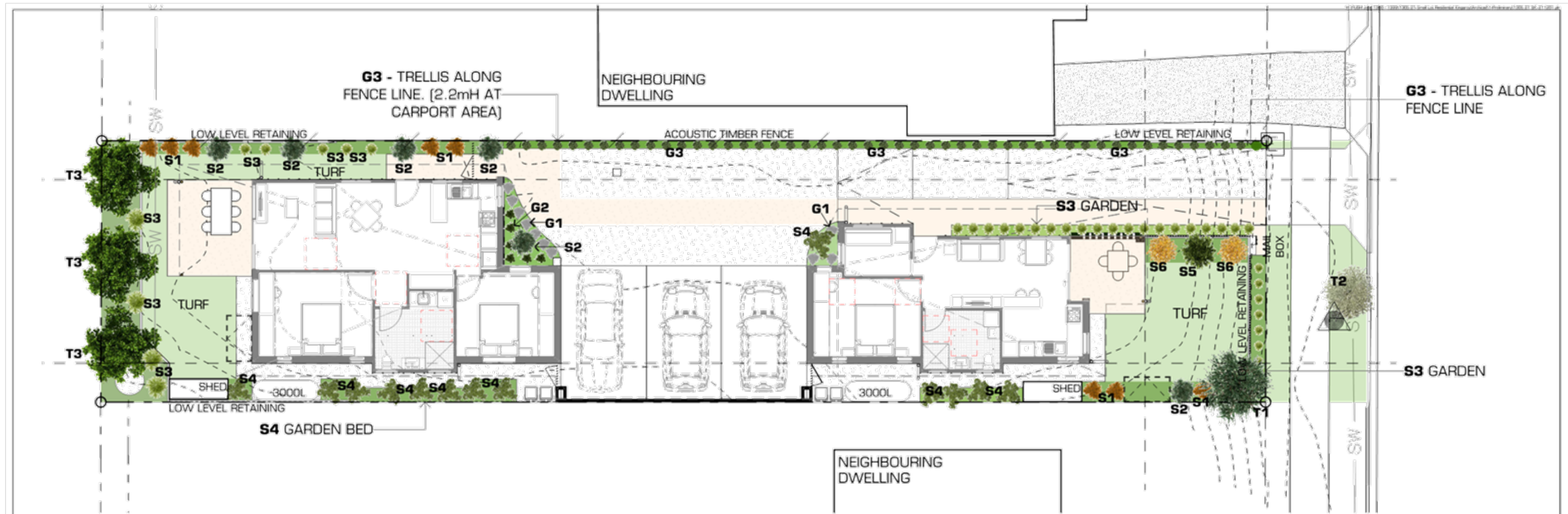
27b KINGAROY STREET, KINGAROY
REGIONAL HOUSING

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LANDSCAPE PLAN
1:150

LANDSCAPE LEGEND

								
T1 QUEENSLAND BOTTLE TREE <i>Brachychiton rupestris</i> - SLOW GROWING TREE - 15x15m	T2 BLACK TEA-TREE <i>Melaleuca bracteata</i> - MEDIUM GROWING TREE - 3-8mH x 3-5mW	T3 ALLOCASUARINA LITTORALIS - MEDIUM GROWING TREE - 5-15mH x 3-5mW	S1 GREVILLIA ROBYN GORDON - 1.5-2mH x 1.5mW	S2 BANKSIA ERICAFOLIA - 2m x 1.5mW (maintained)	S3 WESTRINGIA BLUE MOON - 1mH x 0.5mW	G1 LIRIOPE MUSCARI - 0.5mH x 0.5mW	G2 DIANELLA CAERULEA - 0.5-1mH x 0.5-2mW	G3 STAR JASMINE - FRAGRANT CLIMBER
								
			S4 NATIVE HIBISCUS - 1.5-2mH x 1.5mW	S5 GREVILLEA SANDRA GORDON - 3-5mH x 2-4mW	S6 BANKSIA SPINULOSA - 1-3mH x 2mW			

SMALL LOT RESIDENTIAL KINGARROY



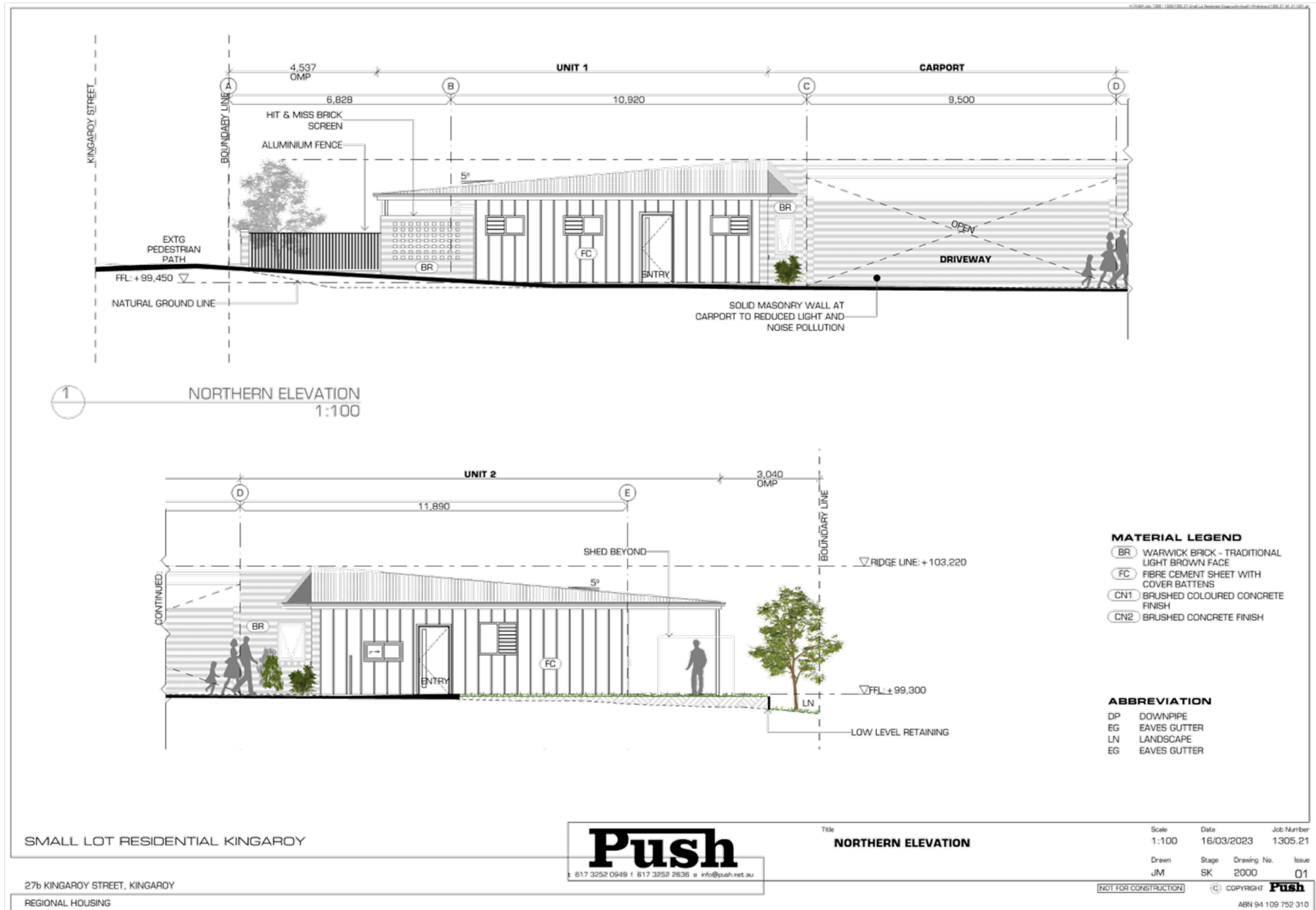
Title
LANDSCAPE PLAN

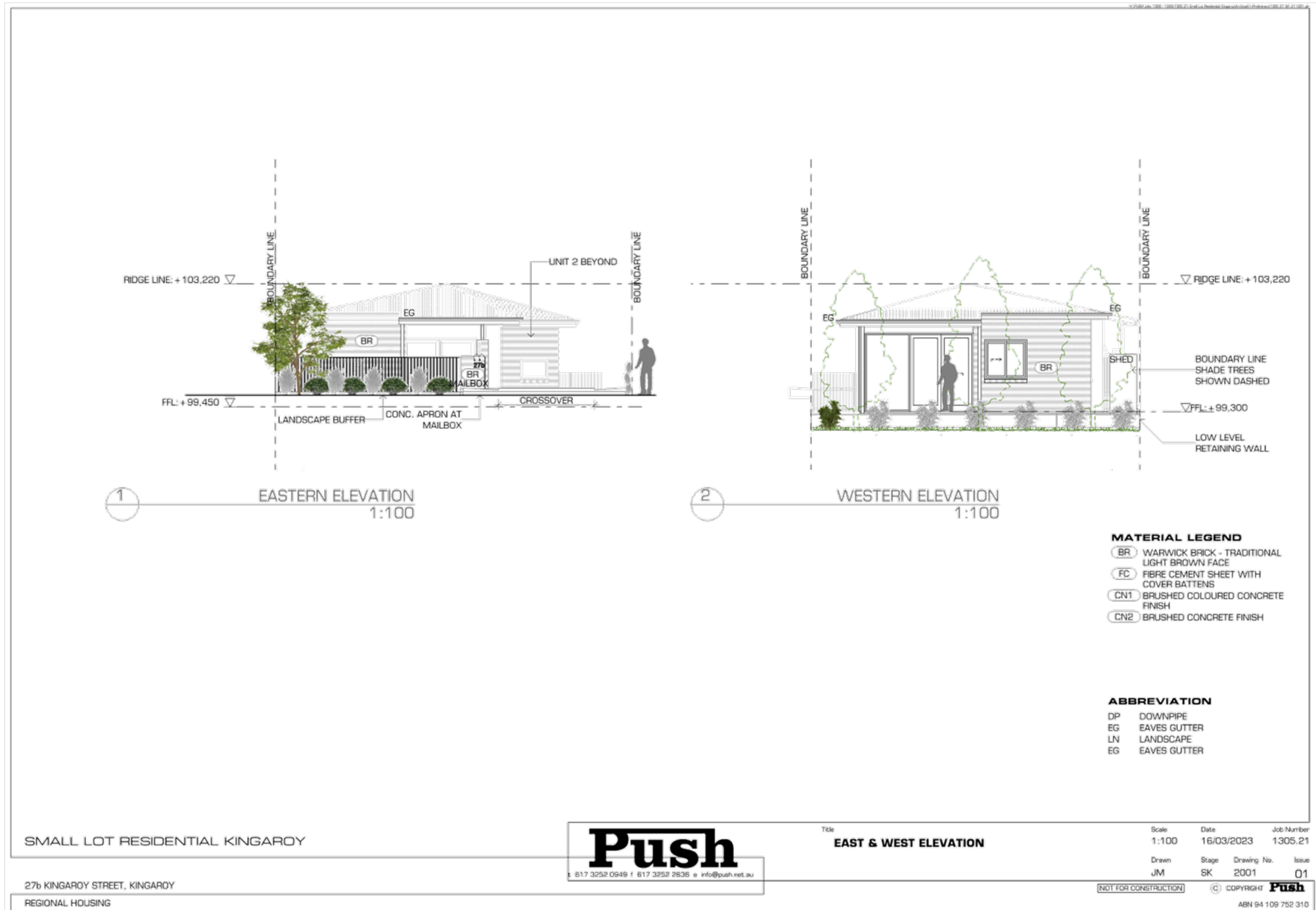
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Date 16/03/2023
Job Number 1305.21

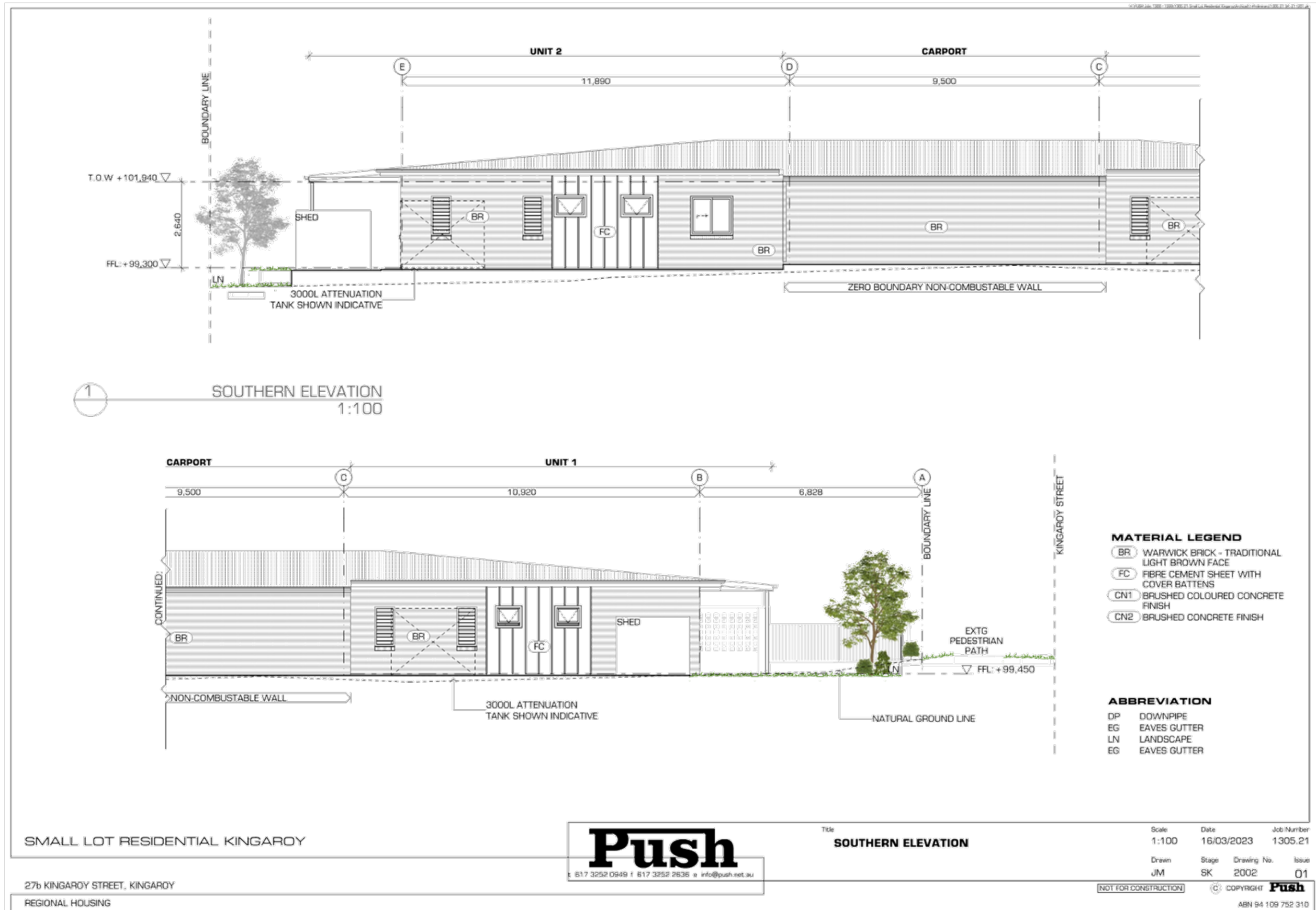
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Stage SK
Drawing No. 1002
Issue 01

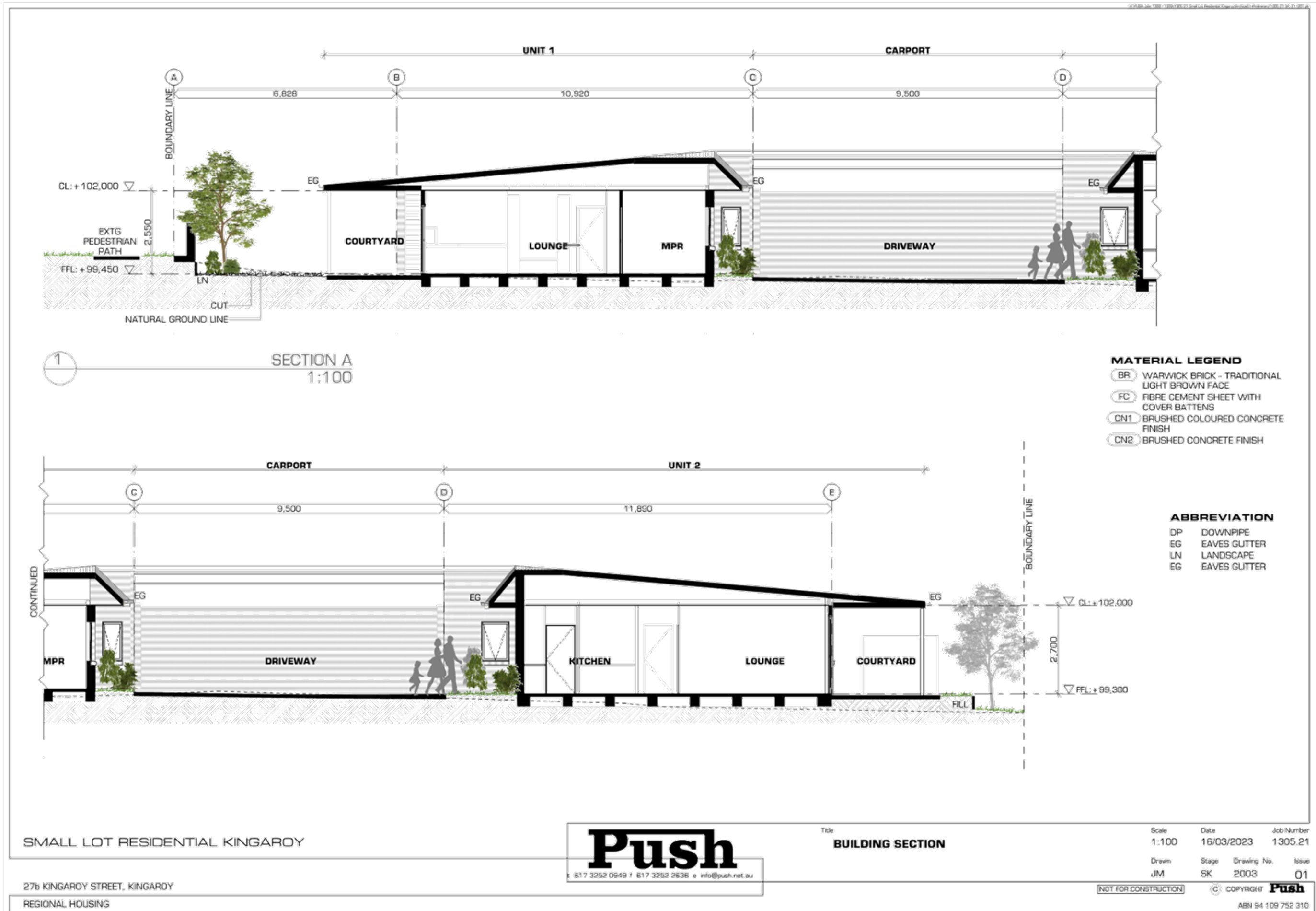
27b KINGARROY STREET, KINGARROY
REGIONAL HOUSING

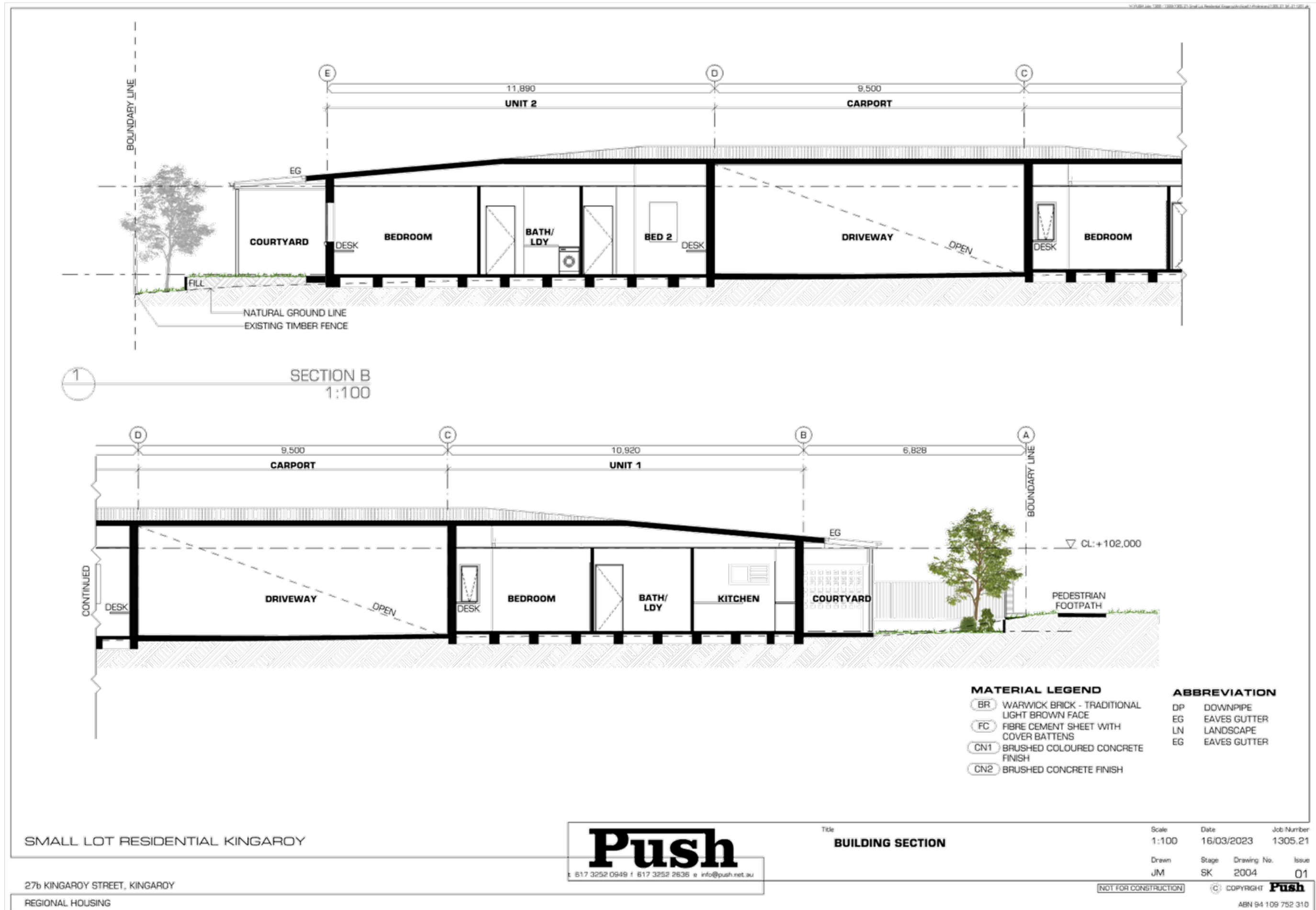
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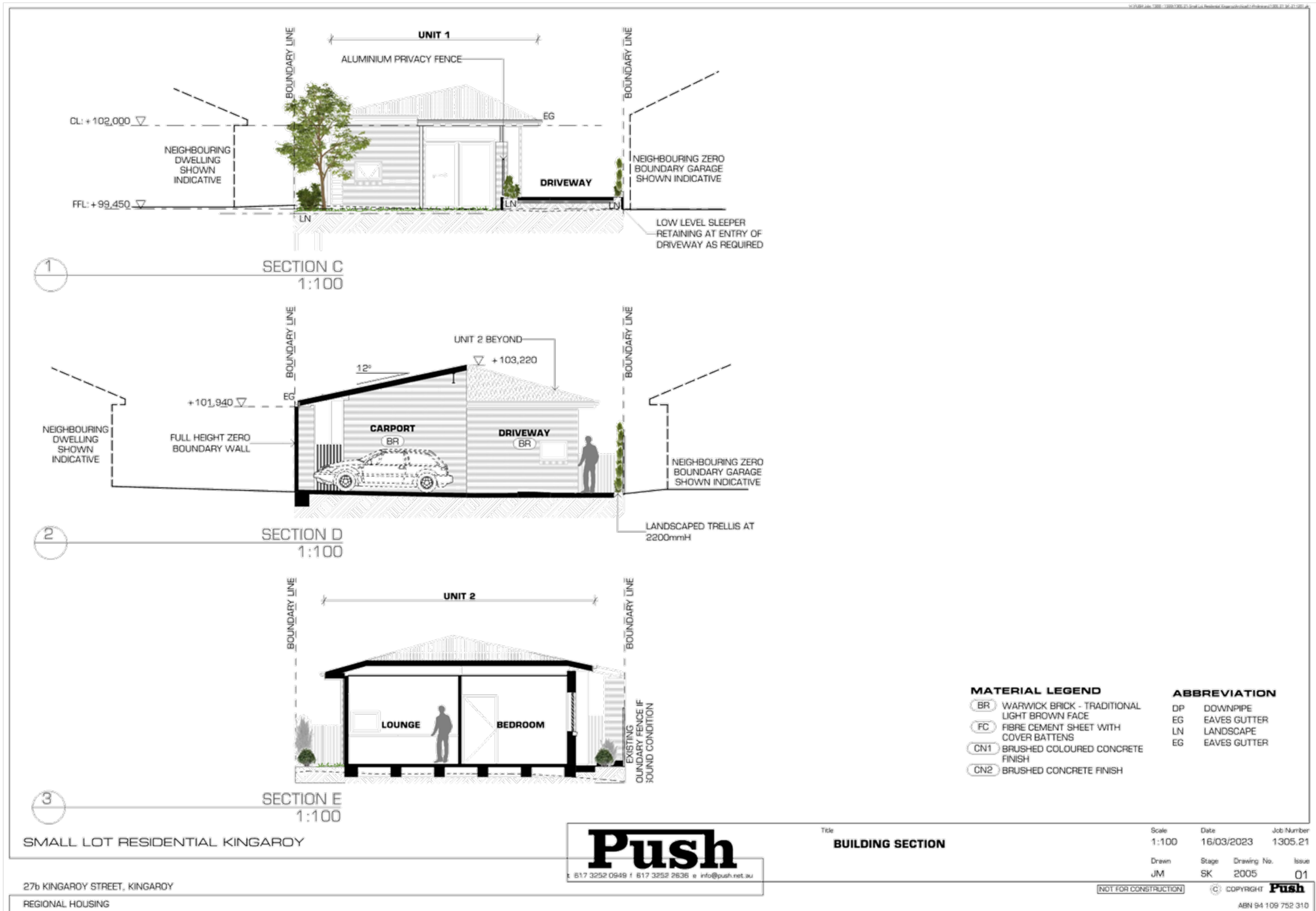














SMALL LOT RESIDENTIAL KINGAROY

27b KINGAROY STREET, KINGAROY
REGIONAL HOUSING



Title
EXTERNAL VIEWS

Scale Date Job Number
16/03/2023 1305.21

Drawn Stage Drawing No. Issue
JM SK 9000 01

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SOUTH-EAST AERIAL VIEW



NORTH-WEST AERIAL VIEW

SMALL LOT RESIDENTIAL KINGAROY

27b KINGAROY STREET, KINGAROY
REGIONAL HOUSING



Title
AERIAL VIEWS

Scale	Date	Job Number
	16/03/2023	1305.21

Drawn	Stage	Drawing No.	Issue
JM	SK	9001	01

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17.2 MATERIAL CHANGE OF USE - THREE (3) ADDITIONAL SHORT-TERM ACCOMMODATION UNITS AT 5 EVELYN STREET, KINGAROY (AND DESCRIBED AS LOT 14 ON SP212946). APPLICANT: WANGABY PTY LTD C/- ONF SURVEYORS

File Number: MCU23/0002
Author: Planning Consultant
Authoriser: Chief Executive Officer

PRECIS

Development Permit for a Material Change of Use for an extension to an existing short term accommodation use (Pepper Tree Cabins – Kingaroy) for 3 x new accommodation units at 5 Evelyn Street, Kingaroy (and described as Lot 14 on SP212946).

SUMMARY

- Subject site located in the Low Density Residential zone under the South Burnett Regional Council Planning Scheme.
- Proposal triggered Impact assessment in accordance with the Planning Scheme.
- The development application is assessed against the relevant code of the South Burnett Regional Council Planning Scheme. Relevant codes including:
 - Residential zone code; and
 - Services and works code.
- Referral to SARA relating to matters of state controlled road.
- Council did not issue an information request.
- 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.
- Refer to Attachment C – Referral Agency Response.
- Application recommended for approval subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve the Material Change of Use Development Permit for extension to Short Term Accommodation - Lot 14 on SP212946 subject to the following 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.	Rev	Date
Site Plan	Blueprint Drafting Services	19-2694-SPY	B	14/06/22
Floor Plan & Sub-Floor Cabins 1 & 2	Blueprint Drafting Services	19-2694-SPY	A	14/06/22
Elevations Cabins 1 & 2	Blueprint Drafting Services	19-2694-SPY	A	14/06/22
Floor Plan & Sub-Floor Cabin 3	Blueprint Drafting Services	19-2694-SPY	B	14/06/22
Elevations Cabin 3	Blueprint Drafting Services	19-2694-SPY	B	14/06/22

DEVELOPMENT PERIOD – MCU

GEN2. The currency period for this development approval for material change of use is six (6) 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.

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 commencement of the use unless stated otherwise.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standard drawings and design standards, relevant design guides, and Australian Standards.
- ENG3. Be responsible for the full cost of any alterations 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. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

ELECTRICITY AND TELECOMMUNICATION

- ENG8. Connect the development to electricity and telecommunication services.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG9. 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.

VALUATION FEES

- ADV1. 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.

DEVELOPER INCENTIVE

- ADV2. 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

ADV3. 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

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 levied by way of an infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

CONCURRENCE AGENCY

ADV6. SARA has imposed conditions on the development permit as attached as **Attachment C**.

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.

REPORT

1. APPLICATION DETAILS

Site address	5 Evelyn Street, Kingaroy	
Real property description	Lot 14 on SP212946	
Easements or encumbrances on title	Yes – easement for sewer shown green on image below	
		
Area of Site	8,939m ²	
Current Use	Short-term Accommodation (Pepper Tree Cabins)	
Environmental Management Register or Contaminated Land Register	N/A	
Applicant's name	Wangaby Pty Ltd for R J Carracher Family Trust C/- ONF Surveyors	
Zone	Low Density Residential	
Applicable Overlays	OM1 – Airport Environs Overlay – within 3km to Kingaroy Airport OM3 – Flood Hazard Overlay – rear of site	
Proposed use as defined	Short-term accommodation (extension) The applicant proposes to establish three (3) additional short-term accommodation units as shown on plan prepared by Blueprint Drafting Service, project Number 19-2694-SPY, Rev B	
Details of proposal	Material Change of Use (MCU's)	
	▪ Gross Floor Area (GFA)	N/A
	▪ Impervious area	N/A
	▪ Building height	N/A
	▪ Site Cover	N/A
	▪ Access	N/A
	▪ Landscape	N/A
	▪ Number of car parks	N/A
▪ Number of units	Accommodation for 82 people at any one time	

Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		X
	Reconfiguration of a Lot (RAL)		
	Building Work (BW)		
	Operational Work (OPW)		
Level of Assessment	Impact Assessment		
Pre-lodgement Consultation history	- NIL		
Key planning issues e.g. vegetation, waterway corridors, overland flow	<ul style="list-style-type: none"> - None. SARA referral identified correctly by applicant. - Existing short-term accommodation land use. 		
Referral agencies	Agency	Concurrence/ Advice	
	SARA	Refer to Attachment C	
Public notification	Yes – 15 business days		
Planning Regulation 2017	Referral assessment required under the Planning Regulation Schedule 20, Column 1, Item 2, Column 3		

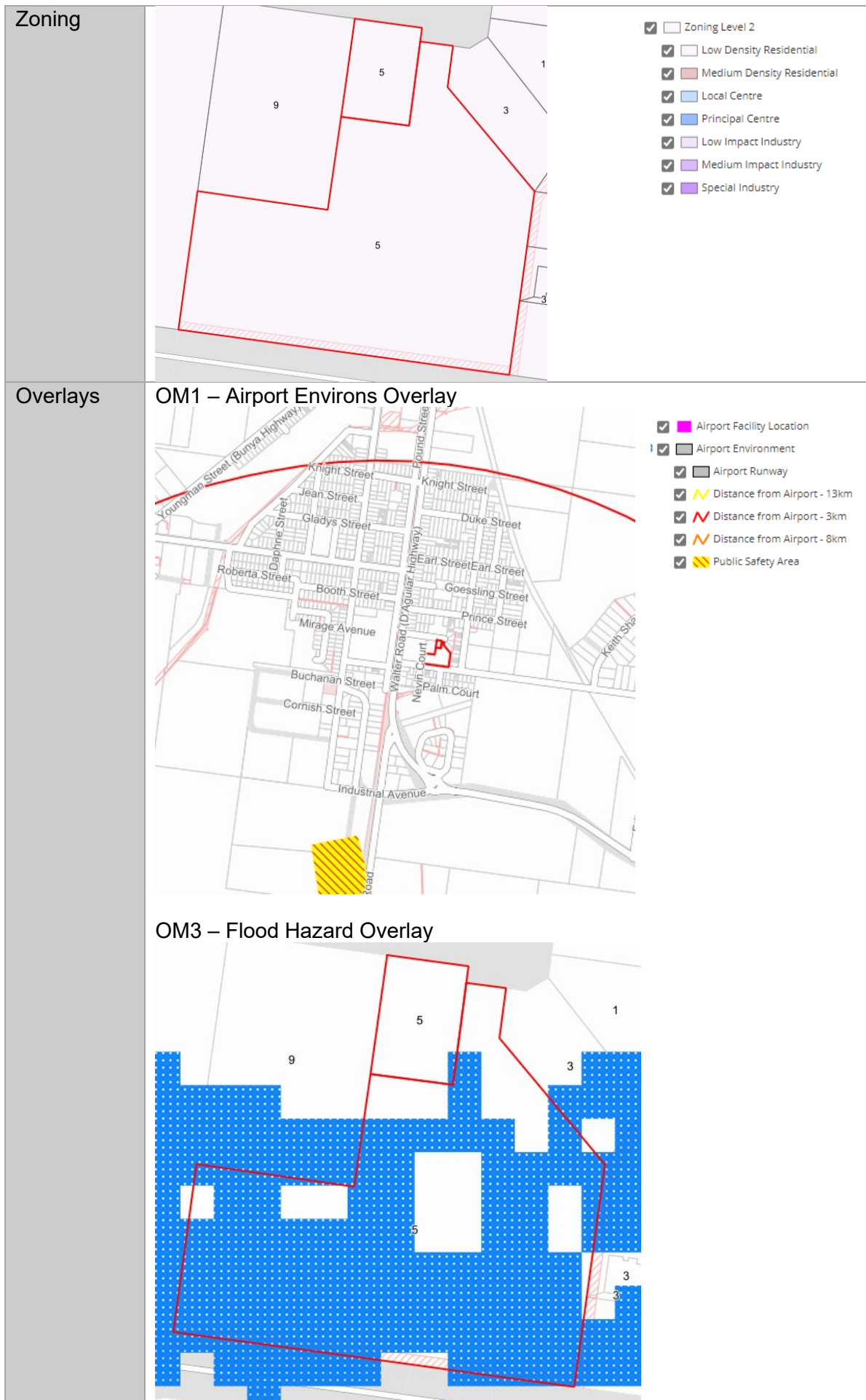
2. THE SITE

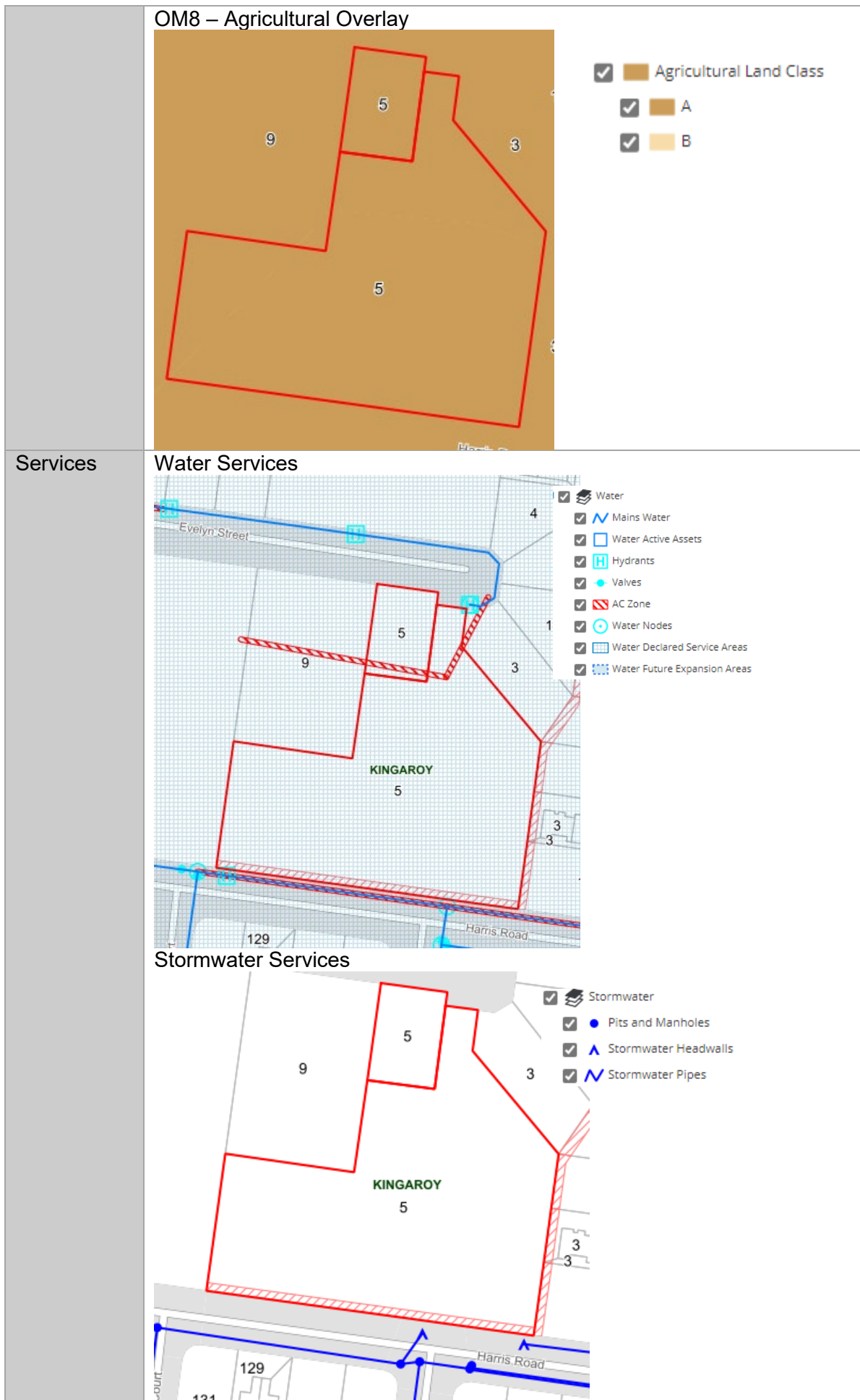
This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

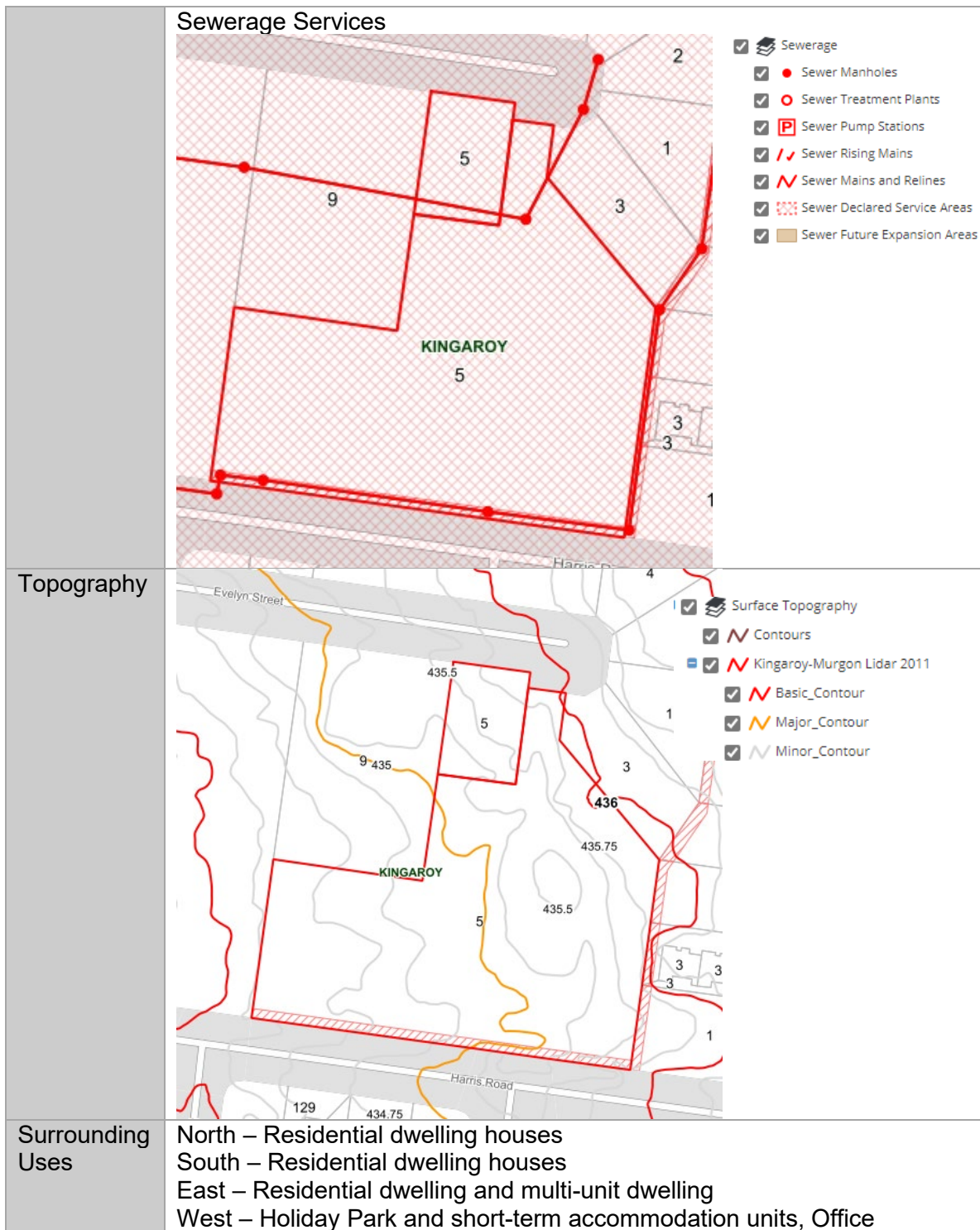
2.1. SITE DESCRIPTION & EXISTING USE

Table 1 – Maps & Descriptions (Source: Intramaps)









2.2. DEVELOPMENT HISTORY OF THE SITE

The existing development is designed to accommodate up to 72 people and consists of 32 units that can accommodate 64 people and a dwelling house that can accommodate up to 8 people.

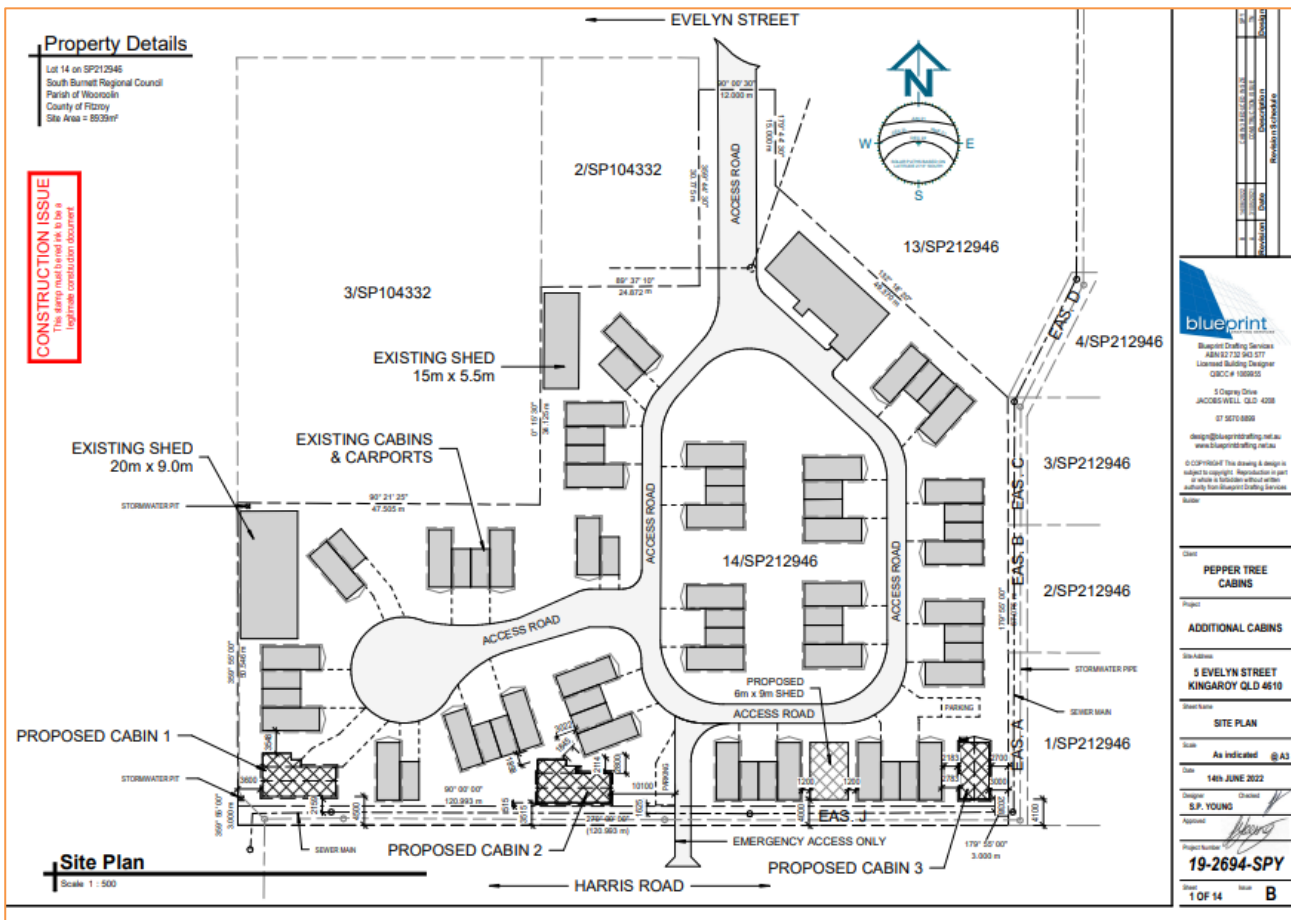
3. PROPOSAL DETAILS

The applicant proposes to establish three (3) additional Short Term Accommodation units.

The proposed units will be adequately serviced connecting to water mains at the frontage of the site and sewer mains through the site.

The proposed units will consist of two 2-bedroom units (units 1 & 2) with a total floor area of 64.6m² and one 1-bedroom unit (unit 3) with a total floor area of 41.5m². one parking bay will be provided adjacent to each proposed unit. The proposal is designed to accommodate an additional 10 people increasing the number of people that can be accommodated on site to 82 people.

SUMMARY DETAILS



Tenancies	3 x new cabins located along the southern site boundary and adjacent to Harris Road frontage.
Gross Floor Area + Outdoor Storage Area	The total Gross floor area of the proposal for both levels (excluding alfresco dining areas and landings) is 509.11m ² , resulting in a 45% site cover.
Building height	The proposed cabins will not exceed 2 storeys above ground level.
Landscape	Existing solid screen fences along the side and rear boundaries will be retained.
Number of parking spaces	Parking for each unit is provided adjacent to each unit with overflow parking provided within easy walking distance on site.

	The front entry of the units will orientate towards the internal drive.
Access	The subject site fronts Evelyn Street which is a fully constructed sealed road. Access to the proposal will be from what is considered a secondary road frontage via the exist Pepper Tree Cabins development. The proposed units will be setback a minimum of 3m from the side boundary of the site with the adjoining residential development.
Design Vehicle	N/A – existing service arrangements will apply for new cabins. There is no alteration to site access.
Setbacks	The proposed units will be setback a minimum of 3m from the side boundary of the site with the adjoining residential development.
Materials	Consistent with existing cabins in the property.
Servicing	The existing commercial waste disposal arrangements at the Pepper Tree Cabins will cater for the proposed development.

4. ASSESSMENT OF ASSESSMENT BENCHMARKS

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; and
- any Variation Approval.

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

- Low Density Residential Code
- Services and Works Code

4.1. 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:	None Applicable
WBB Regional Plan Designation:	Wide Bay Burnett Regional Plan 2011 – Regional Landscape and Rural Production Area. The Regional Landscape and Rural Production Area identifies land with regional landscape, rural production or other non-urban values. It protects this land from inappropriate development, particularly urban or rural residential development. These areas support the lifestyle and wellbeing of the regional population, primarily located in the Urban Footprint. The RLRPA does not impeded existing land use rights. This ensures that existing commitments and significant activities, such as agricultural

	<p>production, access to natural resources, water storage, tourism, outdoor recreation and nature conservation, can continue.</p> <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>
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>

4.2. 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 referral to any referral agencies prescribed under Schedule 10, as demonstrated in [Table 3](#).

Note: Grey shading indicates no provisions.

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
1	Airport Land	N/A		N/A	N/A	N/A
2	Brothels	N/A	N/A	N/A		N/A
3	Clearing Native Vegetation	Regulated vegetation	N/A	N/A	N/A	N/A
4	Contaminated Land	N/A		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works	N/A N/A N/A N/A		N/A	N/A	N/A
7	Hazardous Chemical Facilities	N/A		N/A	N/A	N/A
8	Heritage Place: - Local Heritage Place - Queensland Heritage Place	N/A		N/A	N/A	N/A
9	Infrastructure Related: - Designated Premises - Electricity - Oil and Gas	N/A N/A N/A N/A			SARA	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1,

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
	- State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and future state-controlled transport tunnels	N/A				Item 1 (10.9.4.1.1.1) - Development impacting on state transport infrastructure
10	Koala Habitat in SEQ region	N/A	N/A			N/A
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A			
12	Operational Work for Reconfiguring a Lot	N/A		N/A		
12A	Walkable Neighbourhoods – particular reconfiguring a lot	N/A		N/A		N/A
13	Ports: - Brisbane Core Port Land - Within the port limits of the Port of Brisbane - Within the limits of another port - Strategic Port Land	N/A N/A N/A N/A		N/A	N/A	N/A
14	Reconfiguring a Lot under the Land Title Act	N/A		N/A	N/A	N/A
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: - Community Activity - Indoor Recreation - Residential Development - Urban Activity	N/A	N/A	N/A	N/A	N/A
16A	Southport Spit	N/A	N/A			
17	Tidal Works or Work in a Coastal Management District	N/A		N/A	N/A	N/A
18	Urban Design	N/A			N/A	N/A
19	Water Related Development: - Taking or interfering with water - Removing quarry material - Referral dams - Levees	N/A N/A N/A N/A		N/A	N/A	N/A
20	Wetland Protection Area	N/A	N/A	N/A	N/A	N/A
21	Wind Farms	N/A		N/A		N/A

Based on the findings in [Table 3](#) it has been concluded that the application requires referral to a Referral Agency in accordance with Schedule 10, Part 3, Division 4, Table 2, Item 1 of the *Planning Regulation 2017*.

4.3. STATE PLANNING POLICY

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

<p>Liveable communities and housing</p>	<p>The proposal is an extension to existing short term accommodation and does not contribute to the residential housing market.</p>
<p>Economic growth</p> <ul style="list-style-type: none"> • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism. 	<p>The development is within a subject site that is subject to urban development.</p> <p>The development will provide additional accommodation facilities with an expanding tourist destination.</p> <p>The subject site is located within a major service centre for the South Burnett Region and the proposal will support tourism development in the Region.</p>
<p>Planning for the environment and heritage.</p> <ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality 	<p>No applicable assessment benchmarks .</p>
<p>Safety and resilience to hazards</p> <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	<p>Flood hazard area</p> <ul style="list-style-type: none"> • Local Government flood mapping area. <p>If identified as being contained within a Local Government flood mapping area, the SPP requirements for flood are triggered by the flood mapping contained in that Local Government’s planning scheme. The subject site is identified as being constrained by the Council’s Flood Hazard Overlay mapping. However, the location of the proposed 3 new units are outside the flood mapped area overlay and so no assessment provisions are triggered.</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>No applicable assessment benchmarks.</p>

4.4. ASSESSMENT OF ASSESSMENT BENCHMARKS

Strategic Framework

The proposal is considered to be consistent with the relevant intended strategic outcomes. In particular, the proposal will be well serviced and is within proximity to the Specialised Centre Zone. It extends an existing short term accommodation land use, for which there is demand for accommodation in the town. Access is provided that is safe and efficient and visitors will have access to amenities necessary for short term stay.

Specifically, the proposal is consistent with strategic outcomes for a strong economy – Strong Economy Strategic Outcomes

(3) The contribution of tourism to the Region’s economy is complemented by a diverse range of activities that respect the natural environment and productive rural resources.

(4) The role of major employers, including the Tarong Power Station, Swickers Kingaroy Bacon Factory Pty Ltd, the Peanut Company of Australia (PCA), Bean Growers Australia Ltd in the regional economy is supported. Specific Outcomes.

(3) The Tarong Power Station continues to provide employment and economic activity in the Regional and additional resources that are required for its ongoing operation are preserved for further exploitation.

The site is adequately serviced with water, sewer, electricity and telecommunications for the proposed extension.

Assessment Responses		
<p>Low Density Residential Zone Code</p> <p>Overall Outcomes</p> <p><i>(d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.</i></p> <p><i>(e) Development reflects and enhances the existing low density scale and character of the area. Small lot development may be supported where there is a demonstrated need. Dual occupancies have the appearance of a house.</i></p> <p><i>(f) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.</i></p> <p><i>(g) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.</i></p> <p><i>(l) Multiple dwellings and dual occupancy close to the Local centre zone only occur where development is of a scale and density consistent with the surrounding Low density residential zone.</i></p> <p><i>(m) Non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres.</i></p>		
<p>The proposal is consistent with the above relevant outcomes sought for the zone while being compatible with the existing mixed residential and commercial character of the neighbourhood.</p> <p>the existing short term accommodation facility and restaurant (Oasis Motel) and holiday park (Kingaroy Holiday Park) at the intersection of Evelyn Street and the D'Aguilar Highway (Walter Road) has significant frontage to Evelyn Street, as does the existing Pepper Tree Cabins short term accommodation business.</p> <p>The proposed extension of three units within the site are located to suit the character of the existing facility and provide variety in accommodation types within the site.</p>		
LDR Zone Code	PO2 The density, built form and appearance of development reflects the intended low density, detached housing character of the zone, is climatically responsive and facilitates casual surveillance of the street	The total Gross floor area of the proposal for both levels (excluding alfresco dining areas and landings) is 509.11m ² , resulting in a 45% site cover. The proposed building will not exceed 2 storeys above ground level. The proposed building includes articulation and changes of material to reduce the unarticulated facades. Access to the proposal will be from what is considered a secondary road frontage via the exist Pepper Tree Cabins development. The proposed units will be setback a minimum of 3m from the side boundary of the site with the adjoining residential development. Existing solid screen fences along the side and rear boundaries will be retained.
Airport environs overlay Wildlife Hazard sub-area	PO15 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace	While the subject site is not in the Wildlife Hazard sub-area the subject site is within the 3km distance from the Kingaroy Airport. Given the proposal will be one-storey buildings it is unlikely to impact on the operational airspace of the airport.
Flood hazard overlay Performance outcome	and AO22.2 New buildings are not located within the area identified on Overlay Map 03; or	The proposed units will be sited in accordance with the existing development with elevated floor levels that are above the highest known flood

Assessment Responses		
	<p>AO22.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) All other development - 0mm. and AO22.4 Building work below the nominated flood level allows for the flow through of flood water at ground level: (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. and</p> <p>AO22.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions. and</p> <p>AO22.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>	<p>level over the subject site. The design of the proposed units will allow for the flow through of floodwater at ground level and remain unenclosed.</p> <p>The proposed units will not require additional fill.</p> <p>This is considered an acceptable outcome in considering the existing site conditions and locations of proposed structures.</p> <p>Parking for each unit is provided adjacent to each unit with overflow parking provided within easy walking distance on site. The front entry of the units will orientate towards the internal drive.</p> <p>The subject site will retain sufficient private open space for users.</p> <p>No front fences are proposed.</p> <p>Materials and design of cabins reflect those of existing buildings within the current short term accommodation use with structures raised off the ground on footings which will allow the passage of any stormwater or overland flow without affecting structures.</p>
Services and Works Code	<p>PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives</p>	<p>Given the small footprint of the proposal, a stormwater management report is not considered necessary. Roof water will be stored via on-site rainwater tanks. Conditions of approval will include engineering conditions for on site stormwater management that is for low risk development such as this.</p>
	<p>PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.</p>	<p>Erosion and sediment control measures will be implemented during the construction of the proposed units. Minimal earthwork will be required for the footings of the proposed units. Conditions are included.</p>
	<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>Each unit is to be provided with at least one parking space.</p>
	<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>Landscaping is proposed as shown on the Plans submitted as part of this application to screen the development from Evelyn Street and enhance the existing streetscape and amenity of the neighbourhood.</p>

NB. Where codes are not stated in the above table, compliance with acceptable outcomes has been assessed and the development proposal is supported.

5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	SARA – Refer Attachment C 2023-33782 SRA Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) – development impacting on state transport infrastructure
Other	N/A

Council Referrals

<i>INTERNAL REFERRAL SPECIALIST</i>	<i>REFERRAL / RESPONSE</i>
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 developments that may trigger the issuing of an infrastructure charges notice are: a) Reconfiguring a Lot; b) Making a Material Change of Use; c) Carrying out Building Work Refer to Attachment B for the Infrastructure Charges Notice.

Public Notification

Date Notification Commenced	Thursday 27 April 2023
Date Notification Completed	Monday 22 May 2023
Date notice of compliance received	Tuesday 23 May 2023

No Public Submissions were received by Council during (or outside) the public consultation period.

6. RECOMMENDATION

The application for a Material Change of Use – Extension to an Existing Short-Term Accommodation on land at 5 Evelyn St Kingaroy and formally described as Lot 14 on SP212946 is recommended for approval on the grounds outlined in the Officers report.

ATTACHMENTS

1. Attachment A - Statement of Reasons
2. Attachment B - Infrastructure Charges Notice
3. Attachment C - Referral Agency Response
4. Attachment D - Approved Plans

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	Wangaby Pty Ltd ATF for R J Carracher C/- ONF Surveyors
Application No:	MCU23/0002
Proposal:	Material Change of Use – Three (3) Additional Short-Term Accommodation Units
Street Address:	5 Evelyn Street, Kingaroy
RP Description:	Lot 14 on SP212946
Assessment Type:	Impact Assessable
Number of Submissions:	No submissions were received

On 28 June 2023 the above development was recommended for:

- Approval
- Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The proposal is compliant with the planning scheme assessment benchmarks and can be conditioned in accordance with the relevant provisions of the Assessment Benchmarks.
- The development is for a logical and consistent minor extension to the existing short term accommodation use, for which there is a current need for short-term accommodation in Kingaroy.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Low Density Residential Zone Code
- Services & Works Code

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: Wangaby Pty Ltd
C/- ONF Surveyors
PO Box 896
KINGAROY QLD 4610

APPLICATION: Three (3) additional short-term accommodation units

DATE: 28/06/2023

FILE REFERENCE: MCU23/0002

AMOUNT OF THE LEVIED CHARGE: **\$21,519.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$10,545.00	Water Supply Network
\$5,811.00	Sewerage Network
\$2,583.00	Transport Network
\$2,151.00	Parks and Land for Community Facilities Network
\$429.00	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 14 SP212946

SITE ADDRESS: 5 Evelyn St, Kingaroy

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(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
Accommodation (Short Term) – 1 or 2 bed	3	suite	\$3,515.00	CR Table 2.1	\$10,545.00

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
Accommodation (Short Term) – 1 or 2 bed	3	suite	\$1,937.00	CR Table 2.1	\$5,811.00

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
Accommodation (Short Term) – 1 or 2 bed	3	suite	\$861.00	CR Table 2.1	\$2,583.00

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
Accommodation (Short Term) – 1 or 2 bed	3	suite	\$717.00	CR Table 2.1	\$2,151.00

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
Accommodation (Short Term) – 1 or 2 bed	3	suite	\$143.00	CR Table 2.1	\$429.00

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
Accommodation (Short Term) – 1 or 2 bed	\$10,545.00	\$5,811.00	\$2,583.00	2,151.00	\$429.00	\$21,519.00
Total	\$10,545.00	\$5,811.00	\$2,583.00	2,151.00	\$429.00	\$21,519.00

** 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, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

RA9-N



SARA reference: 2303-33782 SRA
 Council reference: MCU23/0002
 Applicant reference: 11128K

9 May 2023

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

Attention: David Hursthouse

Dear Mr Hursthouse,

SARA referral agency response—5 Evelyn Street, Kingaroy

(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 24 March 2023.

Response

Outcome: Referral agency response - No requirements
 Under section 56(1)(a) of the *Planning Act 2016*, SARA advises it has no requirements relating to the application.

Date of response: 9 May 2023

Advice: Advice to the applicant is in **Attachment 1**

Reasons: The reasons for the referral agency response are in **Attachment 2**

Development details

Description: Development Permit Material Change of Use for Short Term Accommodation (three (3) additional units)

SARA role: Referral agency

SARA trigger: Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) - Development impacting on state transport infrastructure.

SARA reference: 2303-33782 SRA

Assessment manager: South Burnett Regional Council

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

2303-33782 SRA

Street address: 5 Evelyn Street, Kingaroy
Real property description: Lot 14 on SP212946
Applicant name: Wangaby Pty Ltd C/- ONF Surveyors
Applicant contact details: PO Box 896
Kingaroy QLD 4610
admin@onfsurveyors.com.au

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Right Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights

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 3**.

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

For further information please contact Felix Wong, Graduate Planner, on 07 3452 6702 or via email WBBSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Susan Kidd
Manager (Regional Assessment and Projects)

cc Wangaby Pty Ltd C/- ONF Surveyors, admin@onfsurveyors.com.au

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations about a referral agency response provisions

2303-33782 SRA

Attachment 1—Advice to the applicant

General advice

1. Terms and phrases used in this document are defined in the *Planning Act 2016*, its regulation or the State Development Assessment Provisions (SDAP) v3.0. If a word remains undefined it has its ordinary meaning.

2303-33782 SRA

Attachment 2—Reasons for referral agency response

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

The reasons for SARA's decision are:

The development complies with State code 6: Protection of state transport networks of the SDAP. Specifically, the development:

- does not create a safety hazard for users of state transport infrastructure or public passenger services by increasing the likelihood or frequency of a fatality or serious injury
- does not result in a worsening of the physical condition or operating performance of the state transport network
- does not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
- enables safe and convenient access to public passenger transport.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- *Planning Regulation 2017*
- SDAP (version 3.0), as published by SARA
- Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*.

2303-33782 SRA

Attachment 3— Representations about a referral agency response provisions

(page left intentionally blank)

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*

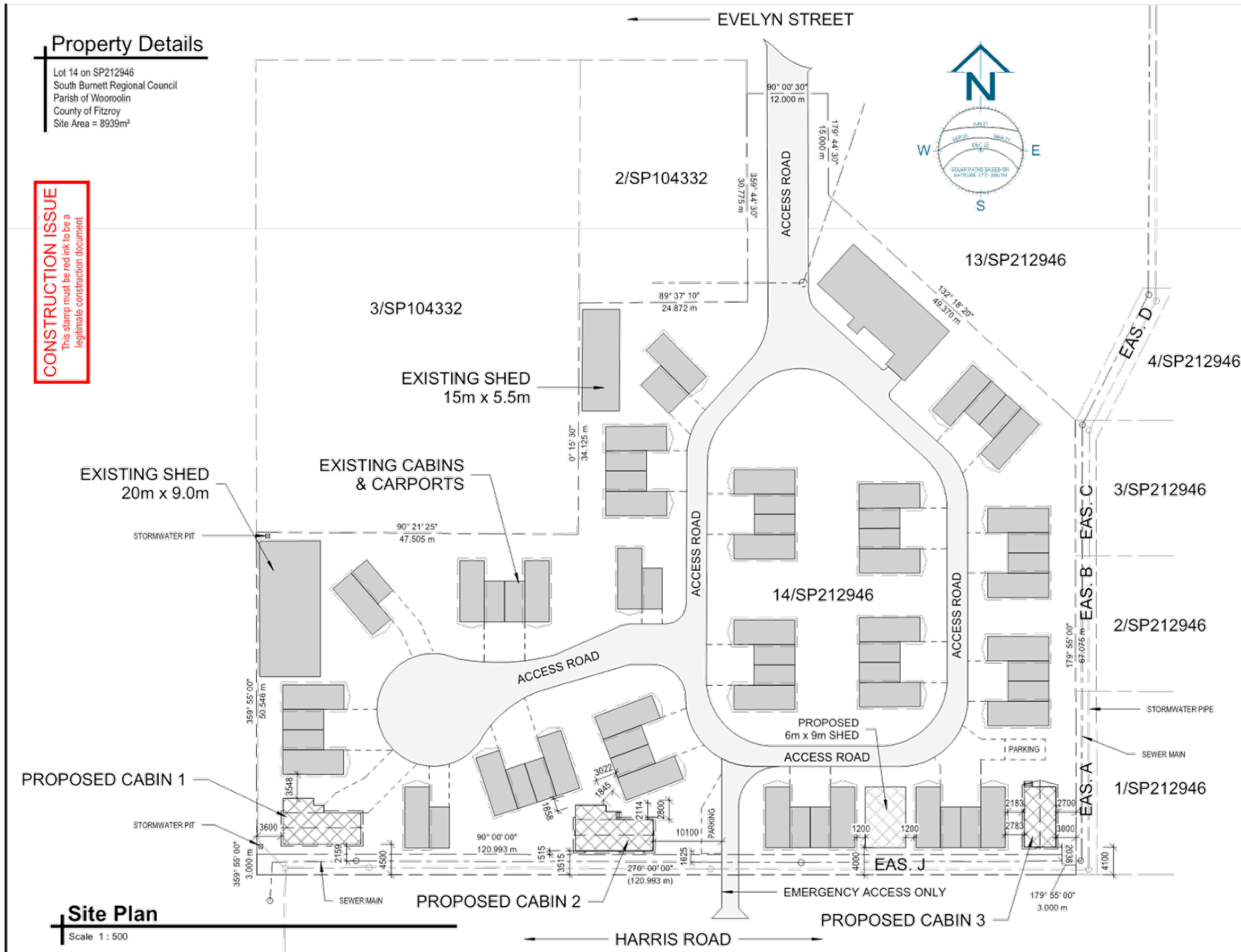
² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

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.



Property Details

Lot 14 on SP212946
 South Burnett Regional Council
 Parish of Wooroolin
 County of Fitzroy
 Site Area = 8939m²

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

Site Plan
 Scale 1 : 500

Revision	Date	Description	Revision Schedule
B	14/06/2022	CABIN 1 REDESIGNED IN SUE	SPY
A	31/05/2021	CONSTRUCTION ISSUE	TW

blueprint
 Drafting Services
 ABN 92 732 943 577
 Licensed Building Designer
 QBCC # 1069955

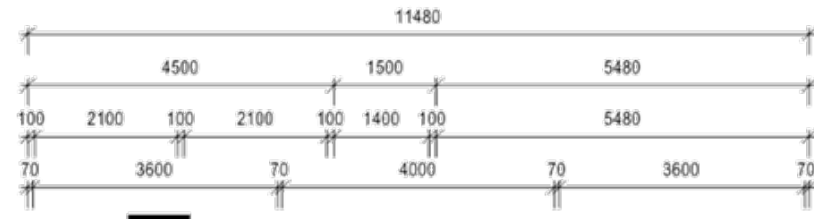
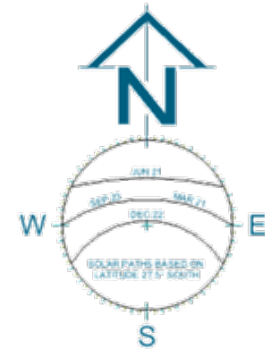
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Client	PEPPER TREE CABINS
Project	ADDITIONAL CABINS
Site Address	5 EVELYN STREET KINGARROY QLD 4610
Sheet Name	SITE PLAN
Scale	As indicated @ A:
Date	14th JUNE 2022
Designer	S.P. YOUNG
Checked	<i>[Signature]</i>
Approved	<i>[Signature]</i>
Project Number	19-2694-SPY
Sheet	1 OF 14
Issue	B

CONSTRUCTION ISSUE
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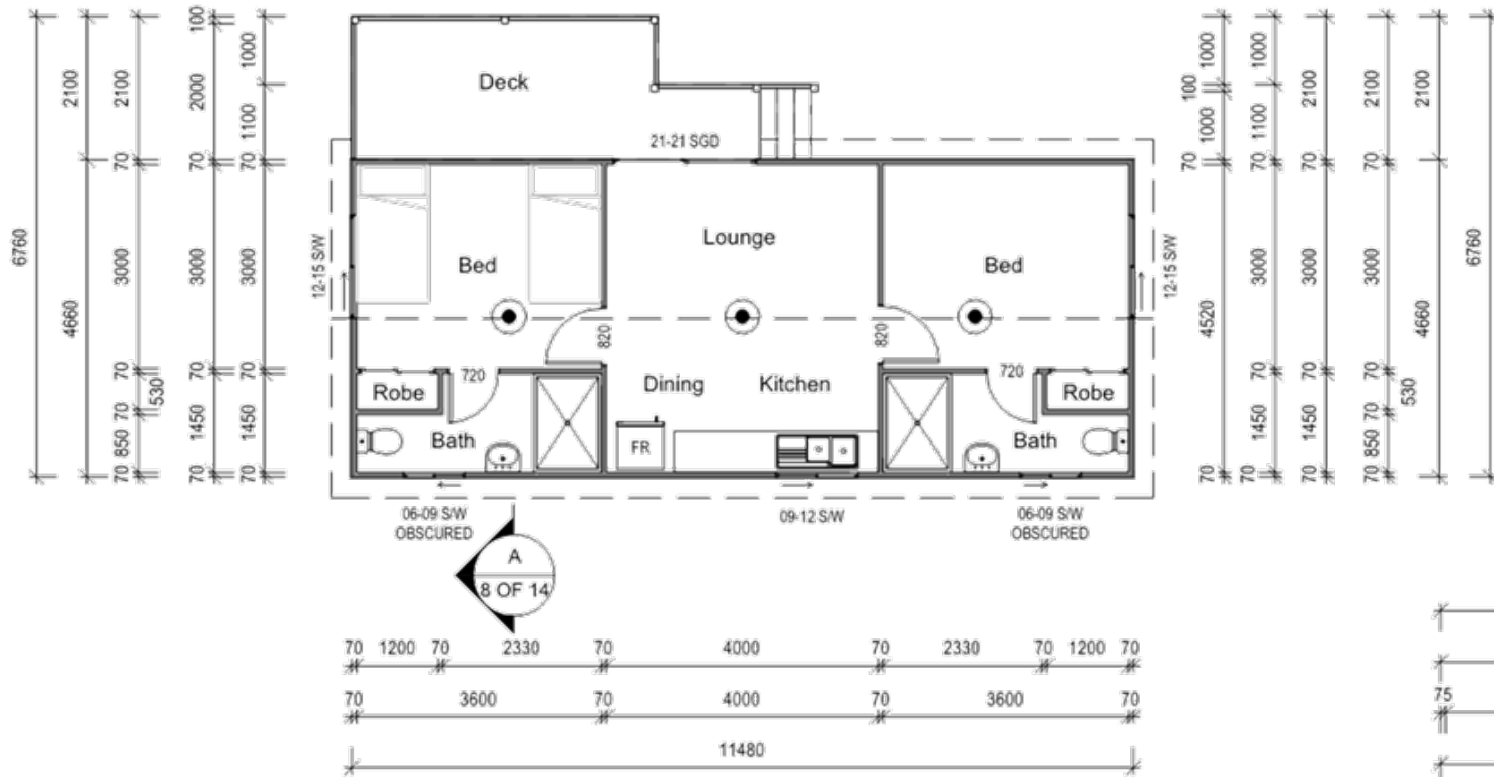


Legend

- INTERCONNECTED PHOTOELECTRIC SMOKE ALARM CONNECTED TO MAINS POWER INSTALLED IN ACCORDANCE WITH PART 3.7.5 OF THE BCA AND COMPLYING WITH AS3786
- CEILING FAN

Floor Area

Cabins 1 & 2 Living Area	53.5 m ²
Cabins 1 & 2 Deck Area	11.1 m ²
Grand total	64.6 m²

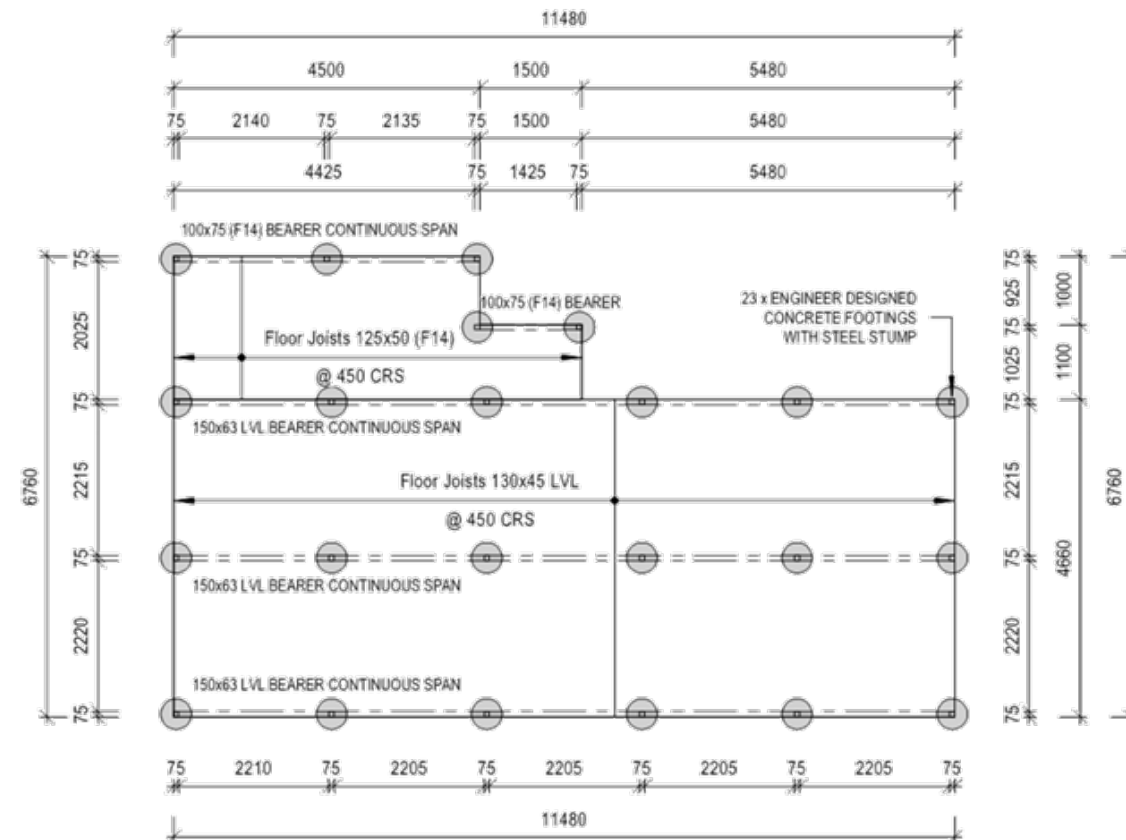


Floor Plan Cabins 1 & 2

Scale 1 : 100

Sub-Floor Framing Cabins 1&2

Scale 1 : 100



Revision	Date	Description	Revision Schedule
A	31/05/2021	CONSTRUCTION ISSUE	Design

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drafting services

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Licensed Building Designer
QBCC # 1069955

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Client
PEPPER TREE CABINS

Project
ADDITIONAL CABINS

Site Address
5 EVELYN STREET KINGARROY QLD 4610

Sheet Name
FLOOR PLAN & SUB-FLOOR CABINS 1 & 2

Scale
1 : 100 @ A:

Date
14th JUNE 2022

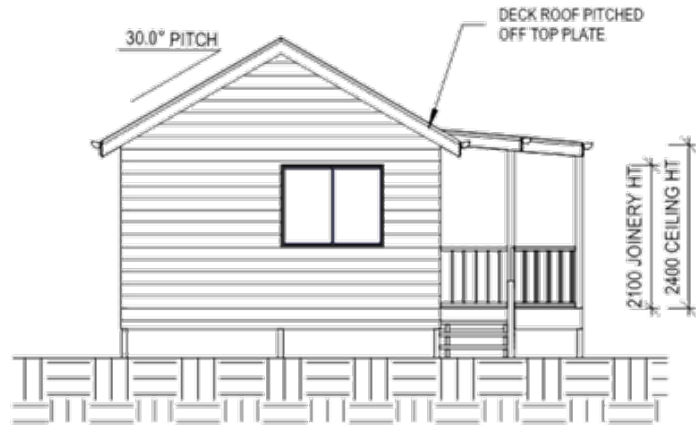
Designer
S.P. YOUNG

Project Number
19-2694-SPY

Sheet
2 OF 14

Issue
A

CONSTRUCTION ISSUE
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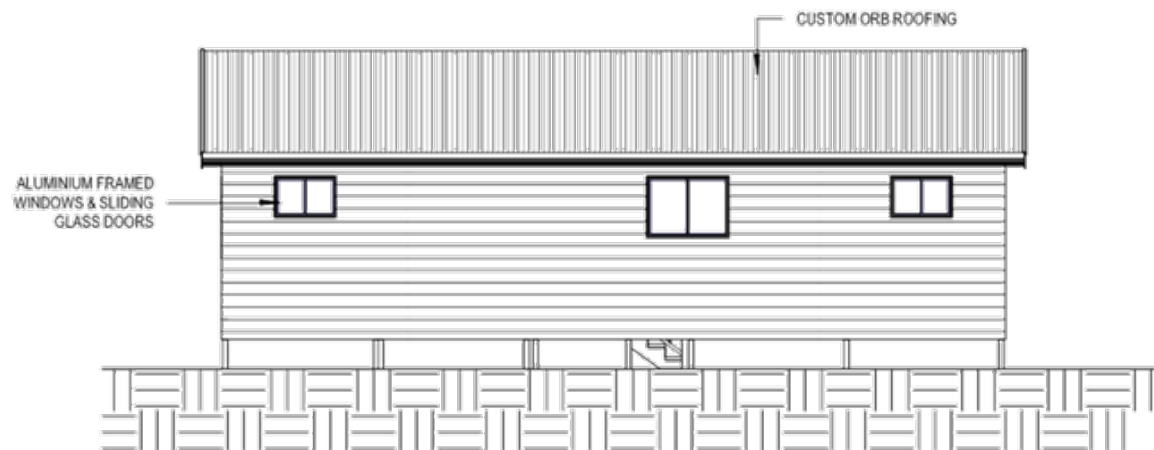
Cabins 1 & 2 Eastern Elevation

Scale 1:100



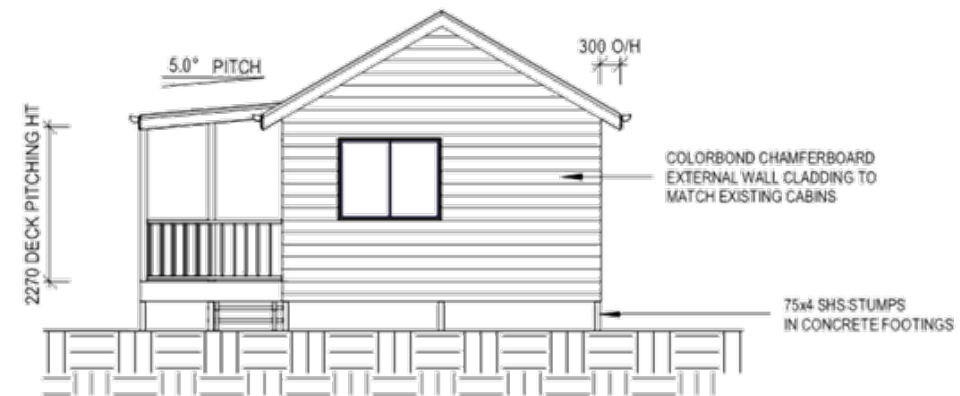
Cabins 1 & 2 Northern Elevation

Scale 1:100



Cabins 1 & 2 Southern Elevation

Scale 1:100



Cabins 1 & 2 Western Elevation

Scale 1:100

Revision	Date	Description	Revision Schedule
A	31/05/2021	CONSTRUCTION ISSUE	Design



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Builder

Client

PEPPER TREE CABINS

Project

ADDITIONAL CABINS

Site Address

**5 EVELYN STREET
 KINGAROY QLD 4610**

Sheet Name

ELEVATIONS CABINS 1 & 2

Scale

1:100 @ A:

Date

14th JUNE 2022

Designer Checked

S.P. YOUNG

Approved



Project Number

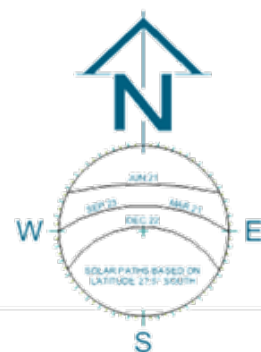
19-2694-SPY

Sheet Issue

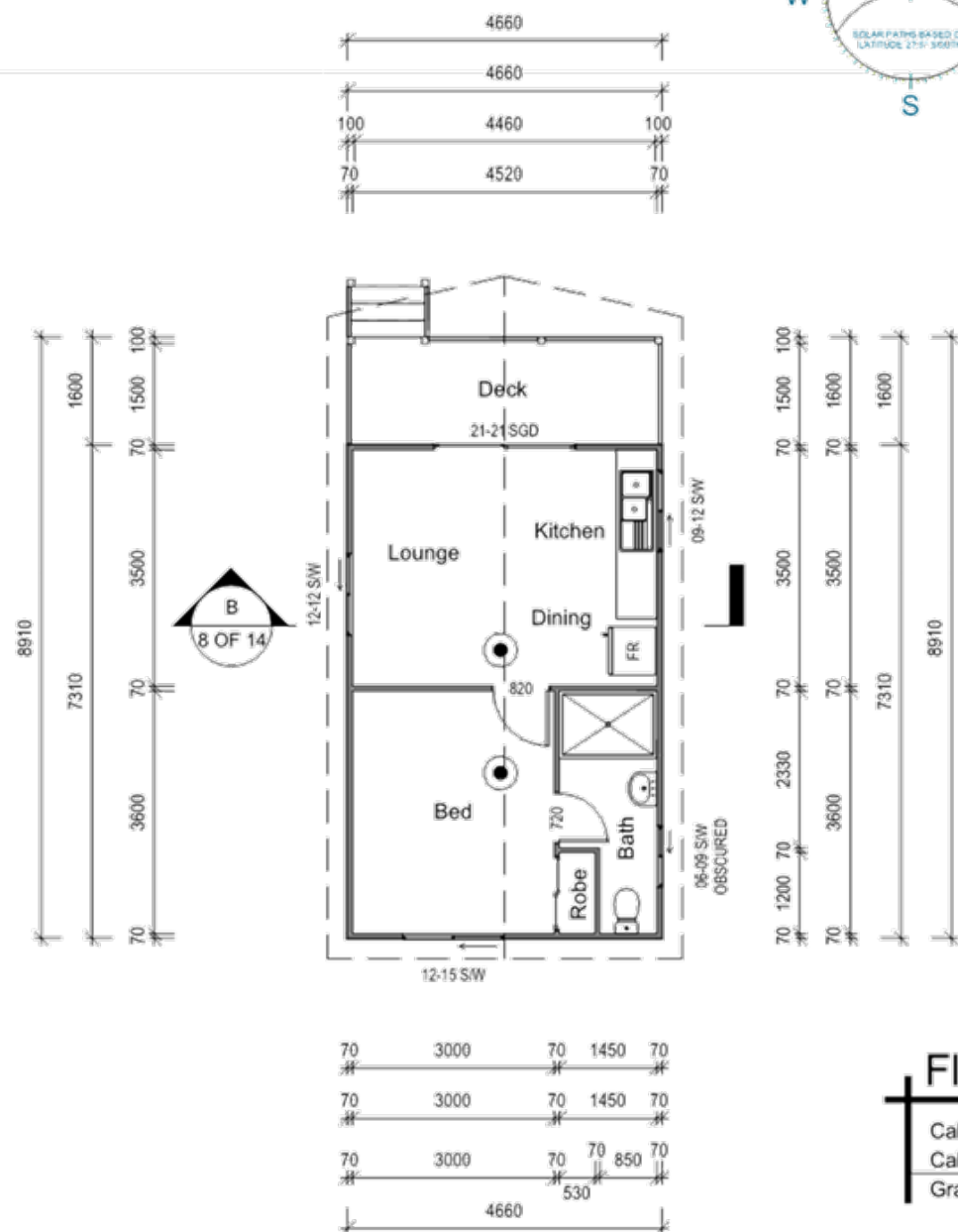
3 OF 14 A

Legend

-  INTERCONNECTED PHOTOELECTRIC SMOKE ALARM CONNECTED TO MAINS POWER INSTALLED IN ACCORDANCE WITH PART 3.7.5 OF THE BCA AND COMPLYING WITH AS3786
-  CEILING FAN



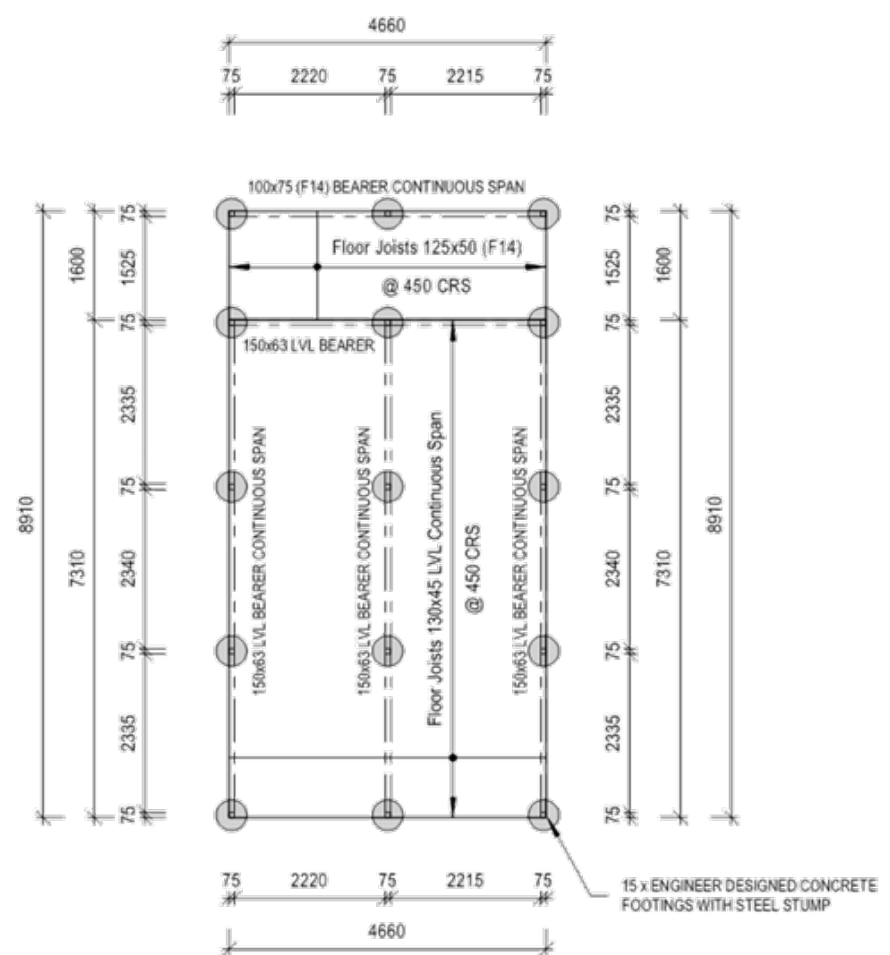
CONSTRUCTION ISSUE
This stamp must be red ink to be a legitimate construction document



Floor Area	
Cabin 3 Living Area	34.1 m ²
Cabin 3 Deck Area	7.5 m ²
Grand total	41.5 m²

Floor Plan Cabin 3

Scale 1 : 100



Sub-Floor Framing Cabin 3

Scale 1 : 100

Revision	Date	Description	Revision Schedule
B	14/06/2022	CABIN 3 REVISION IN SUE	SPY
A	31/03/2021	CONSTRUCTION ISSUE	TW
			Design

blueprint
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Client
PEPPER TREE CABINS

Project
ADDITIONAL CABINS

Site Address
**5 EVELYN STREET
KINGAROY QLD 4610**

Sheet Name
**FLOOR PLAN &
SUB-FLOOR CABIN 3**

Scale
1 : 100 @ A:

Date
14th JUNE 2022

Designer
S.P. YOUNG

Approved
[Signature]

Project Number
19-2694-SPY

Sheet
5 OF 14

Issue
B



Cabin 3 Northern Elevation

Scale 1 : 100



Cabin 3 Eastern Elevation

Scale 1 : 100



Cabin 3 Western Elevation

Scale 1 : 100



Cabin 3 Southern Elevation

Scale 1 : 100

CONSTRUCTION ISSUE
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Revision	Date	Description	Revision Schedule
B	14/06/2022	CABIN 3 REVISED IN SIZE	SPY
A	31/03/2021	CONSTRUCTION ISSUE	YN
			Design



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Builder

Client
PEPPER TREE CABINS

Project
ADDITIONAL CABINS

Site Address
5 EVELYN STREET KINGARROY QLD 4610

Sheet Name
ELEVATIONS CABIN 3

Scale
1 : 100 @ A:

Date
14th JUNE 2022

Designer Checked
S.P. YOUNG

Approved
[Signature]

Project Number
19-2694-SPY

Sheet Issue
6 OF 14 B

17.3 MATERIAL CHANGE OF USE - WAREHOUSE (30 SELF-STORAGE CONTAINERS) AT 41-43 PRING STREET, WONDAL (AND DESCRIBED AS LOT 4 ON RP204514). APPLICANT: G CRUMPTION & SONS & CO PTY LTD C/- ONF SURVEYORS

File Number: MCU23/0003
Author: Planning Consultant
Authoriser: Chief Executive Officer

PRECIS

Material change of use – Warehouse (30 self-storage containers) at 41 43 Pring Street, Wondai (and described as Lot 4 on RP204514) – Applicant: G Crumpton & Sons & Co Pty Ltd C/- ONF Surveyors

SUMMARY

- Application for a Material Change of Use – Development Permit (Warehouse – 30 Self-Storage Containers).
- Subject site is included within the Local Centre zone under the South Burnett Regional Council Planning Scheme.
- Proposed development is impact assessable:
 - One (1) public submission was received in objection to the proposed development.
- The development application is assessed against the relevant code of the South Burnett Regional Council Planning Scheme. Relevant codes including:
 - Strategic framework;
 - Local Centre zone code; and
 - Services and Works code.
- No referrals triggered.
- Council issued an information request seeking clarification in relation to stormwater management and vehicular manoeuvring diagrams.
- Applicant responded complying with matters raised in the information request with updated plans.
- The lot is located behind the main line of businesses in Mackenzie Street and separated by McLucas Lane behind existing shopfronts in Scott Street.
- The lot is surrounded by properties all zoned Local Centre and contain a mix of commercial activities and a modest amount of residential accommodation to the east.
- The facility will only be accessible only by those persons (customers) supplied with a key and accessible during the hours of 7.00am to 7.00pm, on any day.
- Storage containers to be placed on concrete strip footings and vehicle manoeuvring areas to be sealed.
- Two access points are to be retained and utilised for the storage facility with four car parking spaces provided onsite.
- Statement of Reasons (Attachment A).
- Approved Plans (Attachment B).
- Infrastructure Charges Notice (Attachment C).
- Public Submissions (Attachment D).
- 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 Material change of use – Warehouse (30 self-storage containers) at 41 43 Pring Street, Wondai (and described as Lot 4 on RP204514) – Applicant: G Crumpton & Sons & Co Pty Ltd C/- ONF Surveyors subject to the following 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.	Rev	Date
Proposed Site Plan	Designer Planning	A001	2B	24/04/2023
Proposed Layout Plan	Designer Planning	A002	2B	24/04/2023
Left-side Elevation	Designer Planning	A003	2B	24/04/2023
Right-side Elevation	Designer Planning	A004	2B	24/04/2023

DEVELOPMENT PERIOD - MCU

- GEN2. The currency period for this development approval for Material Change of Use Warehouse (30 Self-Storage Containers) is six (6) years after the development approval starts to have effect.
- GEN3. The development (including landscaping, parking, driveway and other external spaces) shall be maintained in accordance with the approved plans, subject to and modified by any conditions of this approval.

EARTHWORKS

- MCU1. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

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

- MCU2. 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.
- MCU3. 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.

PARTICULAR USE

- MCU4. This Development Permit is for the particular use(s) stated, 30 Storage Containers as shown on the Approved Plans, and does not imply or comprise an approval for any other use(s).
- MCU5. The containers must not be used for any habitable, commercial or industrial purposes.

REFUSE COLLECTION

- MCU6. Provision must be made for the storage and removal of refuse in accordance with the *Waste Reduction and Recycling Regulation 2011*.
- MCU7. Any areas that are dedicated for the collection and/or storage of solid waste on the premises are to be:
- level;
 - provided with impervious hard stand and drained; and
 - if facing either the street frontage or adjoining properties, screened by a 1.8m high fence around the full perimeter.
- MCU8. Refuse bin areas are to be provided for the washing out of the refuse bins and in connection with this:
- all tap outlets must be fitted with backflow prevention devices;
 - the floor areas are to be drained to sewer; and
 - areas are to be covered and drainage designed such that water not associated with the washing out process (e.g. rainfall) does not enter the sewer.

STREET NUMBERING

MCU9. Provide clear and legible signage incorporating the street number for the benefit of the public and must include contact phone number/s of the operator of the storage facility. Signage and numbering must be installed on the premises prior to Commencement of Use

LANDSCAPING

MCU10. A minimum 3m wide strip of landscaping is to be provided along Pring Street frontage and 1m wide strip along common boundaries as indicated on approved plan A001 Issue 2B dated 24-04-2023 (excluding vehicle manoeuvring areas).

MCU11. The site is to be landscaped in accordance with Planting Guidelines – Helping South Burnett Residents Select Appropriate Plans. The landscape buffer is to improve visual amenity or to reduce noise/dust by planting in at least 2 rows. A detailed landscaping plan prepared in accordance with the guideline is to be submitted to Council for Compliance Assessment prior to any work commencing on site.

FENCING

MCU12. Any existing fence or wall not meeting the requirements of the Development Approval must be removed and replaced with a fence or wall that meets the requirements of this approval.

MCU13. Minimum security perimeter fence construction to be 1.8m high screen fencing to all side and rear boundaries.

MCU14. No gates to McLucas Lane are permitted.

MCU15. Fences and walls proposed adjacent to Pring Street must be constructed in accordance with the approved plans listed within conditions of this approval and in particular must:

- Unless otherwise approved and erected for the purpose of acoustic attenuation, not exceed a maximum height of:
 - 2m where at least 50% of the fence or wall is transparent; or
 - 1.2m otherwise

HOURS OF OPERATION

MCU16. Hours of operation are to occur between the hours of 7:00am and 6:00pm on any day.

LIGHTING

MCU17. Design all external lighting in accordance with AS4282-2019 “Control of the Obtrusive Effects of Outdoor Lighting”.

Artificial illumination is not to cause a nuisance to occupants of nearby premises and any passing traffic. Direct security and flood lighting away from adjacent premises to minimise the protrusion of light outside the street.

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 commencement of the use unless stated otherwise.

ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council’s standards, relevant design guides, and Australian Standards.

ENG3. Be responsible for the full cost of any alterations 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 stormwater management generally in accordance with the Preliminary Stormwater Management Plan prepared by ATC Consulting Engineers and Project Managers, Revision 2.0, dated 25 January 2023, subject to detailed design and except as altered by conditions of this development approval. The detailed design shall be submitted to Council for approval prior to commencing works.
- ENG7. The outlet of the detention basin shall be fully contained within the boundaries of the property, with water discharging via a low energy dissipation method. Stormwater discharge from the site must be contained the kerb and channel in McLucas Lane.
- ENG8. 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 up to 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. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.
- ENG11. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

LAWFUL POINT OF DISCHARGE

- 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).

PARKING AND ACCESS - GENERAL

- ENG13. Design all access driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - Parking Facilities - Off Street Car Parking.
- ENG14. Design and construct all manoeuvring and parking areas with concrete, asphalt or a two-coat bitumen seal.
- ENG15. Provide a minimum of four (4) car parking spaces including a minimum of one (1) person with disability (PWD) car parking spaces.
- ENG16. Design & construct all PWD car parking spaces in accordance with AS2890.6.
- ENG17. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

ENG18. Provide longitudinal gradient and crossfall for all driveways to comply with the requirements of AS2890.1.

PARKING AND ACCESS - SERVICING

ENG19. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

ENG20. Install an "Entry" sign at the eastern entrance to the site.

ENG21. Install 2 (two) R2-4 Regulatory Signs (no Entry) at each of the entry/exit points, erected 1 (one) metre offset from the driveway and facing the opposite direction to the one-way flow, in accordance with Manual for Uniform Traffic Control Devices (MUTCD).

EARTHWORKS - GENERAL

ENG22. Earthworks per site involving cut or fill with a nett quantity of material greater than 50m³, requires an Operational Work application.

EARTHWORKS - RETAINING STRUCTURES AND BATTERS

ENG23. Ensure retaining walls and earthworks batters designs do not adversely affect adjoining properties or services within the vicinity.

ENG24. Design and construct all retaining walls and associated footings in accordance with AS4678 Earth Retaining Structures and without encroachment onto adjoining properties or public land.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG25. 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.

ENG26. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ADVICE

HERITAGE

ADV1. 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

ADV2. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

ADV3. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

ADV4. 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.

- ADV5. Construction Noise and Dust Emissions Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act.

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.

REPORT

1. APPLICATION DETAILS

Site address	41-43 Pring Street, Wondai		
Real property description	Lot 4 on RP204514		
Easements or encumbrances on title	Nil		
Area of Site	1,674sqm		
Current Use	Vacant site with concrete bunkers		
Environmental Management Register or Contaminated Land Register	Nil		
Applicant's name	G Crumptions & Sons & Co Pty Ltd C/- ONF Surveyors		
Zone	Local Centre		
Applicable Overlays	Nil		
Proposed use as defined	Warehouse (30 Self-Storage Containers)		
Details of proposal	Material Change of Use (MCU's)		
	▪ Gross Floor Area (GFA)	Each proposed container measure 6.2m x 2.46m. 30 containers in total.	
	▪ Impervious area	The submitted preliminary stormwater management plan Version 2.0 estimates imperious area as: Pre-development 110sqm (6%) Post-development 1,340sqm (80%)	
	▪ Building height	Standard shipping container height is approximately 2.59m	
	▪ Site Cover	457.56smq of containers – approximately 27%	
	▪ Access	Pring Street No access to McLucas Lane	
	▪ Landscape	Minimal proposed along the eastern and western boundaries and northern boundary	
	▪ Number of car parks	Four (4) proposed	
	▪ Number of units/tenancies	30	
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		X
	Reconfiguration of a Lot (RAL)		
Building Work (BW)			

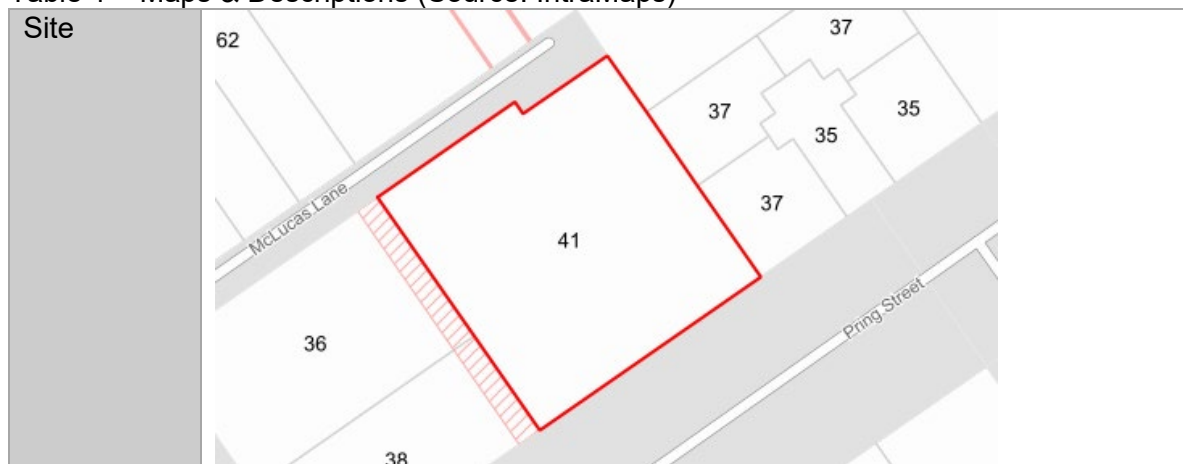
	Operational Work (OPW)		
Level of Assessment	Impact Assessment		
Pre-lodgement / Consultation history	- The applicant purported that the land was used for landscaping supplies and storage associate with Wondai Timber and Hardware and is now reported to have " <i>ceased trading</i> "		
Key planning issues e.g. vegetation, waterway corridors, overland flow	- Matters relating to pre-development and post-development flows are included in the preliminary stormwater management.		
Referral agencies	Agency	Concurrence/ Advice	
	NA	NA	
Public notification	Yes – 15 business days One (1) properly made submission against the proposal received.		
Planning Regulation 2017	N/A		
State Planning Policy 2017	Yes		
Wide Bay Burnett Regional Plan	Yes		

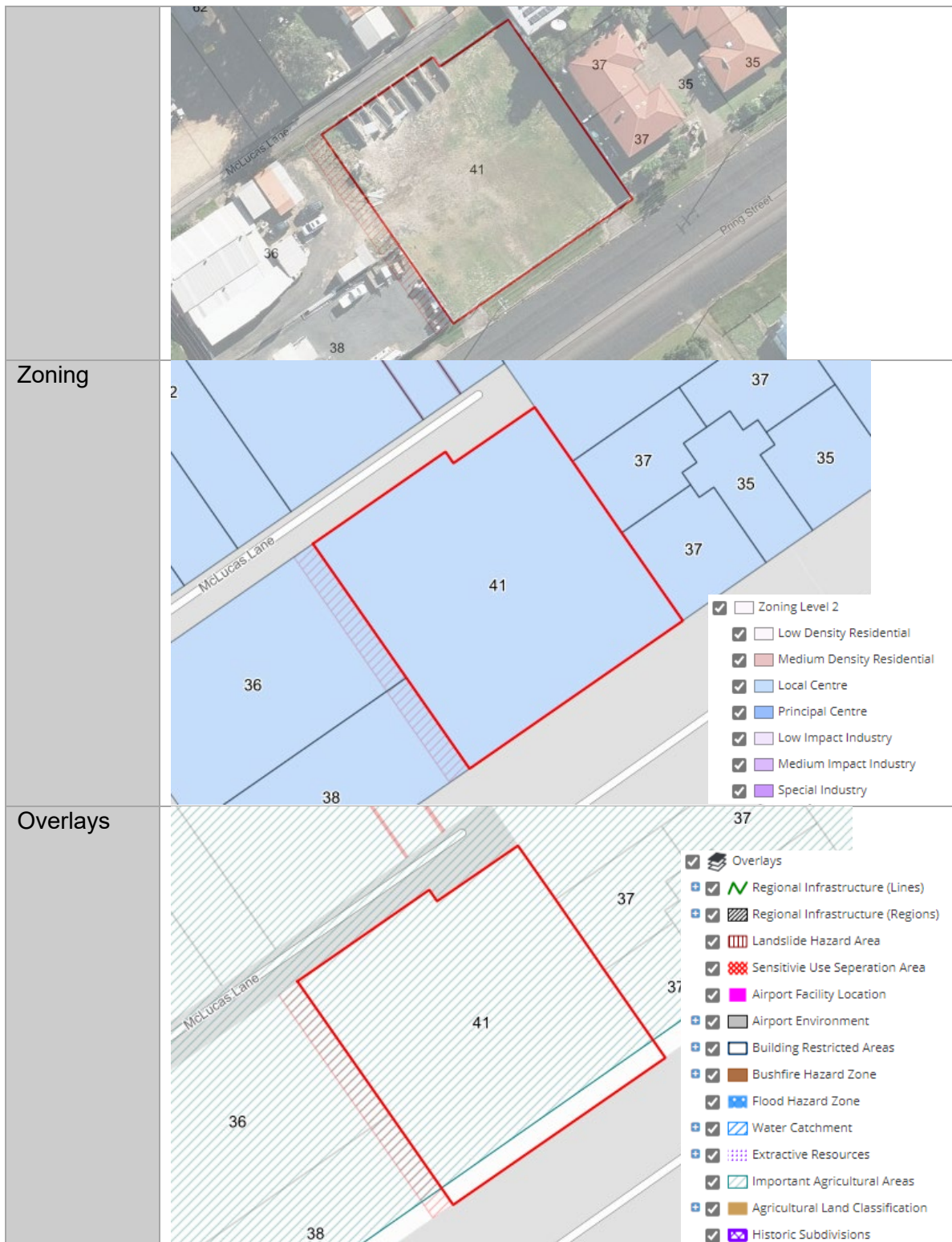
2. THE SITE

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 immediately locality.

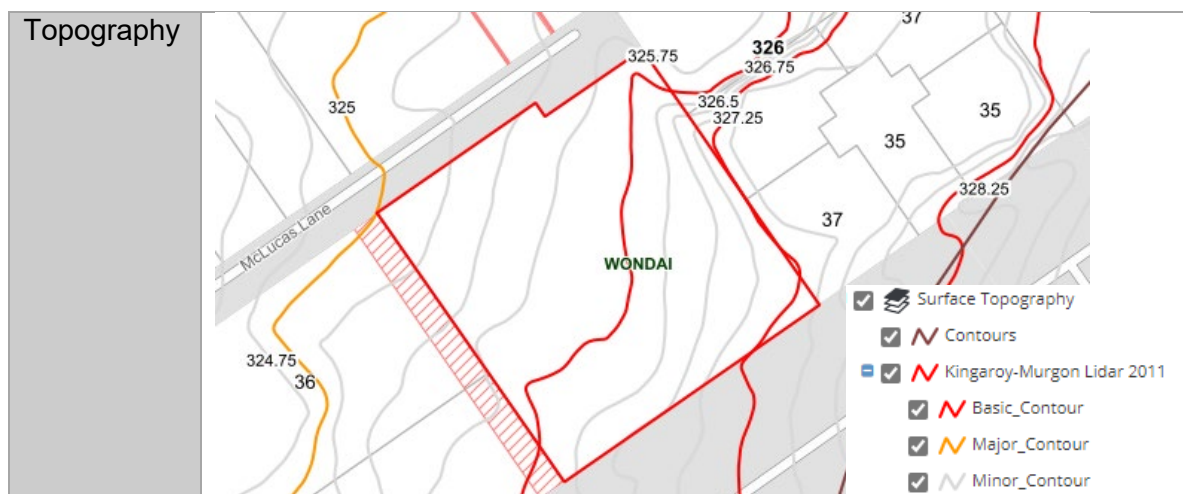
2.1. SITE DESCRIPTION & EXISTING USE

Table 1 – Maps & Descriptions (Source: IntraMaps)









3. ASSESSMENT OF ASSESSMENT BENCHMARKS

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.

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

- 45(5) *An impact assessment is an assessment that –*
- (a) *must be carried out –*
 - (i) *against the assessment benchmarks in a categorising instrument for the development; and*
 - (ii) *having regard to any matters prescribed by regulation for this subparagraph; and*
 - (b) *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

In regard to the prescribed regulation, being the *Planning Regulation 2017*, the following sections apply in the assessment of this application:

Section 30 – Assessment Benchmarks generally

- (1) *For section 45(5)(i) of the Act, the impact 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 impact 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 development is not in a local government area-any local planning instrument for a local government area that may be materially affected by the development;*
- (c) *if the local government is an infrastructure provider—the local government’s LGIP.*
- (3) *However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.*

4.1. 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:	Nil
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>
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.

	The adopted instrument does not change the categories of development and assessment in the Planning Scheme v1.4
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4.2. 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, as demonstrated in [Table 3](#).

Note: Grey shading indicates no provisions.

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
1	Airport Land	N/A		N/A	N/A	N/A
2	Brothels	N/A	N/A	N/A		N/A
3	Clearing Native Vegetation	N/A	N/A	N/A	N/A	N/A
4	Contaminated Land	N/A		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works	N/A N/A N/A N/A		N/A	N/A	N/A
7	Hazardous Chemical Facilities	N/A		N/A	N/A	N/A
8	Heritage Place: - Local Heritage Place - Queensland Heritage Place	N/A		N/A	N/A	N/A
9	Infrastructure Related: - Designated Premises - Electricity - Oil and Gas - State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and future state-controlled transport tunnels	N/A N/A N/A N/A N/A			N/A	N/A
10	Koala Habitat in SEQ region	N/A	N/A			N/A
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A			
12	Operational Work for Reconfiguring a Lot	N/A		N/A		
12A	Walkable Neighbourhoods – particular reconfiguring a lot	N/A		N/A		N/A
13	Ports: - Brisbane Core Port Land - Within the port limits of the Port of Brisbane - Within the limits of another port - Strategic Port Land	N/A N/A N/A N/A		N/A	N/A	N/A
14	Reconfiguring a Lot under the Land Title Act	N/A		N/A	N/A	N/A
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: - Community Activity	N/A	N/A	N/A	N/A	N/A

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
	- Indoor Recreation - Residential Development - Urban Activity					
16A	Southport Spit	N/A	N/A			
17	Tidal Works or Work in a Coastal Management District	N/A		N/A	N/A	N/A
18	Urban Design	N/A			N/A	N/A
19	Water Related Development: - Taking or interfering with water - Removing quarry material - Referral dams - Levees	N/A N/A N/A N/A		N/A	N/A	N/A
20	Wetland Protection Area	N/A	N/A	N/A	N/A	N/A
21	Wind Farms	N/A		N/A		N/A

4.3. STATE PLANNING POLICY

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
Economic growth • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism.	No applicable assessment benchmarks
Planning for the environment and heritage. • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality	No applicable assessment benchmarks
Safety and resilience to hazards • Emissions and hazardous activities. • Natural hazards, risk, and resilience.	No applicable assessment benchmarks
Infrastructure • Energy and water supply. • Infrastructure integration. • Transport infrastructure.	Complies. All appropriate services infrastructure and connections can be made available however due to the nature of the

<ul style="list-style-type: none"> • Strategic airports and aviation facilities. • Strategic ports. 	land use it is not anticipated to connect the facility to water/sewer/electricity.
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4.4. DEVELOPMENT CODE ASSESSMENTS

		Responses
Local Centre Zone Code	<p>PO1 The scale, bulk and design of buildings provides a safe and welcoming built environment that reflects the intended streetscape character and is consistent with the scale and form of buildings in the respective town centre and routinely found in smaller regional towns. Where Council has prepared streetscape guidelines, the design of awnings and façades and the placement and design of street furniture and street planting is encouraged to follow them.</p>	<p>The subject lot within the Local Centre Zone is a mix of commercial and residential land uses. The lot is located behind the main shopping precinct in Mackenzie Street. The proposed storage container facility would not necessarily be envisaged on the lot more likely situated in an industrial estate and as a result will attract conditions such as landscaping and setbacks complimentary to the adjoining land uses.</p>
	<p>PO2 Development respects the amenity and intended urban form of adjoining non-commercial sites.</p>	<p>Conditioned to comply – the lot is adjoined by local motel/hotel to the north and residential units to the east. The applicant does not propose to alter or replace the current mix of fencing along the common property boundaries. As mentioned previously, conditions relating to amenity and intended streetscape will be imposed to lift the presence of the 30-container storage facility within the streetscape.</p>
	<p>PO4 Development provides a safe and secure environment.</p>	<p>Conditioned to comply – The applicant asserts that keys will only be provided to each of the tenancies and therefore, do not propose to install internal lighting to the site which does not allow for casual surveillance within or outside of the facility. However, will be conditioned as part of the development approval.</p> <p>A commercial agreement by the operator will be in place external to this development approval which lists rights and interests about the use areas and accessibility. The existing chain fencing to the front of the property and along the western boundary will be retained, however the mix of colourbond and other metal fencing will not ensure that the facility remains intact.</p> <p>There is no reported security camera surveillance or the ability to individually alarm each tenancy given the applicant's</p>

		non-desire to connect electricity to the storage facility.
	P05 Development is adequately serviced.	Conditioned.
Services and works code	P04 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	Complies – Council provided advice to the applicant during the information request period that a stormwater detention basin be fully incorporated within the lot with water discharging via a bubbler arrangement or other low energy dissipater. The applicant’s suggested headwall external to the site may result in discharge velocities that the kerb and channel on the northern side of McLucas Lane that are not able to be contained.
	P05 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.	Complies – The applicant proposes to seal the manoeuvring areas onsite to reduce dust and noise impact on the adjoining residential properties.
	P06 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	Conditioned to comply – Four parking spaces are considered to meet the proposed storage facility given most of the unloading/loading will occur adjacent to containers and be short term in nature. Access to the site may need to be upgraded to reflect the commercial usage of the site which may include separate entry and exit points.
	P07 Landscaping is appropriate to the setting and enhances local character and amenity.	Complies – There is no minimum landscaping requirement listed in the Zone Code and the proposed amended plan submitted indicating extent of landscaping within the site is considered appropriate. Over time, with care and maintenance, the proposed landscaping will improve the appearance of the site. Conditions relating to the types of suggested plants and watering will be included as part of the approval package.

Other Relevant Matters

The consideration of other relevant matters applies to the assessment and decision-making process for this impact assessable development application. The below summarises the matters considered by the planning assessment.

Applicant submitted reports	Nil
Assessment considerations of merits	Impact assessment under the [Planning Act] is an ‘unbounded’ assessment, meaning relevant matters other than those prescribed can also be considered, and weighing and balancing ‘inside the box’ as well as with factors ‘outside the box’ can take place in reaching a decision.’ The below outlines the planning assessment of the merits of the application presented.
<p>PLANNING DISCUSSION</p> <p>The proposed use for a self-storage is not expressly discouraged within the zone as it contemplates nonresidential uses that would support the surrounding residential area and are consistent with the applicable zoning pattern and neighbourhood locality. To that end, is relevant to note that the proposed use can be supported in its low impact format and with limitations on hours of access to ensure limited noise impacts occur on immediately adjoining residential properties. Noting the site could be developed for several non-residential activities with varying hours of operation, this use can be supported where impacts are appropriately conditioned. The proposal is a generally small-scale service that can support surrounding residential and small commercial storage needs without impacts on the zone or adjoining residential properties</p>	

4. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	N/A
Other	N/A

Council Referrals

<i>INTERNAL REFERRAL SPECIALIST</i>	<i>REFERRAL / RESPONSE</i>
Development Engineer	Council’s Development Engineer provided comments in relation to Infrastructure Charges and engineering conditions.
Infrastructure Charges Unit	<p>Council adopted to LGIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The type of developments that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> (a) Reconfiguring a Lot; (b) Making a Material Change of Use; (c) Carrying out Building Work. <p>Refer to Attachment C for the Infrastructure Charges Notice.</p>

Public Notification

The application was required to be publicly notified under the Planning Act 2016 for a period of 15 business days and one (1) properly made submission was received against the proposal. The following summarises the actions undertaken, submissions received and Council’s assessment of submitter concerns where applicable.

Date Notification Commenced	4 May 2023
Date Notification Completed	26 May 2023
Date notice of compliance received	12 June 2023

Submission Summary	
Submitter Issue	Response

<p>Storage facility should be in the industrial area not in the centre of town amidst residential areas.</p> <p>Storage facility is not a desirable or useful feature within the town centre.</p>	<p>While storage facilities (ie. warehouses) are not expressed as a typical land use in the local centre zone, there are no reasonable grounds to refuse the application whereby conditions cannot resolve potential negative impacts upon the amenity and reported residential village character of Wondai.</p> <p>The storage facility is behind the main shopping precinct ie. Wondai IGA separated by a laneway to the north boundary and multiple dwelling units and hotel to the east and north-east with adequate separation.</p>
---	--

5. RECOMMENDATION

The application for Material Change of Use – Warehouse (30 Self-Storage Containers) on land at 41-43 Pring Street, Wondai is recommended for approval for the following grounds and subject to the following reasons and / or conditions of approval.

- The property is within the Local Centre zone and a small storage facility will support the needs of the local residents;
- The storage facility is considered to be of small scale in nature;
- Will not unduly impact on the adjoining commercial and residential properties;
- Has direct access to sealed local roads;
- Setback to the primary road frontage softened by the onsite landscaping and buffering; and
- The proposal is compliant and / or can be conditioned in accordance with the relevant provisions of the assessment benchmarks/performance outcomes.

ATTACHMENTS

1. **Attachment A - Statement of Reasons**
2. **Attachment B - Approved Plans**
3. **Attachment C - Infrastructure Charges Notice**
4. **Attachment D - Public Submissions**

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	G Crumpton & Sons & Co Pty Ltd C/- ONF Surveyors
Application No:	MCU23/0003
Proposal:	Material Change of Use – Warehouse (Self-Storage Containers)
Street Address:	41-43 Pring Street, Wondai
RP Description:	Lot 4 on RP204514
Assessment Type:	Impact Assessable
Number of Submissions:	One (1) submission was received

On 28 June 2023 the above development was recommended for:

- Approval
- Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The property is within the local centre zone and a small storage facility will support the needs of the local residents;
- The storage facility is considered to be of small scale in nature;
- Will not unduly impact on the adjoining residential properties;
- Has direct access to sealed local roads;
- Setback to the primary road frontage softened by the onsite landscaping and buffering;
- The proposal is compliant and or can be conditioned in accordance with the relevant provisions of the assessment benchmarks/performance outcomes.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Local Centre Zone Code
- Services & Works Code

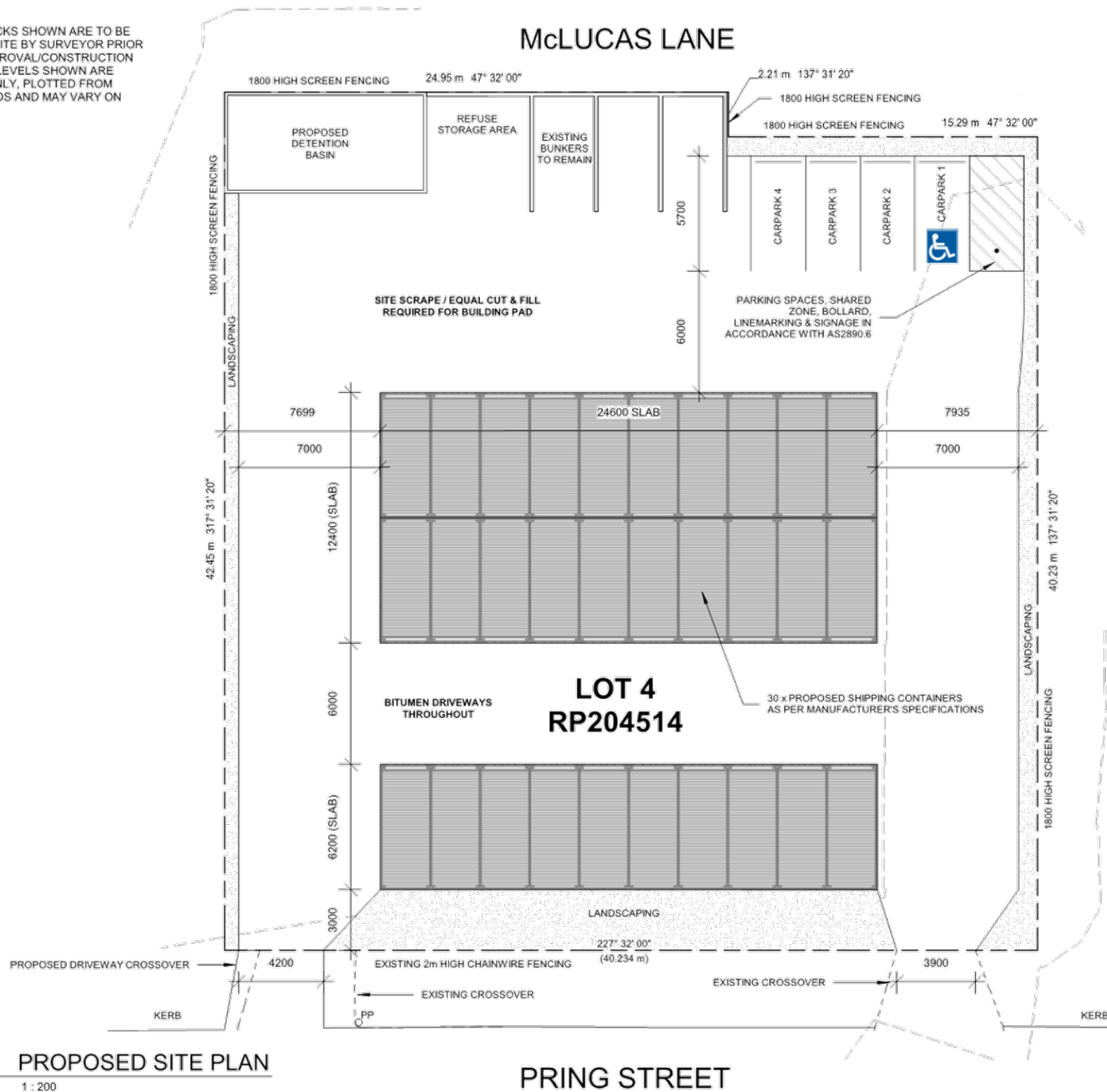
3. Compliance with Benchmarks

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.

NOTES: GENERAL

1. BUILDING SETBACKS SHOWN ARE TO BE CONFIRMED ON SITE BY SURVEYOR PRIOR TO BUILDING APPROVAL/CONSTRUCTION
2. CONTOURS AND LEVELS SHOWN ARE APPROXIMATE ONLY, PLOTTED FROM COUNCIL RECORDS AND MAY VARY ON SITE



1 PROPOSED SITE PLAN
1 : 200



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ISSUE	DESCRIPTION	DATE
1A	DRAFT FLOOR PLANS	07-09-2022
2B	CONSTRUCTION ISSUE	24-04-2023

PROJECT:
STORAGE CONTAINER DEVELOPMENT

CLIENT:
SONIE CRUMPTON

SITE ADDRESS:
41 - 43 PRING STREET
WONDAI

PAGE No: A001

DWG BY: TN CHECKED BY: TN

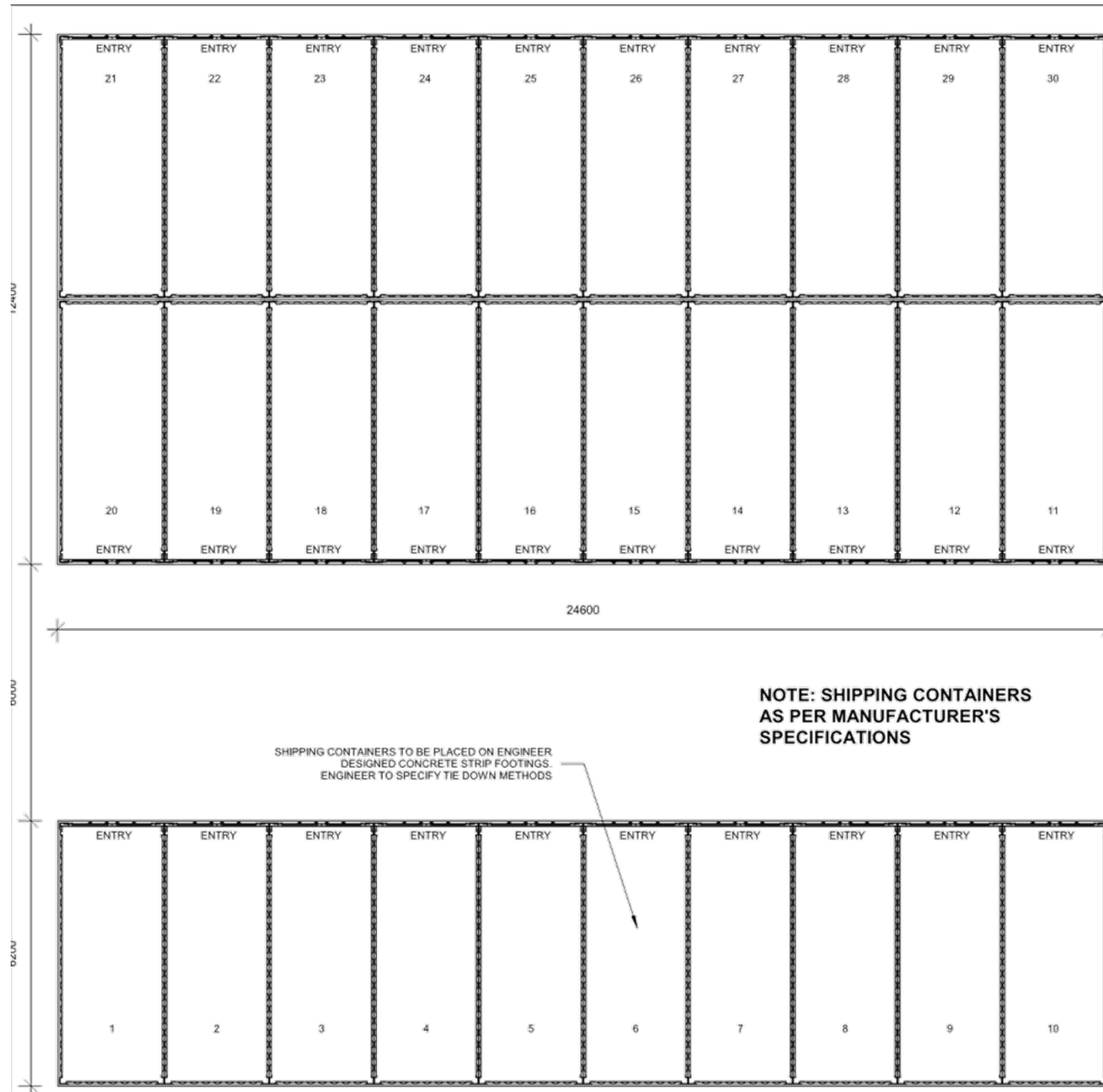
SCALE: 1 : 200

JOB No: 23-045

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- All design, construction methods and materials to be in accordance with:
- The Building Code of Australia (BCA);
 - The Queensland Development Code (QDC);
 - Building Regulations;
 - Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.

24/04/2023 11:25:20 AM



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ISSUE	DESCRIPTION	DATE
1A	DRAFT FLOOR PLANS	07-09-2022
2B	CONSTRUCTION ISSUE	24-04-2023

PROJECT:
STORAGE CONTAINER DEVELOPMENT

CLIENT:
SONIE CRUMPTON

SITE ADDRESS:
41 - 43 PRING STREET WONDAI

PAGE No: **A002**

DWG BY: **TN** CHECKED BY: **TN**

SCALE: **1 : 100**

JOB No: **23-045**

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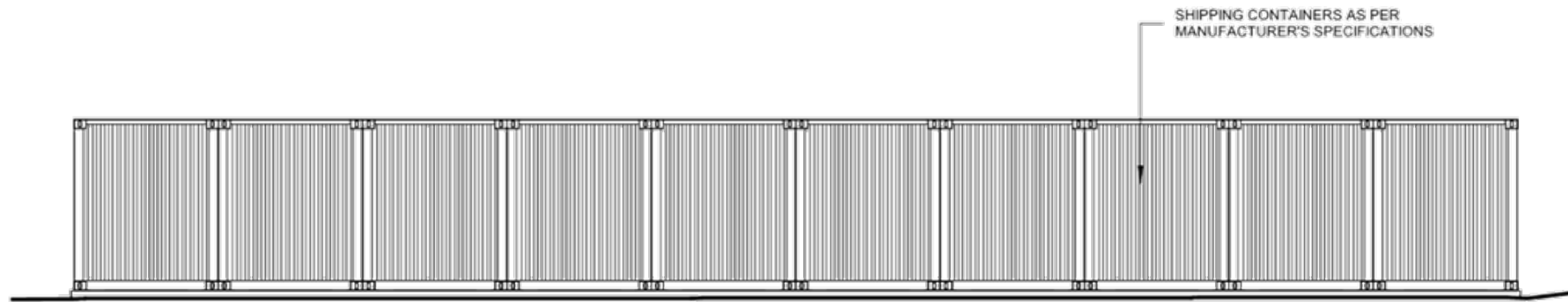
All design, construction methods and materials to be in accordance with:

- The Building Code of Australia (BCA);
- The Queensland Development Code (QDC);
- Building Regulations;
- Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.

BUILDERS TO NOTE:
 All levels and dimensions are to be checked and verified on site prior to the commencement of any building work or production of shop drawings. All design and construction methods and materials to be in accordance with:
 The National Construction Code (NCC), the Queensland Development Code (QDC), the building act 1975, current issues of Australian standards & manufacturer's specifications and installation details for materials and product used.
 Do not scale drawings. Figured dimensions take precedence over scale.
IF IN DOUBT, ASK!!!

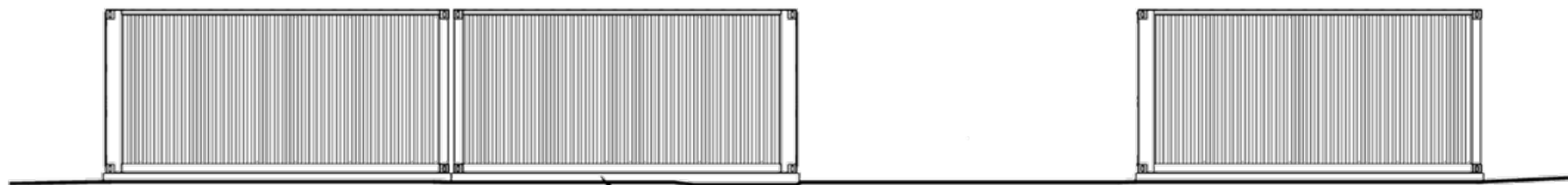
2 PROPOSED LAYOUT PLAN
 1 : 100

24/04/2023 11:25:23 AM



3 FRONT ELEVATION (STREET)

1 : 100



4 LEFT-SIDE ELEVATION

1 : 100



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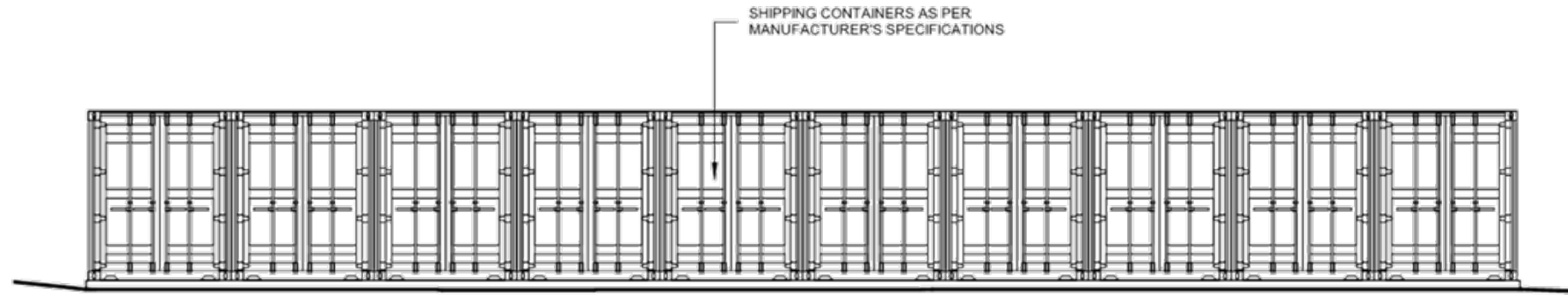
ISSUE	DESCRIPTION	DATE	AUTHOR
1A	DRAFT FLOOR PLANS	07-09-2022	TN
2B	CONSTRUCTION ISSUE	24-04-2023	TN

PROJECT: STORAGE CONTAINER DEVELOPMENT

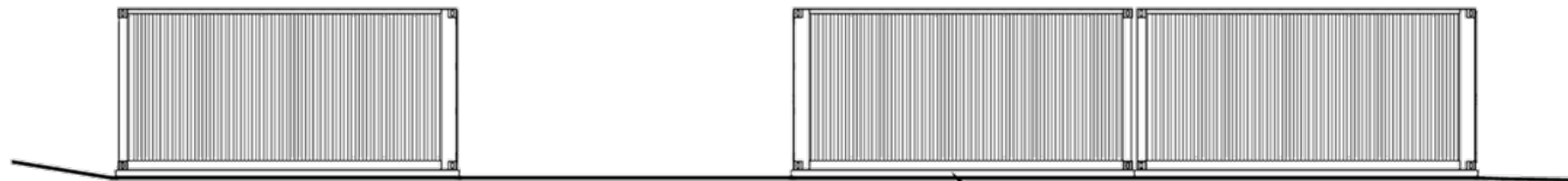
CLIENT: SONIE CRUMPTON
 SITE ADDRESS: 41 - 43 PRING STREET
 WONDAL

PAGE No:	A003	
DWG BY:	TN	CHECKED BY: TN
SCALE:	1 : 100	
JOB No:	23-045	
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All design, construction methods and materials to be in accordance with:
 - The Building Code of Australia (BCA);
 - The Queensland Development Code (QDC);
 - Building Regulations;
 - Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.



5 REAR ELEVATION
1 : 100



6 RIGHT-SIDE ELEVATION
1 : 100



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ISSUE	DESCRIPTION	DATE	AUTHOR
1A	DRAFT FLOOR PLANS	07-09-2022	TN
2B	CONSTRUCTION ISSUE	24-04-2023	TN

PROJECT: STORAGE CONTAINER DEVELOPMENT

CLIENT: SONIE CRUMPTON
SITE ADDRESS: 41 - 43 PRING STREET
WONDAI

PAGE No:	A004	
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JOB No:	23-045	
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All design, construction methods and materials to be in accordance with:
 - The Building Code of Australia (BCA);
 - The Queensland Development Code (QDC);
 - Building Regulations;
 - Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: G Crumpton & Sons & Co Pty Ltd
C/- ONF Surveyors
PO Box 896
KINGAROY QLD 4610

APPLICATION: Material Change of Use - Impact Warehouse - 41-43 Pring Street WONDAL

DATE: 28/06/2023

FILE REFERENCE: MCU23/0003

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 4 on RP204514

SITE ADDRESS: 41 – 43 Pring Street, Wondai

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(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

Discounts*

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

Sewerage

Adopted Charges

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

Discounts*

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

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Other Industry (Warehouse)	457.6	GFA m2	\$8.00	CR Table 2.2	\$3,660.80

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lot – No GFA	0	GFA m2	\$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

Discounts*

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

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Other Industry (Warehouse)	1005.2	m2 impervious	\$2.00	CR Table 2.2	\$2010.40

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lot	0	m2 impervious	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Other Industry (Warehouse)	\$0.00	\$0.00	\$3,660.80	\$0.00	\$2,010.40	\$5,671.20
Total	\$0.00	\$0.00	\$3,660.80	\$0.00	\$2,010.40	\$5,671.20

** 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

To South Burnette Regional Council
PO Box 336 Kingaroy
QLD 4610
Info @ southburnett.qld.gov.au

From Elizabeth Livingstone
13 Haly St Wondai QLD 4060
Liz_livo@hotmail.com

Dear Council,

I am writing to object to the material change of use application (MCU 23/003) for 41 to 43 Pring Street Wondai to create a storage unit facility in the centre of Wondai.

Wondai has a large industrial estate within 2 kilometers of the town centre. A storage unit facility should be in the industrial area. Not in the centre of town amidst residential areas.

Wondai is a delightful residential small town with a lovely vibe and people visiting often comment on the nature of the village aspect of the town. I ask the council as our elected representative to continue to support the maintenance of this country town feel and vote NO for the material change of use.

My husband and I moved to the area 6 years ago for work in Kingaroy but chose to buy a home in Wondai and have chosen to stay on in our retirement. We regularly sing the praises of Wonderful Wondai to friends and family on the coast and in Brisbane and those visiting agree with us regarding the friendly vibrant small town feel.

I could see the advantage of enlarging the IGA across to that block as it is an essential service to the town and much used by residents of all ages, but a storage facility is not a desirable or useful feature within the town centre.

Please vote NO

Sincerely
Liz Livingstone
Rate payer South Burnett

18 QUESTIONS ON NOTICE

Nil

19 INFORMATION SECTION

Nil

20 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*:

20.1 RSL QLD Kingaroy Memerambi Sub Branch 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.

20.2 Financial Hardship Rates Application – Assessment Number -12373-00000-000

This matter is considered to be confidential under Section 254J - d 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 rating concessions.

20.3 Application to waive interest - Assessment 30141-00000-000

This matter is considered to be confidential under Section 254J - d 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 rating concessions.

21 CLOSURE OF MEETING