



AGENDA

Liveability, Governance and Finance Standing Committee Meeting Wednesday, 8 November 2023

I hereby give notice that a Meeting of the Liveability, Governance and Finance Standing Committee will be held on:

Date: Wednesday, 8 November 2023

Time: 9:00am

**Location: Warren Truss Chamber
45 Glendon Street
Kingaroy**

**Mark Pitt PSM
Chief Executive Officer**

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In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

- 1 OPENING**
- 2 LEAVE OF ABSENCE / APOLOGIES**
- 3 RECOGNITION OF TRADITIONAL OWNERS**
- 4 DECLARATION OF INTEREST**

5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

5.1 MINUTES OF THE LIVEABILITY, GOVERNANCE AND FINANCE STANDING COMMITTEE MEETING HELD ON 11 OCTOBER 2023

File Number: 08/11/2023

Author: Executive Assistant

Authoriser: Chief Executive Officer

OFFICER'S RECOMMENDATION

That the Minutes of the Liveability, Governance and Finance Standing Committee Meeting held on 11 October 2023 be received.

ATTACHMENTS

- 1. Minutes of the Liveability, Governance and Finance Standing Committee Meeting held on 11 October 2023**



MINUTES

Liveability, Governance and Finance Standing Committee Meeting Wednesday, 11 October 2023

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**MINUTES OF SOUTH BURNETT REGIONAL COUNCIL
LIVEABILITY, GOVERNANCE AND FINANCE STANDING COMMITTEE MEETING
HELD AT THE WARREN TRUSS CHAMBER, 45 GLENDON STREET, KINGAROY
ON WEDNESDAY, 11 OCTOBER 2023 AT 9:00AM**

PRESENT:**Councillors:**

Cr Gavin Jones (Acting Mayor), Cr Jane Erkens, Cr Danita Potter, Cr Kirstie Schumacher, Cr Kathy Duff, Cr Scott Henschen

Council Officers:

Mark Pitt (Chief Executive Officer), Darren Cunningham (Acting General Manager Infrastructure), Susan Jarvis (General Manager Finance & Corporate), Darryl Brooks (General Manager Liveability), Tiarna Hurt (Executive Assistant), David Hursthouse (Coordinator Development Services), Jennifer Pointon (Manager Community & Lifestyle), Leanne Petersen (Manager Facilities & Parks).

1 OPENING

Cr Schumacher opened the meeting and welcomed attendees

2 LEAVE OF ABSENCE / APOLOGIES

Nil

3 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Cr Duff acknowledged the traditional custodians of the land on which the meeting took place.

4 DECLARATION OF INTEREST

I, Cr Kirstie Schumacher inform this meeting that I have a declarable conflict of interest (as defined in section 150EN of the Local Government Act 2009) in agenda **Item 14.2 South Burnett Community Hospital Foundation Limited Board Meeting Minutes - 26 July 2023**.

This declarable conflict of interest arises because I am a member of the Hospital Board.

I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on.

I, Cr Kirstie Schumacher inform this meeting that I have a declarable conflict of interest (as defined in section 150EN of the Local Government Act 2009) in agenda **Item 14.3 Kingaroy WJ Lang Memorial Swimming Pool – Increase to Electricity Costs**.

This declarable conflict of interest arises because my sister in-law and business partner works for South Burnett Aquatics.

I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on.

5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**5.1 MINUTES OF THE LIVEABILITY, GOVERNANCE AND FINANCE STANDING COMMITTEE MEETING HELD ON 13 SEPTEMBER 2023**

COMMITTEE RESOLUTION 2023/85

Moved: Cr Jane Erkens

Seconded: Cr Kathy Duff

That the Minutes of the Liveability, Governance and Finance Standing Committee Meeting held on 13 September 2023 be received.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0**6 PORTFOLIO - CORPORATE GOVERNANCE & STRATEGY, PEOPLE & CULTURE, COMMUNICATION & MEDIA, FINANCE & SUSTAINABILITY, ICT & BUSINESS SYSTEMS, COMMUNITY REPRESENTATION AND ADVOCACY, 2032 OLYMPICS & PARALYMPICS****6.1 CORPORATE, GOVERNANCE & STRATEGY, PEOPLE & CULTURE, COMMUNICATIONS/MEDIA, FINANCE & SUSTAINABILITY, ICT & BUSINESS SYSTEMS, COMMUNITY REPRESENTATION & ADVOCACY AND 2032 OLYMPICS & PARALYMPICS PORTFOLIO REPORT**

COMMITTEE RESOLUTION 2023/86

Moved: Cr Gavin Jones

Seconded: Cr Jane Erkens

That Acting Mayor Jones' Corporate, Governance & Strategy, People & Culture, Communications/Media, Finance & Sustainability, ICT & Business Systems, Community Representation & Advocacy and 2032 Olympics & Paralympics Portfolio Report to Council be received.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0

7 CORPORATE GOVERNANCE & STRATEGY

7.1 ALGA - MOTION SUBMITTED TO 2023 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT

COMMITTEE RESOLUTION 2023/87

Moved: Cr Danita Potter

Seconded: Cr Scott Henschen

That the report be noted for information

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0

7.2 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL PRE LODGEMENT DEVELOPMENT APPLICATION MEETINGS POLICY - STRATEGIC031

COMMITTEE RESOLUTION 2023/88

Moved: Cr Kirstie Schumacher

Seconded: Cr Kathy Duff

That the Committee recommends to Council:

That the South Burnett Regional Council Pre Lodgement Development Application Meetings Policy – Strategic031 be adopted as presented.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0

8 PORTFOLIO - COMMUNITY DEVELOPMENT, ARTS & HERITAGE AND LIBRARY SERVICES

8.1 COMMUNITY DEVELOPMENT, ARTS & HERITAGE AND LIBRARY SERVICES PORTFOLIO REPORT

COMMITTEE RESOLUTION 2023/89

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That Cr Potter's Community Development, Arts & Heritage and Library Services Portfolio Report to Council be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0

8.2 COMMUNITY AND LIFESTYLE OPERATIONAL UPDATE

COMMITTEE RESOLUTION 2023/90

Moved: Cr Kirstie Schumacher

Seconded: Cr Jane Erkens

That the Community and Lifestyle Operational Update be received.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0

8.2.1 QUESTION ON NOTICE - PROSTON QCWA SHED OR SHIPPING CONTAINER

Question on notice received from Cr Duff:

Is there still communication with Proston QCWA regarding Lease A in Lot. 5 on RP 904174 and their proposal for a shipping container rather than a shed?

8.3 REGIONAL UNIVERSITY STUDY HUBS – 2023 APPLICATION ROUND

COMMITTEE RESOLUTION 2023/91

Moved: Cr Danita Potter

Seconded: Cr Kathy Duff

That the Committee recommends to Council:

That South Burnett Regional Council apply to the Regional University Study Hubs – 2023 Application Round.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott HenschenAgainst: Nil**CARRIED 6/0****9 COMMUNITY DEVELOPMENT (HEALTH, YOUTH, SENIOR CITIZENS)****9.1 RENEWAL OF LEASE - SOUTH BURNETT WESTERN PERFORMANCE CLUB INC.**

COMMITTEE RESOLUTION 2023/92

Moved: Cr Gavin Jones

Seconded: Cr Jane Erkens

That the Committee recommends to Council that:

1. That South Burnett Regional Council resolves that the exception in *Local Government Regulation 2012 section 236 (1)(b)(ii)* applies to Council for the disposal by way of grant of a Trustee Lease of the valuable non-current asset, which is Lot B in Lot 174 on Crown Plan FY803924 with South Burnett Western Performance Club Inc for a term of ten (10) years.
2. South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the Trustee Lease between Council and South Burnett Western Performance Club Inc on terms and conditions that Chief Executive Officer considers satisfactory to Council.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott HenschenAgainst: Nil**CARRIED 6/0**

10 PROPERTY & FACILITY MANAGEMENT

Nil

11 PORTFOLIO - TOURISM & VISITOR INFORMATION CENTRES, SPORT & RECREATION AND COMMERCIAL ENTERPRISES**11.1 TOURISM & VIC'S, SPORT & RECREATION AND COMMERCIAL ENTERPRISES PORTFOLIO REPORT**

COMMITTEE RESOLUTION 2023/93

Moved: Cr Jane Erkens
Seconded: Cr Scott Henschen

That Cr Erken's Tourism & VIC's, Sport & Recreation and Commercial Enterprises Portfolio Report. to Council be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0**12 PORTFOLIO - REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES, COMMUNITY & SOCIAL HOUSING****12.1 REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES AND COMMUNITY & SOCIAL HOUSING PORTFOLIO REPORT**

COMMITTEE RESOLUTION 2023/94

Moved: Cr Kirstie Schumacher
Seconded: Cr Scott Henschen

That Cr Schumacher's Regional Development, Development Services and Community & Social Housing Portfolio Report to Council be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0**12.1.1 PLANNING SCHEME ADVOCACY**

RESOLVED 2023/95

Write to Deb Frecklington to advocate on our behalf to put some pressure on the Minister for the completion of the new planning scheme.

12.2 DEVELOPMENT SERVICES OPERATIONAL UPDATE

RESOLVED

That the Development Services Operational update be received for information.

13 DEVELOPMENT SERVICES - (PLANNING, BUILDING, PLUMBING)**13.1 DELEGATED AUTHORITY REPORTS (1 SEPTEMBER 2023 TO 30 SEPTEMBER 2023)**

COMMITTEE RESOLUTION 2023/96

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That the Delegated Authority report be received.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0

ADJOURN MORNING TEA

COMMITTEE RESOLUTION 2023/97

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That the meeting adjourn for morning tea.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0

RESUME MEETING

COMMITTEE RESOLUTION 2023/98

Moved: Cr Scott Henschen

Seconded: Cr Jane Erkens

That the meeting resume at 10:45am

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

Attendance:

At the resumption of the meeting, Acting Mayor Jones was not present.

At the resumption of the meeting, Manager Community & Lifestyle Jennifer Pointon was not present.

At the resumption of the meeting, Manager Facilities & Parks Leanne Petersen was not present.

13.2 LIST OF CORRESPONDENCE PENDING COMPLETION OF ASSESSMENT REPORT**COMMITTEE RESOLUTION 2023/99**

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That the List of correspondence pending completion of assessment report as of 30 September 2023 be received.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

13.3 INFRASTRUCTURE CHARGES & PLANNING INCENTIVES**COMMITTEE RESOLUTION 2023/100**

Moved: Cr Kirstie Schumacher

Seconded: Cr Kathy Duff

That the Committee recommends to Council:

1. That Council approve the extension to the Developer Incentive Scheme (DIS) for 2 years to 31 December 2025. The proposed 2-year extension provides a reasonable amount of time for developers to move the through the planning application process, and progress to a stage where a development can be implemented in time to take advantage of the reduction in charges available.

Description	Criteria
Effective Dates	1 January 2024 to 31 December 2025
Applicable Development	All development is eligible if located within the South Burnett Regional Council area
Infrastructure charges discounts	<ul style="list-style-type: none"> ▪ 50% discount for any commercial use or industrial activity; ▪ 50% discount for long-term employment generating development; ▪ 75% discount for Reconfiguring a lot for Residential development; ▪ 75% discount for Residential development; (excluding in the Rural Residential Zone) ▪ 100% discount for Residential development in the Rural Residential zone; or ▪ 100% discount for Rural or Tourist activity (eg. Short-term accommodation) in the rural zone.

Recommendation and Approval	Manager Environment and Planning recommends reduction in infrastructure charges, for approval by the Chief Executive Officer.
Infrastructure Agreement	Approval for Chief Executive Officer to enter into Infrastructure Agreement with applicant.

2. Approve the release of the forms and guidelines to support and promote the Development Incentive Scheme, as presented:
- Fact Sheet – Development Incentives;
 - Application form;
 - Appendix A: Rules and procedures; and
 - Appendix B: Definitions
3. Council delegate to the CEO the power, under the *Planning Act 2016* (Qld), to enter into an Infrastructure Agreement between Council and the applicant (developer) and apply the relevant discount per Council policy under the Developer Incentive Scheme.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

MOTION

COMMITTEE RESOLUTION 2023/101

Moved: Cr Jane Erkens

Seconded: Cr Danita Potter

That the late agenda item be dealt with.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

L.1 APPLICATION FOR FUNDING UNDER THE 2023/2024 QUEENSLAND GOVERNMENT MINOR INFRASTRUCTURE AND INCLUSIVE FACILITIES FUND - BUTTER FACTORY PARK, NANANGO AND MURGON SKATE PARK, MURGON.

COMMITTEE RESOLUTION 2023/102

Moved: Cr Kathy Duff

Seconded: Cr Jane Erkens

That the Committee recommends to Council:

That Council endorse the two applications for grant funding under the Minor Infrastructure and Inclusive Facilities Fund to replace inadequate toilet facilities at Butter Factory Park, Nanango with larger accessible amenities and for the construction of a new accessible facility at the Murgon Skate Park.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott HenschenAgainst: Nil**CARRIED 5/0****Attendance:**

At 11:00am, Coordinator Development Services David Hursthouse left the meeting.

14 CONFIDENTIAL SECTION

COMMITTEE RESOLUTION 2023/103

Moved: Cr Jane Erkens

Seconded: Cr Danita Potter

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*:

14.1 Legal Update - Update on Planning Matter before the Planning and Environment Court.

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

14.2 South Burnett Community Hospital Foundation Limited Board Meeting Minutes - 26 July 2023

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.

14.3 Kingaroy WJ Lang Memorial Swimming Pool - Increase to Electricity Costs

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.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

Attendance:

At 11:06 am, Cr Kirstie Schumacher left the meeting.
Cr Duff took the chair in Cr Kirstie Schumacher's absence.

COMMITTEE RESOLUTION 2023/104

Moved: Cr Kathy Duff
Seconded: Cr Scott Henschen

That Council moves out of Closed Council into Open Council.

In Favour: Crs Jane Erkens, Danita Potter, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 4/0

14.1 LEGAL UPDATE - UPDATE ON PLANNING MATTER BEFORE THE PLANNING AND ENVIRONMENT COURT.

COMMITTEE RESOLUTION 2023/105

Moved: Cr Jane Erkens
Seconded: Cr Scott Henschen

That the report be received for information.

In Favour: Crs Jane Erkens, Danita Potter, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 4/0

14.2 SOUTH BURNETT COMMUNITY HOSPITAL FOUNDATION LIMITED BOARD MEETING MINUTES - 26 JULY 2023

COMMITTEE RESOLUTION 2023/106

Moved: Cr Scott Henschen
Seconded: Cr Danita Potter

That the report on South Burnett Community Hospital Foundation Limited Board meeting held on 26 July 2023 be received for information.

In Favour: Crs Jane Erkens, Danita Potter, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 4/0

14.3 KINGAROY WJ LANG MEMORIAL SWIMMING POOL - INCREASE TO ELECTRICITY COSTS

COMMITTEE RESOLUTION 2023/107

Moved: Cr Jane Erkens
Seconded: Cr Danita Potter

That the Committee recommends to Council;

1. That Council amends Service Management Agreement for Summer Country Aquatics Schedule 2 Clause 1s2q contribution to electricity to be a fixed electricity contribution of \$33,767 for FY 2023/2024 and fixed amount of \$2,812.06 for June 2023.
2. The increase in electricity costs be included the second quarter operational budget review.

In Favour: Crs Jane Erkens, Danita Potter, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 4/0

14.3.1 QUESTION ON NOTICE - COST BREAKDOWN FOR SOUTH BURNETT POOLS

Question on notice from Cr Erkens:

Can a report be brought back, with a breakdown on all costs for all the South Burnett Region pools?

15 CLOSURE OF MEETING

The Meeting closed at 11:20am.

The minutes of this meeting were confirmed at the Liveability, Governance and Finance Standing Committee Meeting held on 8 November 2023.

.....
CHAIRPERSON

6 PORTFOLIO - CORPORATE GOVERNANCE & STRATEGY, PEOPLE & CULTURE, COMMUNICATION & MEDIA, FINANCE & SUSTAINABILITY, ICT & BUSINESS SYSTEMS, COMMUNITY REPRESENTATION AND ADVOCACY, 2032 OLYMPICS & PARALYMPICS

6.1 CORPORATE, GOVERNANCE & STRATEGY, PEOPLE & CULTURE, COMMUNICATIONS/MEDIA, FINANCE & SUSTAINABILITY, ICT & BUSINESS SYSTEMS, COMMUNITY REPRESENTATION & ADVOCACY AND 2032 OLYMPICS & PARALYMPICS PORTFOLIO REPORT

File Number: 11-10-2023
Author: Councillor
Authoriser: Chief Executive Officer

PRECIS

Corporate, Governance & Strategy, People & Culture, Communications/Media, Finance & Sustainability, ICT & Business Systems, Community Representation & Advocacy and 2032 Olympics & Paralympics Portfolio

SUMMARY

Acting Mayor Jones presented the Corporate, Governance & Strategy, People & Culture, Communications/Media, Finance & Sustainability, ICT & Business Systems, Community Representation & Advocacy and 2032 Olympics & Paralympics Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Acting Mayor Jones' Corporate, Governance & Strategy, People & Culture, Communications/Media, Finance & Sustainability, ICT & Business Systems, Community Representation & Advocacy and 2032 Olympics & Paralympics Portfolio Report to Council be received.

Corporate, Governance & Strategy:

Staff recently attended the 2023 Local Government Governance and Risk Webinar. The webinar was informative and covered the following topics:

- The proposed new councillor conduct reforms;
- Taking care before and during the Caretaker Period;
- Risk liability roundup;
- Privacy and AI in local government;
- The psychosocial code of practice – compliance with the new framework;
- Brisbane City Council v Leahy – procedural fairness and implications for local government decision making;
- Unfair contract terms – the reformed regime;
- Dealing with difficult ratepayers.

Communications/Media:

In October 2023, the Media and Communications team progressed the following:

- Media Releases x 25
- Media enquiries (via the Media email) x 3

- Social Media:
 - Facebook: x 167
 - Instagram: x 74
 - LinkedIn: x 5
 - X (Previously Twitter): x 8
- Printed advertising x 3
- Radio Advertising
- Graphic design x 41

A list of all media release/enquiries and statistics for October 2023 is available as an attachment to this report.

Finance & Sustainability:

At the end of October 2023, Council held \$71.74 million in cash and cash equivalents with \$62.70 million invested with the Queensland Treasury Corporation (QTC).

The 2022/2023 Financial Statements have been completed and have been signed off by the External Auditors.

The First Quarter Budget adjustments including continued capital projects from the 2022/2023 year were adopted at the last Council meeting.

Work is currently being done on the annual Qld Local Government Consolidated Data Collection return which is due 17 November 2023.

Rate arrears will be sent to Council's debt collectors (Recoveries and Reconstruction) next week. Water meter readings have started in late October and will continue until December 2023.

BACKGROUND

Nil

ATTACHMENTS

1. **Monthly Media Report - October 2023** [↓](#) 

Media Releases – October 2023: 25

1. 096. Public Notice - 05-10-23 - Get Ready Queensland Week 2023
2. 097. Public Notice - 09-10-2023 - Coolabunia Saleyards – Tick Inspections and Dipping Services
3. 098. Media Release - 11-10-2023 - Support Local Business by Shopping Local this Festive Season
4. 099. Public Notice - 12-10-2023 - SBRCEOI-23 24-07 Invitation to Offer - Two (2) Dorper Sheep & Three (3) Goats
5. 100. Public Notice - 12-10-2023- Notification of Postponed Works - Markwell Street
6. 101. Public Notice - 12-10-2023- SBRC 23 24-05 Request for Tender for Sale of Land - Lot 104 Kingaroy Burrandowan Road Inverlaw
7. 102. Public Notice - 12-10-2023- SBRC 23 24-06 Request for Tender for Sale of Land - 142 MacAlister Street Murgon
8. 103. Public Notice - 16-10-2023 - Drainage and Reconstruction at Coronation Park Carpark - Haly Street Wondai
9. 104. Public Notice - 16-10-2023- SBRCQ 23 24-66 Trustee Permit to Occupy for Grazing Purposes - 44 King Street Nanango
10. 105. Public Notice - 16-10-2023- Upgrades to Amenities block at Lions Park Kingaroy
11. 106. Public Notice - 19-10-2023 - Water Meter Reading Program
12. 107. Public Notice - 19-10-2023- Decision on Telecommunication Facility Appeal
13. 108. Public Notice - 19-10-2023- Notification of Water Main Replacement – Blake Street Proston
14. 109. Public Notice - 23-10-2023- Found five (5) Female Goats and three (3) Kids
15. 110. Public Notice - 23-10-2023- Found five (5) Goats
16. 111. Media Release - 25-10-2023- South Burnett Drought Committee Formed
17. 112. Public Notice - 26-10-2023 - Sunflower Seeds of Hope
18. 113. Public Notice - 26-10-2023- Ready Steady Recycle Community Survey
19. 114. Public Notice - 26-10-2023- Growing Workforce Participation Funding Success
20. 115. Public Notice - 26-10-2023- Checking for Safe Tank Water Delivery to your Home
21. 116. Public Notice - 26-10-2023 - Bjelke-Petersen Dam Day Use Area Road Closure for ‘A Day at the Dam’ Music Festival
22. 117. Public Notice - 27-10-2023- Found One (1) Black Dexter Heifer
23. 118. Public Notice - 30-10-2023- Santa’s First Press Release
24. 119. Public Notice - 30-10-2023 - Regional University Study Hub Meeting scheduled for Monday 6 November 2023
25. 120. Public Notice - 31-10-2023 - SBRCEOI-23 24-08 Invitation to Offer - Five (5) Goats

Media Releases 23-24						
2022	Jul	Aug	Sep	Oct	Nov	Dec
	30	37	29	25		
2023	Jan	Feb	Mar	Apr	May	Jun

Media enquiries (received to the 'Media' email, excludes phone and other emails): 3

1. 06-10-23 – Resonate Regional News – Bundaberg Burnett Regional Water Assessment enquiry.
2. 11-10-23 – Courier Mail – Requesting Bushfire Blackspot locations with the South Burnett
3. 12-10-23 – News Corp – Requesting Bushfire Blackspot locations with the South Burnett

Media Enquiries 23-24						
2022	Jul	Aug	Sep	Oct	Nov	Dec
	9	13	4	3		
2023	Jan	Feb	Mar	Apr	May	Jun

Social media: South Burnett Regional Council**Facebook**

@southburnettregion: 167 posts (+21.9%)

Most engaged post: 11-10-23 – Mural Artist Robyn Dower Mural painted at the Kingaroy VIC – 12,977 reached, 325 reactions, 29 comments, 25 shares

Followers: 10,500 (+115 from September 2023)

Total Page reach: 75,800 (+12.7% from September 2023)

Paid Reach: 41,646 (+27.3% from September 2023) Paid ads for A Day at the Dam.

Instagram: 74 posts (+15.6%)

Most engaged post: 13-10-2023 – Day at the Dams Reel of Casey Barnes – 844 reached, 14 likes, 1 comment

Followers: 1,216 (+27 from September 2023)

Page reach: 1,420 (-19.8% from September 2023)

LinkedIn: 5 posts, 1 re-posts

Most engaged post: 12-10-23 – KTP Project wins award - 791 Impressions, 18 Reactions, 36 Clicks, 2 Comments

Website clicks: 8 (+60% from September 2023)

Page visits: 101 (+46.4% from September 2023)

Followers: 2487 (+38 from September 2023)

X (Previously Twitter): 8 posts

Tweet impressions: 316

Followers: 491 (4 new followers from September 2023)

Social media posts – all platforms						
2022	Jul	Aug	Sep	Oct	Nov	Dec
	Facebook: 119	Facebook: 162	Facebook: 131	Facebook: 167	Facebook: 167	Facebook: 167
	Instagram: 72	Instagram: 76	Instagram: 61	Instagram: 74	Instagram: 74	Instagram: 74
	LinkedIn: 1	LinkedIn: 3	LinkedIn: 2	LinkedIn: 6	LinkedIn: 6	LinkedIn: 6
	X: 4	X: 5	X: 0	X:8	X:	X:
2023	Jan	Feb	Mar	Apr	May	Jun
	Facebook:	Facebook:	Facebook:	Facebook:	Facebook:	Facebook:
	Instagram:	Instagram:	Instagram:	Instagram:	Instagram:	Instagram:
	LinkedIn:	LinkedIn:	LinkedIn:	LinkedIn:	LinkedIn:	LinkedIn:
	X:	X:	X:	X:	X:	X:

Enews

- Council progressed 1 Enews during October

Printed advertising

- Council progressed two full page ads (Page 4) in the South Burnett Today published on 5 October and 19 October.
- Council progressed one Murgon Moments ad in October for South Burnett Libraries

Radio advertising

- Radio advertising was progressed for the month of October.

Graphic design – October 2023

- Website Banners x 3
- Social media graphics – Public Notices and Canva Designs x 25
- Flyers / Brochures / Poster x 5
- Certificates x 6
- Completed Annual Report
- Email Signatures x 1

7 FINANCE & SUSTAINABILITY

7.1 CHANGE TO PIGGERIES RATING CATEGORY IDENTIFICATION

File Number: 08.11.2023

Author: Manager Finance & Sustainability

Authoriser: Chief Executive Officer

PRECIS

Change to identification of properties under the piggeries rating categories.

SUMMARY

Rates have obtained endorsement by the CEO to implement a change to the identification of properties who come under one of the new piggery categories to exclude those properties where the piggery licence is currently suspended.

OFFICER'S RECOMMENDATION

That the report be received for information.

BACKGROUND

During the budget process, Council agreed to implement 4 new categories for properties who are operating a piggery. The rates department contacted the Department of Agriculture & Fisheries (DAF) to obtain a list of all properties who had piggery licences to determine who needed to be changed to one of these new categories.

Rates wrote to all the affected property owners regarding their change in category. Property owners were also advised that the rate in the dollar for their new category was the same as the rural rating category and as such there was no financial effect directly related to this change in category for the 2023/2024 financial year.

Rates received multiple calls from property owners objecting to the change with many advising that they didn't operate a piggery under the licence now. Property owners are reluctant to cancel their piggery licences as it can be difficult to obtain a new licence and are often a good selling point when properties are sold. It has been brought to rates attention that property owners are able to suspend their licence with DAF when a piggery is not in operation. We have liaised with DAF and they have advised that they can provide Council with information on suspended licences.

While this current year the rural rate and the piggery categories all have the same rate in the dollar, this may not be the case going forward depending on the future strategy of Council.

Under Council's current rating category statement, identification under the piggery differential rating categories is as identified by the CEO.

Rates obtained endorsement by the CEO, and through the Executive Leadership Team, to refine the process for the piggery categories to be able to categorise properties as rural if their piggery licence is suspended under DAF. The intention would be to obtain an updated list each year to review who has active licences to determine the properties who should be identified under one of the piggery categories.

Rates will be sending out correspondence to all properties with a current suspended licence to advise of the change to procedure and adjustment to rating category. These properties are to be reviewed annually to access if their circumstances have changed.

Category	Differential Category
611	Piggery <3,499 SPU
Description	Identification
All properties in this category are located anywhere within the South Burnett area and are used or intended for use, in whole or in part, as a piggery requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of 3,499 SPU or less.	As identified by the CEO.

Category	Differential Category
612	Piggery 3,500 SPU to 10,000 SPU
Description	Identification
All properties in this category are located anywhere within the South Burnett area and are used or intended for use, in whole or in part, as a piggery requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity at least 3,500 SPU but not greater than 10,000 SPU.	As identified by the CEO.

Category	Differential Category
613	Piggery 10,001 SPU to 20,000 SPU
Description	Identification
All properties in this category are located anywhere within the South Burnett area and are used or intended for use, in whole or in part, as a piggery requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity at least 10,001 SPU but not greater than 20,000 SPU.	As identified by the CEO.

Category	Differential Category
614	Piggery >20,000 SPU
Description	Identification
All properties in this category are located anywhere within the South Burnett area and are used or intended for use, in whole or in part, as a piggery requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity greater than 20,000 SPU.	As identified by the CEO.

ATTACHMENTS

Nil

8 PORTFOLIO - COMMUNITY DEVELOPMENT, ARTS & HERITAGE AND LIBRARY SERVICES

8.1 COMMUNITY DEVELOPMENT, ARTS & HERITAGE AND LIBRARY SERVICES PORTFOLIO REPORT

File Number: 08-11-2023

Author: Councillor

Authoriser: Chief Executive Officer

PRECIS

Community Development, Arts & Heritage and Library Services Portfolio Report

SUMMARY

Cr Potter presented her Community Development, Arts & Heritage and Library Services Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Cr Potter's Community Development, Arts & Heritage and Library Services Portfolio Report to Council be received for information.

2023 South Burnett Regional Youth Council

In October, the South Burnett Regional Youth Council held their monthly meeting. Mark Pitt was invited to talk to about climate change. The Youth Council provided feedback on their understanding on climate change and what can Council do in this space. The Council discussed the benefits of creating a South Burnett Youth webpage. The Council considered if this would be the best solution and who would need to be involved. This will be an ongoing project for the council to consider. The next meeting will be held in November 2023.

Black Summer Bush Fire Grant

Shine By Design Workshops and Luncheon

The Shine by Design workshops were held in Kingaroy, Murgon and Nanango during September 2023. With a focus on positive psychology, these workshops promoted wellbeing and happiness, by concentrating of aspects like resilience, optimism and gratitude. 86 people attended the Shine by Design Luncheon which was held on the 30 September 2023 with special guest speaker Sam Bloom, the inspiration behind the movie Penguin Bloom. This was a beautiful luncheon with an inspirational speaker helping to build the resilience of women in the South Burnett.

2023 Connect and Grow Scholarships

South Burnett Regional Council has committed to provide support for ten community members who reside in the South Burnett to complete a Cert III in Health Services Assistance through the Rural Medical Education Australia's Kingaroy Clinical Training Centre. Connect and Grow Scholarships is a proactive and community orientated approach to address our community's health care challenges. With an aim to develop a capable and sustainable local health workforce, through upskilling community members that already reside in the areas of need with the health sector. Applications for scholarships close 30 November 2023.

Library Services:

Celebrating Senior's Month

To celebrate Senior's Month, South Burnett Libraries hosted a variety of events across the region to connect elderly community members with the programs and resources available at their local library. Whilst the Book Chats held at Kingaroy and Murgon encouraged participants to chat about their love of reading, the Library Tech Classes hosted at each branch gave attendees the chance to learn more about eBooks, eAudiobooks and eMagazines. In addition to these events, 'Wheel of Fortune: Library Edition' at the Nanango Library proved a massive hit with attendees, with seven contestants vying for the top spot by answering tricky trivia questions that focused on our libraries.

Under 8s at Nanango

On Friday 27 October, library staff attended Under 8s Day at the Nanango State School with an estimated 70 children stopping by the pop-up library stall to say hello and have a go at making a paper bouquet or paper snake. Library staff were thrilled to attend and can't wait to visit again next year.

Spooky Saturday Round Up

The Kingaroy Library's Spooky Saturday event once again proved popular with community members with close to 200 people attending on 28 October from 10.00am-12noon. There were a lot of smiles, heaps of fantastic costumes and plenty of 'thank yous' from families who said how much they appreciate that Council's library staff provide such a fun event for all ages.

QPLA Professional Development

On 16 & 17 October, our Librarians travelled to the Queensland Public Library Association's Professional Development intensive held at Noosa. Sustainability, AI, local history and mobile libraries were discussed, with staff excited to explore how these topics will impact our service delivery in the future.

South Burnett Libraries Resume Child Health Clinic Visits at the Kingaroy Hospital

On Tuesday 14 November, library staff will attend the Child Health Clinic located at the front of the Kingaroy Hospital as the health nurses host an Expo Day to launch new screening equipment. Library staff will be available to chat with families about our First 5 Forever early literacy program and the sessions that we host at all our library branches.

Swaggie Man Events at Blackbutt and Nanango Libraries

Children's entertainer 'The Swaggie Man' will be performing at the Blackbutt Library on Thursday 30 November at 10.00am and at the Nanango Cultural Centre on Friday 1 December at 10.00am. The Swaggie Man encourages a love of Australian music and language that is both fun and interactive. Both sessions will be attended by children from local schools and early learning centres to promote the services and programs available at our libraries.

School Holiday Activities

South Burnett Libraries will once again be hosting school holiday activities during the summer break with a number of in-house sessions planned at each branch. Our libraries will also have take-home craft packs available, so families are encouraged to drop in and see what's available to keep holiday boredom at bay!

Christmas Carnival Save the date!

Thursday 14 December 2023

Library staff will join in the Christmas cheer by hosting a stall at the annual Kingaroy Christmas Carnival event on Thursday 14 December 2023. The library will have some lucky raffle prizes, a Christmas craft and as an extra treat the Kingaroy Library will be open until 7.00pm for families to browse and choose some books and movies for the festive season.



Organisation	Event	Amount to be Funded	Comments about event
Blackbutt Avocado Festival	Blackbutt Avocado Festival 2023	\$ 3,000.00	Approved at Council meeting. Organisation has been paid
Wondai Lions Club	Steaming Back to Wondai, granite pier and plaque	\$ 2,868.80	Approved at Council meeting. Organisation has been paid
Blackbutt Singers Inc	Celtic Festival on 17.03.2024	\$ 2,082.50	Celtic Festival celebrating the Irish and Scottish Heritage
South Burnett Orchid Society	South Burnett Autumn Orchid Show on 20.04.2024	\$ 1,000.00	South Burnett Orchid Show held in conjunction with the Wondai Garden Expo.
South Burnett Western Performance Club	Give a Leg up to beginners from 01.01.24 to 30.06.2024	\$ 1,000.00	Funding to assist in the costs to engage professional coaches, accredited judges and event officials. Come and try days and clinics run at the Nanango Equestrian Centre.
Lions Club of Blackbutt Benarkin	2023 Community Christmas Festival 28.11.23 to 8.12.2023	\$ 2,500.00	Annual Christmas Festival run by the Lions Club a free family friendly, whole of community event.
South Burnett Peace of Mind	White Dove Ball 27.10.23	\$ 3,000.00	In round 1 Of 2022-23 grants, this organisation received \$1,476 from council for the same event. Kingaroy Town Hall has been booked for 27.10.23
Kumbia and District Memorial School of Arts Inc	Kumbia Christmas Carnival 02.12.2023	\$ 1,000.00	Christmas Carnival in Kumbia
Nanango AP&M Society - Heritage Waterhold Rocks	Heritage Waterhold Rocks 19.10.23 to 22.10.23	\$ 3,000.00	A 4 day Rock n Roll campout at Nanango Showgrounds.
Proston Community Kitchen	Proston Community Kitchen - supplies	\$ 1,000.00	Wanting to interest community members to come together to prepare, cook and enjoy a meal together. Funds to be used to purchase all goods required for the meals.
South Burnett Gem and Fossicking Club Inc	South Burnett Gem Show 6.04.24 to 7.04.24	\$ 1,500.00	The South Burnett Gem Show is held over 2 days in April showcasing fossicking, gem and allied crafts and activities.
Proston Pastoral Agricultural and Horticultural Assoc Inc	Equipment and Protection Additions and Upgrades	\$ 3,000.00	Perspec Shields needed to protect delicate items in the Pavilion. Shade Gazebos are aged and heavy wooden tables need to be repalced. Gatekeepers need gazebos. No official quotes received only a typed estimate of goods, with no letterhead, unknown if from a business.
Murgon Bowls Club	Shed replacement	\$ 3,000.00	To replace an old equipment shed that has become too small for purpose. Quotes received for shed and installation from organisations
Kingaroy Rugby League Football Club Jnr and Srs Inc	Outdoor Movie Nights, outdoor projector and speakers 6-11-23 to 24.02.24	\$ 2,998.00	To purchase outdoor movie system for outdoor movie nights, especially during the off-season.
Total		\$ 30,949.30	

8.2 COMMUNITY AND LIFESTYLE OPERATIONAL UPDATE

File Number: 08-11-2023

Author: Manager Community & Lifestyle

Authoriser: Chief Executive Officer

PRECIS

Liveability – Community and Lifestyle Operational Update

SUMMARY

Liveability – Community and Lifestyle Operational Update

OFFICER'S RECOMMENDATION

That the Community and Lifestyle Operational Update be received.

BACKGROUND

Nil

ATTACHMENTS

1. Tourism, VIC's & Museums [↓](#) 
2. Community Development Report_Nov 2023 [↓](#) 
3. Library Statistics October 2023 [↓](#) 
4. Leasing Report November 2023 [↓](#) 
5. Commercial Enterprise - Operational Update [↓](#) 

Executive and Finance & Corporate Standing Committee Meeting

17 February 20212023

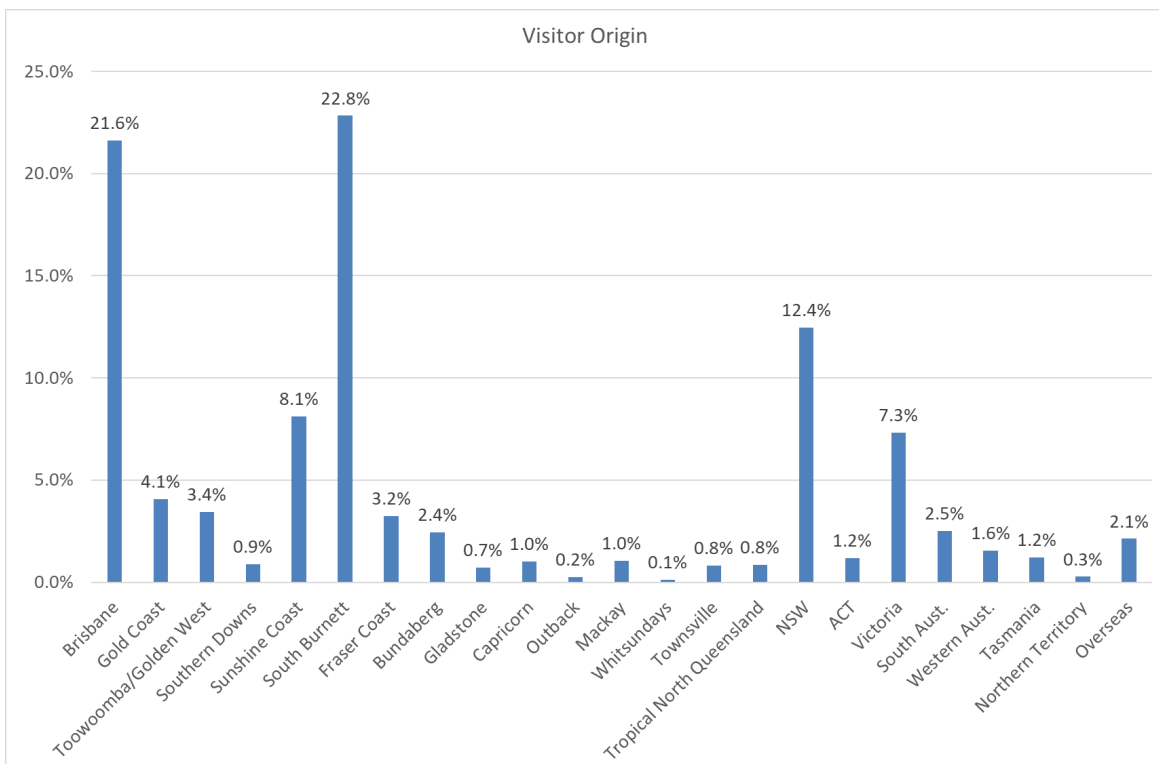
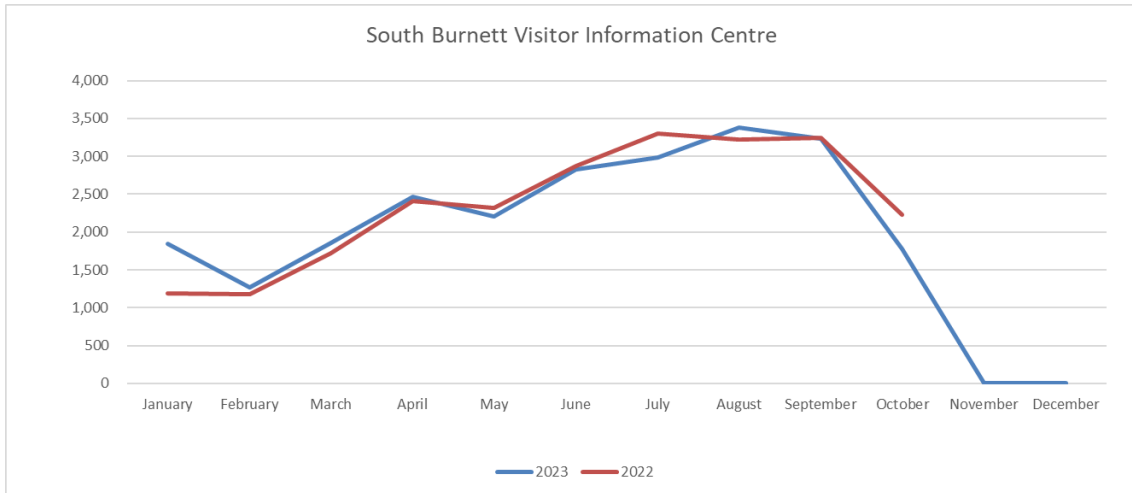
Monthly Statistics:

Visitor Information Centres – Monthly Statistics 2021-2022						
2023	Jan	Feb	Mar	Apr	May	Jun
Sales	K - \$4166 M - \$225 N - \$805 W - \$2351	K - \$2826 M - \$5 N - \$897 W - \$1980	K - \$4684 M - \$277 N - \$2091 W - \$2324	K - \$4757 M - \$0 N - \$1431 W - \$2251	K - \$5109 M - \$133 N - \$703 W - \$2309	K - \$6349 M - \$255 N - \$1981 W - \$3129
Visitor Numbers	K - 692 M - 139 N - 332 W - 359	K - 511 M - 0 N - 244 W - 281	K - 743 M - 147 N - 384 W - 422	K - 1103 M - 0 N - 507 W - 610	K - 911 M - 198 N - 372 W - 714	K - 1272 M - 196 N - 441 W - 774
Coach Tours	K - 0 M - 0 N - 0 W - 0	K - 1 M - 0 N - 0 W - 0	K - 0 M - 0 N - 0 W - 0	K - 0 M - 0 N - 0 W - 0	K - 1 M - 0 N - 0 W - 0	K - 1 M - 0 N - 2 W - 4
Volunteer Numbers	K - 115 M - 27 N - 34 W - 30	K - 110 M - 39 N - 45 W - 33	K - 157 M - 30 N - 28 W - 44	K - 131 M - 27 N - 32 W - 47	K - 141 M - 27 N - 29 W - 43	K - 143 M - 25 N - 32 W - 52
Volunteer Hours	K - 671 M - 107 N - 195 W - 151	K - 676 M - 156 N - 229 W - 169	K - 884 M - 121 N - 171 W - 253	K - 735 M - 97 N - 167 W - 267	K - 855 M - 98 N - 165 W - 244	K - 880 M - 97 N - 179 W - 282
Days Open	K - 24 M - 18 N - 21 W - 22	K - 28 M - 22 N - 27 W - 28	K - 31 M - 18 N - 25 W - 30	K - 28 M - 18 N - 26 W - 28	K - 28 M - 20 N - 25 W - 30	K - 30 M - 18 N - 24 W - 30
2023	Jul	Aug	Sep	Oct	Nov	Dec
Sales	K - \$7320 M - \$27 N - \$770 W - \$3412	K - \$10391 M - \$103 N - \$666 W - \$4319	K - \$7873 M - \$276 N - \$1129 W - \$4581	K - \$6296 M - \$0 N - \$634 W - \$2443	K - \$ M - \$ N - \$ W - \$	K - \$ M - \$ N - \$ W - \$
Visitor Numbers	K - 1594 M - 18 N - 442 W - 806	K - 1698 M - 0 N - 597 W - 1086	K - 1425 M - 250 N - 569 W - 978	K - 960 M - 0 N - 313 W - 494	K - M - N - W -	K - M - N - W -
Coach Tours	K - 0 M - 0 N - 0 W - 0	K - 4 M - 0 N - 2 W - 0	K - 1 M - 0 N - 0 W - 1	K - 0 M - 0 N - 0 W - 0	K - M - N - W -	K - M - N - W -
Volunteer Numbers	K - 138 M - 1 N - 24 W - 52	K - 133 M - 21 N - 34 W - 53	K - 141 M - 32 N - 34 W - 47	K - 140 M - 18 N - 35 W - 42	K - M - N - W -	K - M - N - W -
Volunteer Hours	K - 846 M - 5 N - 148 W - 292	K - 778 M - 77 N - 200 W - 297	K - 894 M - 111 N - 196 W - 251	K - 832 M - 61 N - 194 W - 241	K - M - N - W -	K - M - N - W -
Days Open	K - 30 M - 3 N - 23 W - 27	K - 31 M - 13 N - 28 W - 31	K - 30 M - 16 N - 24 W - 29	K - 31 M - 9 N - 29 W - 31	K - M - N - W -	K - M - N - W -

Executive and Finance & Corporate Standing Committee Meeting

17 February 20212023

	January	February	March	April	May	June	July	August	September	October	November	December	Total
2023	1,846	1,269	1,859	2,467	2,201	2,831	2,983	3,383	3,235	1,777	-	-	23,851
2022	1,186	1,180	1,716	2,405	2,324	2,874	3,302	3,227	3,245	2,232			23,691



South Burnett VIC Network

The first week of October the Staff travelled to Agnus Water/Town of 1770 for the QICA Conference (Queensland Information Centre Association). The conference was very informative, and a lot of networking was achieved. This conference is held every year and is a part of our VIC's accreditation.

We also submitted an EOI for the South Burnett to host the 2024 QICA Conference, and we were advised that the South Burnett won!

Over the next year the staff have a lot of work to make sure that this conference is a success.

**Kingaroy VIC/Museum:**

On Wednesday the 11th October, the Kingaroy VIC and Museum hosted morning tea for the Councillors, Acting Mayor, Staff, Volunteers and Artist to show off the new Mural that was painted on the back wall at the Kingaroy VIC. It was a good chance for everyone to get together and discuss the beautiful mural. We also had the media on site.





VSB:

At the time of submitting the report for Tourism, VIC's and Museum's, we had not received VSB's newsletter.

Community Development**2022/2024 Black Summer Bushfire Recovery Grants Program**

Department of Industry, Science, Energy and Resources

Department of the Prime Minister and Cabinet

Name	Description	Status
Community Connection OPL/27	Social Recovery and Resilience Investment Stream	<ul style="list-style-type: none"> • The Shine by Design workshops were held in Kingaroy, Murgon and Nanango during September 2023. With a focus on positive psychology, these workshops promoted wellbeing and happiness, by concentrating of aspects like resilience, optimism and gratitude. 86 people attended the Shine by Design Luncheon which was held on the 30 September 2023 with special guest speaker Sam Bloom, the inspiration behind the movie Penguin Bloom. This was a beautiful luncheon with an inspirational speaker helping to build the resilience of women in the South Burnett. • South Burnett Regional Council has committed to provide support for ten community members who reside in the South Burnett to complete a Cert III in Health Services Assistance through the Rural Medical Education Australia's Kingaroy Clinical Training Centre. Connect and Grow Scholarships is a proactive and community orientated approach to address our community's health care challenges. With an aim to develop a capable and sustainable local health workforce, through upskilling community members that already reside in the areas of need with the health sector. Applications for scholarships close 30 November 2023. <p>The Day at the Dam Concert, 28 October BP Dam.</p> <ul style="list-style-type: none"> • Tickets for the Day at the Dam concert are now open for purchase. • 561 - adult tickets have been sold. • 18 - 16-17-year tickets have been sold. • 100 - free children's tickets have been issued.

		<ul style="list-style-type: none"> Community service providers and employment agencies have been invited to have a trade display at the event.
	Economic Recovery and Investment Stream	<p>Regional Development Action Plan and Investment prospectus.</p> <ul style="list-style-type: none"> Interviews with external stakeholders including current business community members and Regional Development Advisory Committee members to ascertain their views on: <ul style="list-style-type: none"> Key infrastructure gaps. Digital communication quality and capacity Barriers to attracting and retaining staff. Data collected through the interviews will be provided to Dr Tom Keenan to develop the draft investment prospectus and the Regional Development Action Plan.
Operational Plan Projects		
Project Name	Description	Status
OPL/17 Arts, Culture and Heritage Committee	Committee to develop an Arts, Culture & Heritage Strategic Plan	<ul style="list-style-type: none"> Community Consultation workshops have been finalised for the Arts, Heritage, and Culture Strategic Plan. Feedback has been summarised from consultation workshops, and a survey development to gauge community response. Five (5) projects were successful in receiving RADF round 1 funding. 2023-24 RADF Program and Budget has been lodged with Arts Queensland.
Ringsfield House Advisory Committee	Committee to develop a Ringsfield House Strategic Plan and provide recommendations to Council.	<p>The VIC team are currently working on implementing the resolution from the August meeting as per the following:</p> <p>The Ringsfield House Advisory Committee meeting was held on Tuesday 29 August. The following recommendations will be put forward for Councils consideration.</p> <ul style="list-style-type: none"> That Ringsfield House be open by appointment with tours conducted by Volunteers that have been inducted as per the Volunteer process of the Visitor Information Centre with

		<p>reporting to the Visitor Enhancement Officer and the Tourism Officer.</p> <ul style="list-style-type: none"> • That Ringsfield House be promoted as a community facility and venue and is open to hirers who wish to run community led events. • That a stocktake of current artefacts be completed and a future recommendation is made from the committee to reduce the number of artefacts. • That any volunteers wishing to participate in undertaking work at the house are inducted and managed by Council (excluding those working for a hirer incorporated group).
OPL/18 Reconciliation Action Plan (RAP)	Develop a Reconciliation Action Plan (RAP) for the	The invitation to join a Reconciliation Action Plan working group will be issued to staff in 2024.
OPL/21 South Burnett Regional Youth Council	Advocate for and facilitate wellbeing events across the region	<ul style="list-style-type: none"> • In October, the South Burnett Regional Youth Council held their monthly meeting. Mark Pitt was invited to talk to about climate change. The Youth Council provided feedback on their understanding on climate change and what can council do in this space. The Council discussed the benefits of creating a South Burnett Youth webpage. The Council considered if this would be the best solution and who would need to be involved. This will be an ongoing project for the council to consider. The next meeting will be held in November 2023.

SOUTH BURNETT LIBRARIES 2023-2024 Yearly Statistics Updated 30 October 2023		
Visitors	52,892	
Total Loans & Renewals	49,458	
New Memberships	379	
JP Visitation (Kingaroy)	1,157	
Meeting Room Bookings (hrs)	323	
PROGRAM TOTALS		
FOR 0-5 EARLY CHILDHOOD		
	Attendance	Sessions
Total on site	1470	118
Outreach (F5F off site)	989	9
FOR CHILDREN 6-12		
Total on site	296	40
Outreach OFF SITE		
FOR YOUNG ADULTS 13-17		
Total on site	4	1
ADULT PROGRAMMING		
Total on site	670	129
Outreach OFF SITE	37	2
DIGITAL LITERACY		
Total on site	462	223
CULTURAL CELEBRATION		
Total on site	78	14

LEASING

Item	Description	Actions
Nanango Racing Club Inc – Lease C in Lot 174 on FY803924	Request for meeting to discuss renewal of lease	Meeting scheduled to discuss current lease terms and ability to renew lease.
Lot 257 on FY2788 & Lot 250 on SP103905	Confirmation of Surveyed Lease Area and Lease Information.	Provided required information to NRM.
Barambah United Football Club Inc - Area B within Lot 156 on FY809991	Request for landowners consent to apply for grant funding	Landowners consent letter sent.
Barambah United Football Club Inc - Area B within Lot 156 on FY809991	Request for formal tenure.	Review of boundaries for confirmation of trustee lease or other tenure agreement.
Lot 11 on SP117092	Internal enquiry on fencing of Licence Area	Information provided to Facilities & Parks.
Proston Water Tower – Lot 1 on SP175193	Proposed upgrade works on Lease A.	Site conditions and approval issued as per lease agreement.
South East Queensland Gyroplane Club Inc. – Wondai Aerodrome	Request for meeting to discuss options for potential hanger.	Onsite meeting held on 13/10/2023. Club to investigate financial viability prior to submitted a formal request to Council.
Wondai Country Club – Lot 224 on FY2135	Request for landowners consent to apply for grant funding	Landowners consent letter sent.
Wondai Country Club – Lot 224 on FY2135	Request for formal tenure.	Review of boundaries for confirmation of trustee lease or other tenure agreement.
Silver Lining Foundation Australia Ltd – Lot 465 on FY2604	Request for landowners consent to apply for grant funding	Landowners consent letter sent.
Kingaroy Netball Association Inc – Lease A within Lot 58 on RP63331	Request for landowners consent to apply for grant funding	Landowners consent letter sent.
Kingaroy Netball Association Inc – Lot 58 on RP63331	Potential for new lease area to continue masterplan.	Kingaroy Netball have advised that they are still in the draft stages of their masterplan, and they are not likely to seek new tenure until 2024.
Proston Pony Club – Part of Lot 67 on P6975	Request for landowners consent to apply for grant funding	Landowners consent letter sent.

Blackbutt Water Tower – Lot 1 on RP130127	Request for lease for existing telecommunications equipment and relocation of cabinet.	Internal discussions with Water & Wastewater. Discussed the Leasing process and Policy with applicant. Waiting for the final design prior to survey and rental valuation being sort.
Licence to Occupy – Lot 2 on N2349	Request to renew licence – Low Impact – Grazing	Invitation to Offer for Trustee Permit to Occupy open from 16/10/2023 to 2pm 10/11/2023.
Licence Area 7 – Kingaroy Aerodrome	Breach of Licence to Occupy.	Resolved and no further action required.
South Burnett Western Performance Club Inc - Lot B in Lot 174 on FY803924	Request to renew lease of Lot B in Lot 174 on FY803924.	Trustee Lease issued for signing.
Trusteeship of Booie Hall – Lot 129 on SP115387	Request for advice on trusteeship of the reserve from the Booie Hall Committee.	Scheduled to attend meeting on 14 November 2023.
Tingoora Sports Association Inc – Lot 91 on FY2885	Request for Lease of Recreation Reserve for Cricket Club.	Report was prepared for the October Liveability, Governance and Finance Standing Committee although delayed for November on request of applicant.
Reserve for Camping & Water – Lot 44 on FTZ37207	Request for Council to provide letter of support to Department of Resources for dedication of road.	Letter of support for proponent to lodge an application on behalf of Council for simultaneous road opening and closure under the <i>Land Act 1994</i> .
Lewis Duff Road, Ballogie, Lot C on AP23234 – Triple R Motorsport Limited	Request to align access road within boundary of road reserve for Lewis Duff Road. Cancellation of grazing permit required prior to application in accordance with Construction of Unmade Road Policy.	On Hold until advised by General Manager Liveability or CEO.
Proston Showground Reserve	Investigate and realign boundaries to support future growth and development of the site in conjunction with Proston community groups.	Surveyor engaged, waiting for survey to be finalised.
Proston Show Society	Request to lease caravan park.	On hold whilst boundary realignment is being undertaken.
Roy Emerson Museum & Nukku Nook - Blackbutt	Request for renewal and extension to licence area for a new building.	Deed of Licence to Occupy issued for review and comment.

& District Tourism & Heritage Association Inc.		
Blackbutt Hall - Blackbutt & District Tourism & Heritage Association Inc.	Request for renewal licence to occupy.	Deed of Licence to Occupy issued for review and comment.
Lot 19 CP891608 - 50102073	Review of lease – Month to Month	Letter issued to Lessee.
Reserve for Departmental and Official – Lot 80 on FY2562	Request from the Department of Resources to review trusteeship.	Report prepared in conjunction with Land Investigation Officer for Trusteeship of the Reserve to November Liveability, Governance and Finance Standing Committee.
Reserve for Park & Recreation - Lot 488 on Crown Plan FY2753	Request to review options for use/secondary use and land management options	Awaiting outcome of report from October Ordinary Meeting
Additional to Leasing for Community Development Events/Other: <ul style="list-style-type: none"> • A Day at the Dam – Organisation Committee • Aerodrome Reporting Officer / Works Safety Officer – Kingaroy Aerodrome & Wondai Aerodrome 		

LIVEABILITY – COMMUNITY AND LIFESTYLE OPERATIONAL UPDATE

Jennifer Pointon
Manager Community & Lifestyle

Cemetery Update

Stats Item	Monthly		Year to Date Cumulative	
	2023/24	2022/23	2023/24	2022/23
	01/10/23 – 31/10/23	01/10/22- 31/10/22	01/07/23– 31/10/23	01/07/22- 31/10/22
Cemeteries	Burial/Ashes/ Exhumations	Burial/Ashes/ Exhumations	Total	Total
Blackbutt	0	0	2	3
Booie	0	0	2	0
Kumbia	0	0	1	2
Memerambi	1	0	2	0
Mondure/Wheatlands	0	0	0	0
Murgon	0	4	4	14
Nanango	3	3	11	17
Proston	0	0	0	3
Taabinga	3	7	15	25
Tingoora	0	0	0	0
Wondai	2	1	9	9
Total	9	15	46	73

Saleyards Update

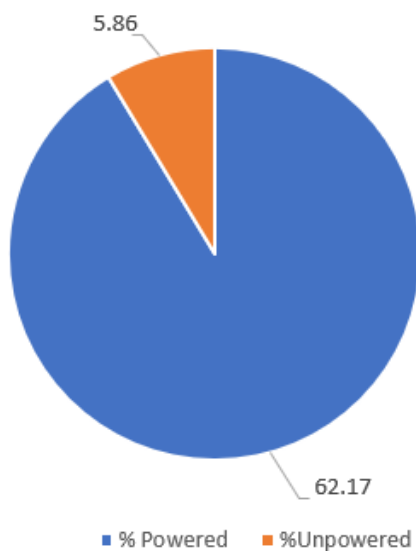
Stats Item	Monthly		Year to date Cumulative
	2023/24	2022/23	2023/24
	01/10/23-30/10/23	01/10/22-25/10/22	01/07/23– 30/06/24
Coolabunia Saleyards			
Dipping (Agent & Private)	80	407	2355
Inspection (Private)	43	348	895
Consignment / Transit (Private)	7	218	555
Weighed (Agent & Private)	0	0	1307
Sold (Agent)	0	0	1495
Spray	2	0	5
Nanango Dip Yard			
Cattle Dipped	0	0	35

Customer Requests

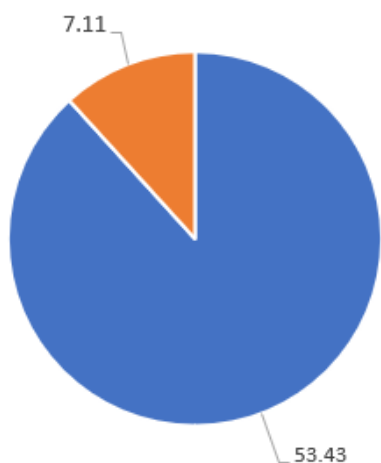
Category	Monthly		Year to Date Cumulative	
	2023/24		2023/24	
	01/10/23-30/10/23	01/07/23 – 30/06/24	2022/23	01/07/22 – 30/06/23
Airports	4	27	34	
Cemetery	9	28	51	
Dams	0	5	8	
Saleyards	2	4	2	
Total	15	64	95	

Dams Update

Boondooma Occupancy Rate



Bjelke-Petersen Occupance Rate



9 COMMUNITY DEVELOPMENT (HEALTH, YOUTH, SENIOR CITIZENS)

9.1 TRUSTEE LEASE - TINGOORA SPORTS ASSOCIATION INC

File Number: 8 November 2023
Author: Lease Officer
Authoriser: Chief Executive Officer

PRECIS

The Tingoora Sports Association Inc have requested a Trustee Lease of the Tingoora Sports Grounds.

SUMMARY

The newly formed Tingoora Sports Association Inc (TSA) have requested a Trustee Lease of the Tingoora Sports Grounds located on Lot 91 on Crown Plan FY2885.

OFFICER'S RECOMMENDATION

That the Committee recommends to Council:

1. That South Burnett Regional Council resolves that the exception in *Local Government Regulation 2012 section 236 (1)(b)(ii)* applies to Council for the disposal by way of grant of a Lease of the valuable non-current asset, which is Lot 91 on Crown Plan FY2885, to the Tingoora Sports Association Inc.
2. South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the Trustee Lease between Council and Tingoora Sports Association Inc. on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.

FINANCIAL AND RESOURCE IMPLICATIONS

Rent for the lease will be a concessional rent applied to all community and not for profit groups of \$75.00 per year (excluding GST).

Council will be responsible for any costs associated with the preparation of the lease including registration of the Trustee Lease.

LINK TO CORPORATE/OPERATIONAL PLAN

IN10: Investigate options for leasing opportunities to not-for-profit groups and organisations.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

TSA contacted Council requesting to enter into a Trustee Lease for the Tingoora Sports Grounds on 25 September 2023. A draft Trustee Lease was sent to TSA for review and comment on 27 September 2023. Boundaries of the maintenance area sent 13 October 2023.

Council's Facilities and Parks have also provided comment on the use of the sports grounds including maintenance and assets.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

The land is a Reserve for Recreation with Council as the Trustee. The proposed Trustee Lease complies with the requirements of section 7(2) of Land Regulation 2020.

An offer of a Trustee Lease to a community group is in accordance with *section 236(1)(b)(ii) of Local Government Regulation 2012*.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Offering of a Trustee Lease is in accordance with Council's Property Lease Policy and Disposal of Assets Policy.

ASSET MANAGEMENT IMPLICATIONS

TSA will be responsible for the maintenance and repairs to the property including slashing and mowing the grounds, vermin control and noxious weed control. The maintenance boundary has been determined to exclude the old landfill location and non-active gas monitoring site as well as the high value fauna that cannot be disturbed.

Currently onsite there is a small 2500L rainwater tank that is connected and used for the toilets. Toilets are only opened for community cricket events. Council has previously agreed to weekly delivery of non-potable water up until 30 June 2024. The current costs to deliver the non-potable water are approximately \$10,800 per annum, the Tingoora Sports Association will be responsible for the cost to supply non-potable water and maintenance/serving of the toilets at the Tingoora Sports Grounds as a part of the Trustee Lease Agreement.

REPORT

RDP: Lot 91 on Crown Plan FY2885

Land Address: Tingoora Cemetery Road, Tingoora

Area: 2.902 ha

Tenure: Reserve for Recreation





Trustee: South Burnett Regional Council

Background:

The Tingoora Sports Association was incorporated in October 2022 and enquired into the possibility of leasing the facility in July 2023 with an official request to Lease the Tingoora Sports Grounds in late September 2023.

TSA has worked with Council to develop the cricket pitch on the grounds with most funds being sourced from sponsorship and fundraising activities.

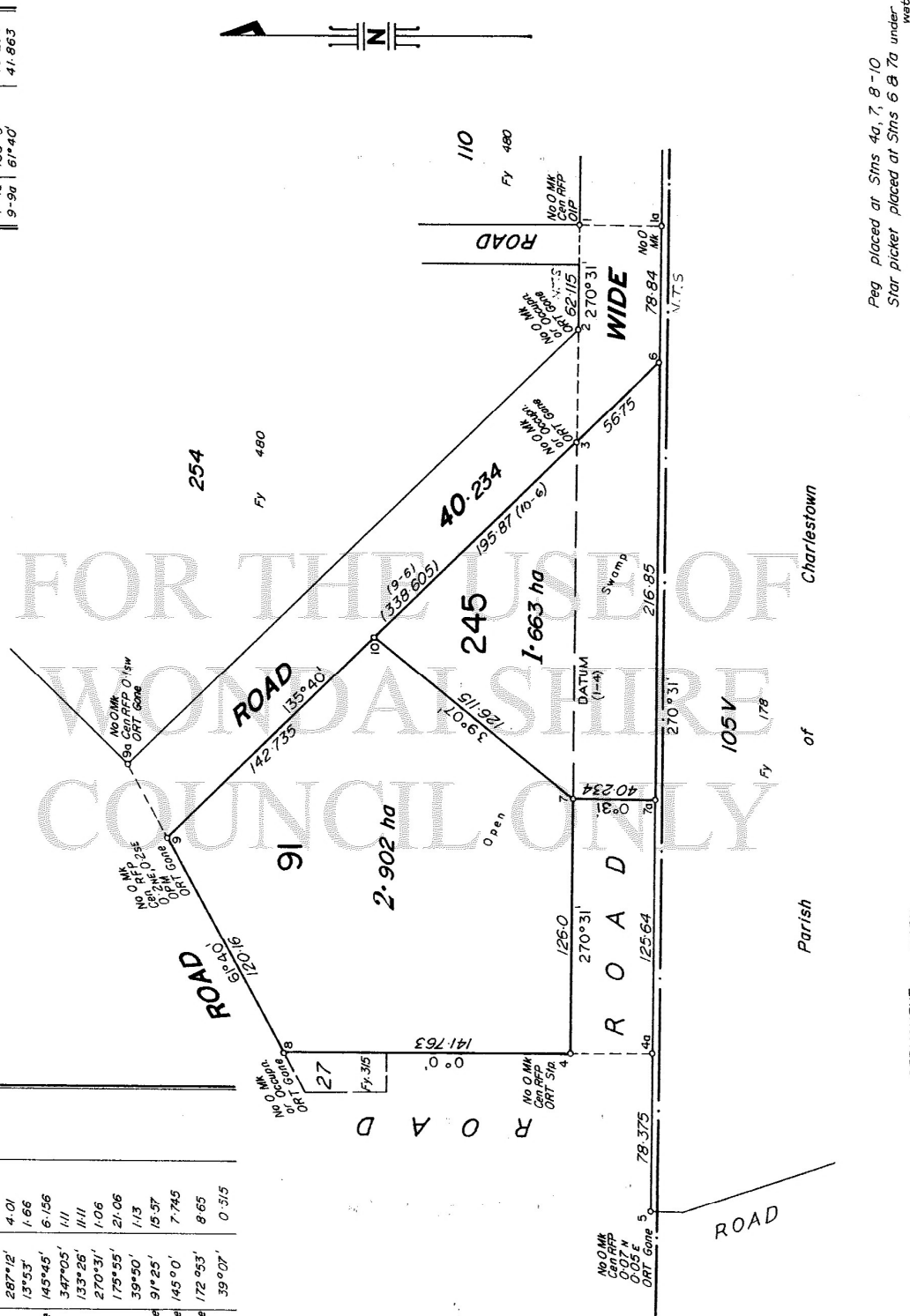
ATTACHMENTS

1. **Survey Plan - Tingoora Sports Grounds - Lot 91 on FY2885** [↓](#) 
2. **Aerial Map - Tingoora Sports Grounds** [↓](#) 
3. **Aerial Map - Tingoora Sports Grounds - Boundary and Lessee Area to maintain** [↓](#) 
4. **Aerial Map - Tingoora Sports Grounds - Old Tingoora Waste and Non-Active Gas Monitoring** [↓](#) 

FOLDED OR MUTILATED PLANS WILL BE REJECTED - PLAN MAY BE ROLLED

D.M.S FORM S.B.11

LINE	BEARING	DIST.
1-1a	180° 31'	40.234
2-3	270° 31'	56.75
3-7	270° 31'	176.83
4-4a	180° 0'	40.234
9-9a	61° 40'	41.863



Reg. placed at Sims 4a, 7, 8-10.
Star picket placed at Sims 6 & 7a under water.

CLOSED ROAD
17.3.67a) 7920m²
GG 1988 4-57



STM	TO	BEARING	DISTANCE	REMARK
1	OIP	121° 40'	1.5	
2	ORT Gone	45° 05'	11.809	
3	ORT Gone	301° 30'	18.829	
4	ORT Sid	279° 10'	5.19	
4a	Pin	287° 12'	4.01	
5	ORT Gone	145° 45'	6.156	
6	Pin	347° 05'	1.11	
7	Pin	133° 26'	11.11	
7	Pin	270° 31'	1.06	
7a	Pin	175° 55'	21.06	
8	Pin	39° 50'	1.13	
8	ORT Gone	91° 25'	15.37	
9	ORT Gone	145° 0'	7.745	
9a	ORT Gone	172° 53'	8.65	
10	Pin	39° 07'	0.515	




For Additional Plan & Document Notings Refer to CISP

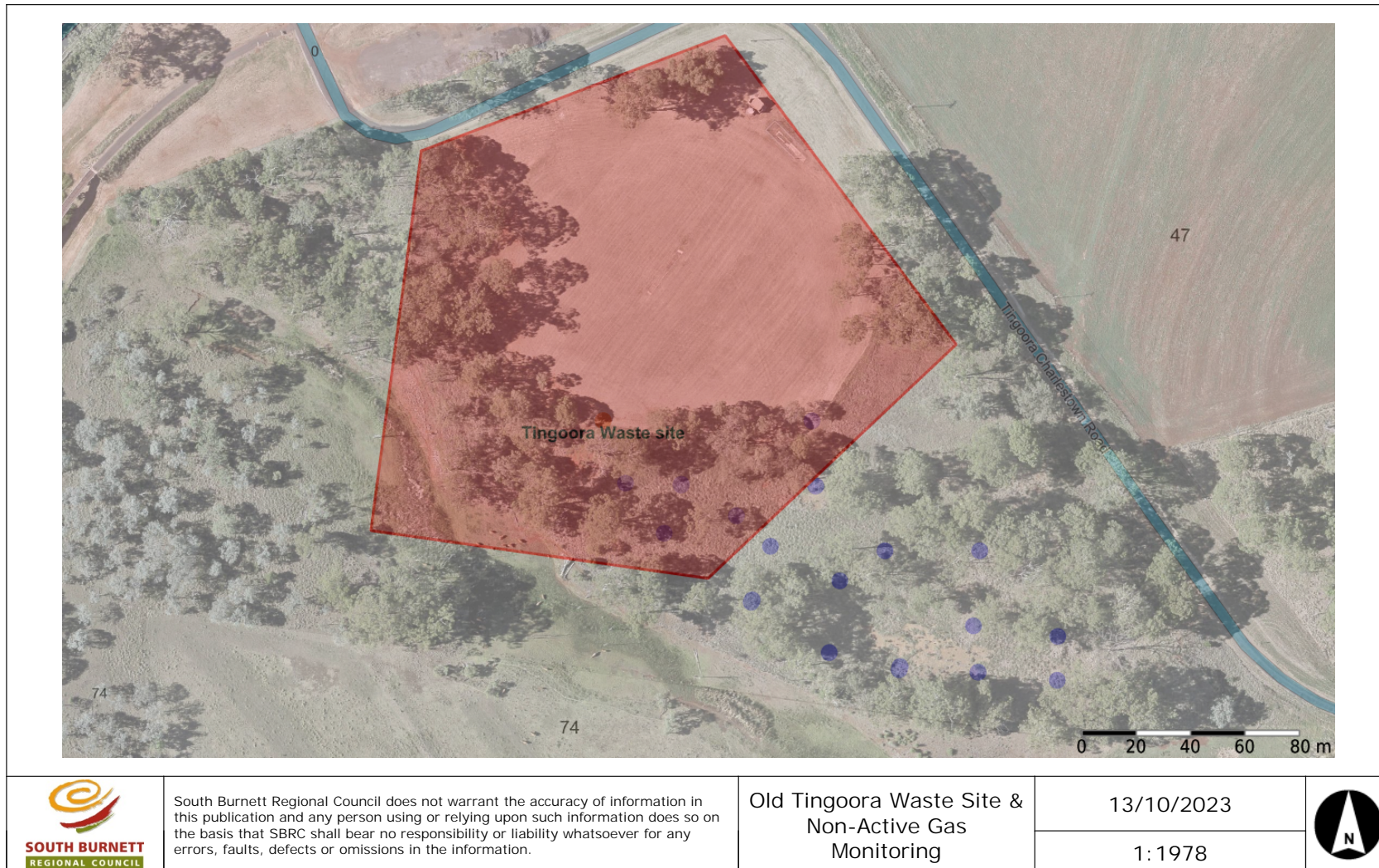
PERMANENT MARK	BEARING	DISTANCE	NUMBER
PM	347° 53'	1.065	59767
9 - OPM			

PLAN 91	PREVIOUS PLAN	Fy 315	PROCLAIMED SURVEY AREA	MINING FIELD	LAND AGENTS DISTRICT	NANANGO	LOCAL AUTHORITY	WONDAL S.C.
Graham Douglas KENDALL I certify that I am a duly qualified surveyor and have surveyed the ground in this plan in accordance with the Surveyors Act 1977 personally. the plan is accurate, that the said survey was made in accordance with the Surveyors Act 1977 the Surveyors Regulations 1978 and that the said survey was completed on 19-3-86.		MERIDIAN LINE PLAN BEARING A.M.G. BEARING CAM Vide Fy 315		PLAN OF LOTS 91 & 245 SCALE 1: 2000			TOWN TINGOORA PARISH M ^C EUEN County FITZROY	
AUTHORITY D.M.S. REF. DRAWN REGISTERED CHARTED MAP REF.								



	<p>South Burnett Regional Council does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that SBRC shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.</p>	<p>Tingoora Sports Grounds Lot 91 on FY2885</p>	<p>27/09/2023 1:2042</p>	
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		Property Information		
		Lot plan 91FY2885 Parcel area (ha) 2.902 Locality TINGOORA Property address 0 Tingoorra Cemetery Road TINGOORA 4608		
	South Burnett Regional Council does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that SBRC shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.	Tingoorra Sports Grounds Red - Boundary of Reserve Green - Lessee to maintain	13/10/2023 1:1978	



10 PROPERTY & FACILITY MANAGEMENT

10.1 TRUSTEESHIP OF RESERVE - LOT 80 ON FY2562

File Number: 8 November 2023

Author: Land Investigations Officer

Authoriser: Chief Executive Officer

PRECIS

Council to take over the trusteeship of reserve allotment on Bunya Mountains Road, Bunya Mountains known as Lot 80 FY2562 from the Department of Environment and Science.

SUMMARY

The Department of Environment and Science (DES) have requested to relinquish trusteeship of R714 Reserve for Department and Official purposes being Lot 80 on FY2562 located on Bunya Mountains Road, Bunya. The Department of Resources have request Council consider taking over trusteeship of the reserve.

OFFICER'S RECOMMENDATION

That the Committee recommends to Council:

That Council become trustees of the reserve allotment on Bunya Mountains Road, Bunya Mountains known as Lot 80 FY2562 and pursuant to *Section 257(1)(b)* of the *Local Government Act 2009*, the Council resolves to delegate to the Chief Executive Officer the power to complete the transfer of trusteeship.

FINANCIAL AND RESOURCE IMPLICATIONS

Council will be responsible for any management and maintenance costs unless Council enters a Trustee Lease with an Incorporated Association seeking to use the land. A Trustee Lease must align with the community purpose or sub-purpose set for the land.

LINK TO CORPORATE/OPERATIONAL PLAN

OPL/14 Management of Council's buildings and facilities including operational maintenance programs, commercial and community leases and cost-effective asset management programs to meet agreed service levels.

EC6 Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.

EC9 Develop, in consultation with communities, Community Plans that identify key priorities for each town and village to inform Council's prioritisation.

IN10 Investigate options for leasing opportunities to not-for-profit groups and organisations.

IN13 Advocate and support the specialist health services needs of our residents.

OR3 Manage Council's assets effectively through the development and implementation of Asset Management Plans.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council's Lease Officer and Land Investigation Officer have had meetings with the Department of Resources (DOR) and conducted a site visit to review current conditions of the site. DOR have advised that Native Title has been extinguished and that the current operational purpose may need to be amended to a community purpose as per *Schedule 1* of the *Land Act 1994*. DOR have placed the deadline for the request on-hold pending a decision from Council to take on Trusteeship of the Reserve.

The matter has also been discussed at Council's Internal Land Sales, Planning and Infrastructure meeting. The recommendation is for Council to secure trusteeship of the reserve for potential future requirements.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Appointing trusteeship of the reserve is in alignment with *Section 44* of the *Land Act 1994*.

The trustees are the owners of the land for the purposes of legal proceedings, so they can sue and be sued, and take action to remove trespassers or to protect property under their control.

Trustees cannot sell or transfer or mortgage against the land.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Purpose and sub purpose of the Reserve land determines permissible uses. Consideration is required to ensure purpose and sub purpose are compatible with proposed land use.

ASSET MANAGEMENT IMPLICATIONS

If SBRC become trustees of the leased land area there will be ongoing management in line with other land assets. Please note that dependant on the primary use that the purpose of the reserve may need to be amended to a "Community purpose" as defined in schedule 1 of the *Land Act 1994*. Native Title has been extinguished over the reserve.

REPORT

The Department of Resources (DOR) is seeking Councils' views on becoming the new trustee of Lot 80 on FY2562 which is a Reserve for Departmental and Official purposes. The Department of Environment and Science (DES) has applied to DOR to relinquish their rights as the current trustee.

Property Details:

RDP: Lot 80 on Crown Plan FY2562

Address: 3384 Bunya Mountains Road, BUNYA MOUNTAINS 4405

Trustees: The State of Queensland (Represented by DES)

Purpose: Departmental and Official R714

Sub-purpose: Nil

Council would be required to nominate a duly suitable purpose and sub purpose for a potential trustee lease which would be compatible with the proposed intended use of the property.

There has been interest flagged from The Bunya Mountains Community Association Inc (BMCAI) who have been advocating for land from both South Burnett Regional Council (SBRC) and Western Downs Regional Council (WDRC) to build a Community Centre for the Bunya Mountains since 2021.

BMCAI has investigated proposed sites including:

SBRC -

- Lot 81 on FY2309 – Allan Stirling Park (Reserve for Park & Recreation).
- Lot 80 on FY2562 – Under trustee of DES (Reserve for Departmental and Official).

WDRC –









- Lot 234 on CP880177 – Rifle Bird Park (Reserve for Park & Recreation)
- Lot 258 on AG3883 – (Reserve for Recreation)
- Lot 20 & 21 on RP25936 – (Freehold)

Advice provided from the Department of Resources has stated that there is no vacant land held by the State that would be suitable for a community hall. Lot 81 on FY2309 is heavily vegetated with

remanent vegetation and Lot 80 on FY2562 would not be suitable due to size and access point to Bunya Mountains Road.

The freehold land within WDRC has been determined to be the most suitable location for a Community Centre, although WDRC have advised that they would not consider any tenure without BMCAI first undertaking a feasibility study.

ATTACHMENTS

1. **State of QLD Letter** [↓](#) 
2. **Request letter** [↓](#) 
3. **Current Title Search** [↓](#) 
4. **Crown Plan FY2562** [↓](#) 
5. **Aerial** [↓](#) 
6. **Aerial General Locality** [↓](#) 
7. **Written Acceptance Form** [↓](#) 
8. **Photos of the Reserve - Lot 80 on FY2562** [↓](#) 

From: "Linda Hagen" [REDACTED] >
Sent: Tue, 22 Aug 2023 16:06:55 +1000
To: "Council Information General Email Account" <info@sbrc.qld.gov.au>
Subject: [EXTERNAL] Trusteeship - Reserve for Departmental and Official Lot 80 on FY2562

Please be cautious

This email originated outside of SBRC..

Good afternoon

The department has received a request from Department of Environment and Science to relinquish trusteeship of R714 Reserve for Department and Official purposes being Lot 80 on FY2562 located on Bunya Mountains Road, Bunya.

The departments investigations prior to actioning this request is to seek advice from parties which may have an interest in taking over trusteeship of the reserve.

Therefore, can you please advise by close of business 29 September 2023 if South Burnett Regional Council would consider taking over trusteeship of this operational reserve.

If you require any additional information, please do not hesitate to contact me.

Regards

Linda



Linda Hagen

Land Officer (part-time Mon, Tues & every 2nd Wed)

Land Services | Land & Surveying Services

Department of Resources

A: 209 Bolsover Street,, Rockhampton Qld 4700 | PO Box 1762, Rockhampton Qld 4700

W: www.resources.qld.gov.au

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Enquiries: Jennifer Pointon
 Phone: 41899 100
 ECM ID 2795998 LP: JP



SOUTH BURNETT
 REGIONAL COUNCIL

South Burnett Regional Council
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 PO Box 336
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 ☎ 1300 789 279 or (07) 4189 9100
 📠 (07) 4162 4806
 ✉ info@southburnett.qld.gov.au
 🌐 www.southburnett.qld.gov.au

27 July 2021

██████████
 Secretary
 Bunya Mountains Community Association Inc.
 Lot 14 Bunya Avenue
 BUNYA MOUNTAINS QLD 4405

Email: ██████████@bunya.com.au

Attention: Carol Weekes

Dear Ms Weekes

Request to Council to investigate options for acquiring and using Lot 80 FY2562

Further to the meeting held with Council on 23 July 2021, please find below a summary of the investigations and additional information to support the Association in considering all the factors of the project.

The Associations' Preferred Option – Lot 80 FY2562

Lot 80 is owned by the State of Queensland and is a reserve for scientific purposes held by the Department of Environment and Science as Trustee. Council has no authority over this property.

- a) To further explore the availability of obtaining access to Lot 80 on FY2562 the Association will need to approach the Trustee, Department of Environment and Science for the opportunity to sub-lease.
- b) If the Trustee agrees to sub lease to the Association, the Trustee will need to seek consent from the Minister of Department of Resources to undertake a secondary use of the property before formally entering into an agreement with Association.
- c) If successful, the Association would need to then lodge a Development Application with Council to develop as a community facility. Council would assist the Association through the Development Application.

Background information:

The property has been reserved for scientific purposes in Trusteeship to Department of Environment and Science. Therefore, the proposed secondary use is not consistent with the purpose of the Reserve and must be approved by the Minister. A Land Management Plan and supporting information would need to be provided to the Minister to support the application to use the land for a community purpose.

For more information on the Department of Resources' policy of secondary use please refer to the enclosed guideline for Land Management Planning for Trust Land.

Customer Service Centres

Blackbutt 69 Hart Street
 Kingaroy 45 Glendon Street
 Documents 2019997

Murgon 42 Stephens Street West
 Wondai Cnr Mackenzie & Scott Streets

Version: 1, Version Date: 26/07/2021

As the original proposal outlined various uses, and the requirement for future growth to include a two-bay shed and gazebo, please be aware that the property of only 1290m² may not support the building design.

Please ensure this property is suitable in size, access and topography to accommodate the building, wastewater, parking and water infrastructure.

Should Lot 80 not be available to the Association, or unsuitable for the development the Association may wish to consider alternative sites.

Alternatives Sites

Lot 81 FY2309 (Allan Stirling Park), held by Council as Trustee for Reserve for Park.

Council would be required to submit a formal request to the Department of Resources to change the purpose of the trust land. Council will be required to submit a Land Management Plan including a building concept plan, that includes wastewater, water infrastructure, parking and accessibility. As identified under the *Vegetation Management Act 1999*, it is noted that the property is category B and this issue will be considered here.

If the Minister consents to the change of purpose, then Council can offer the Bunya Mountains Community Association a lease.

Council would assist the Association's development application including information requests to referral agencies that may include Transport and Main Roads, National Parks, and the Department of Resources.

The property is a larger block at approximately 11,701sqm and may provide more space to plan for a larger building that meets the proposed use, parking, wastewater, water infrastructure and future growth.

Acquiring land from a current private owner in or near the Bunya Mountain Village

Council would be supportive of the group partnering with a private landholder to acquire a parcel for a community centre. The parcel acquired can be designed to match the proposed building footprint, wastewater and parking and future growth. Advantages of this option are that Council continues to work with the landholder and the Association to assist with any development application process for any subdivision if required.

If you require further information or support please contact Jennifer Pointon, Lease Officer (07) 41899100 or email info@sbrc.qld.gov.au

Yours faithfully



Leanne Petersen
MANAGER PROPERTY

INTERNAL CURRENT RESERVE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 12/09/2023 07:59

Title Reference: 49012961
Date GAZETTED: 18/03/1978
PAGE: 1078Opening Ref: LAB 1735
Purpose: DEPARTMENTAL AND OFFICIAL
Sub-Purpose:
Local Name:
Address: BUNYA MOUNTAINS ROAD
County (R) No: R714
File Ref: RES 17535

TRUSTEES

THE STATE OF QUEENSLAND (REPRESENTED BY DEPARTMENT OF
ENVIRONMENT AND SCIENCE) Gazetted on 18/03/1978 Page
1078

LAND DESCRIPTION

LOT 80 CROWN PLAN FY2562 Gazetted on 18/03/1978 Page 1078
Local Government: SOUTH BURNETT

Area: 0.121700 Ha. (SURVEYED)

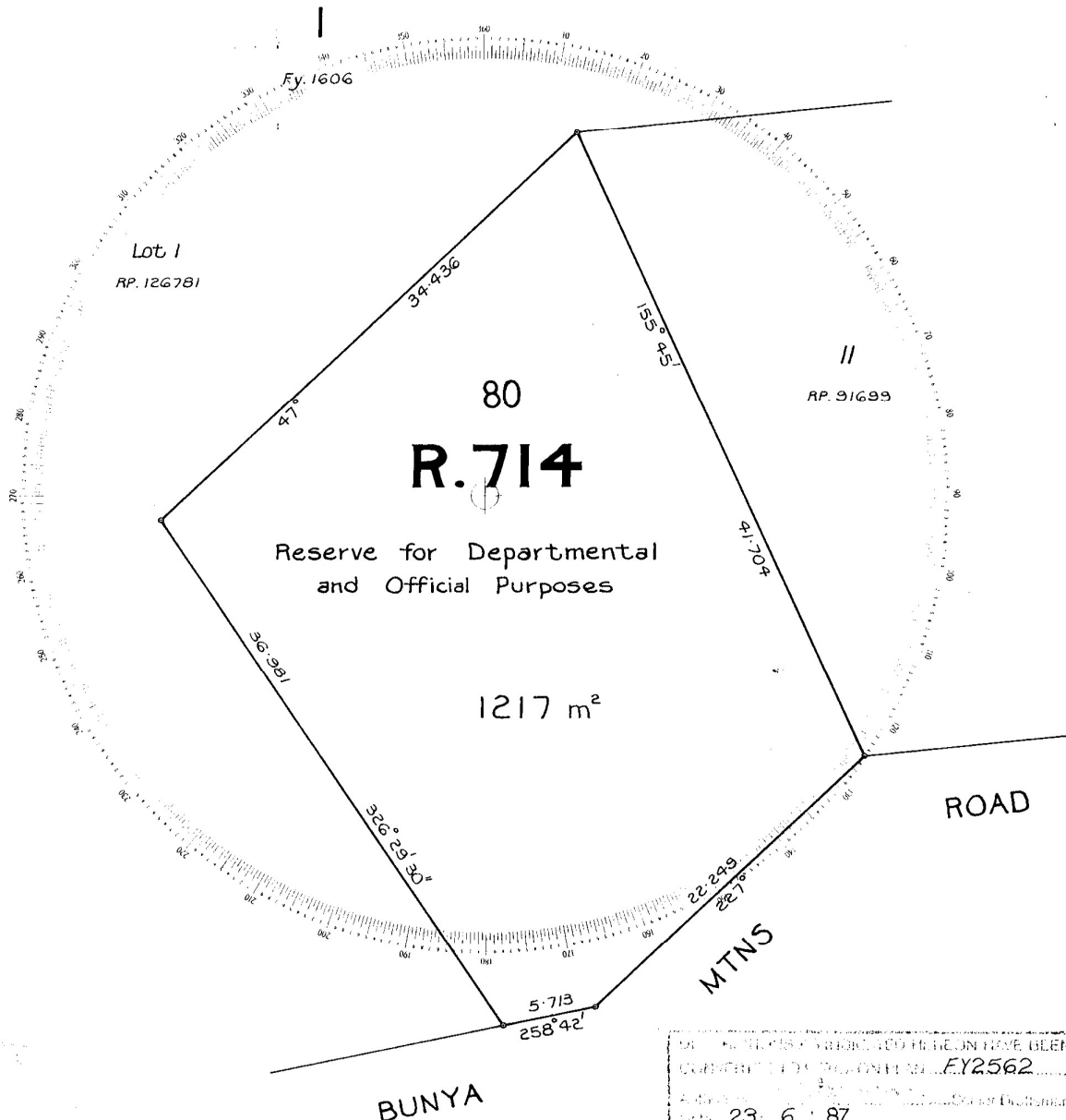
EASEMENTS AND ENCUMBRANCES

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Reserve Search **

POR.No.	LEASE No.

00000



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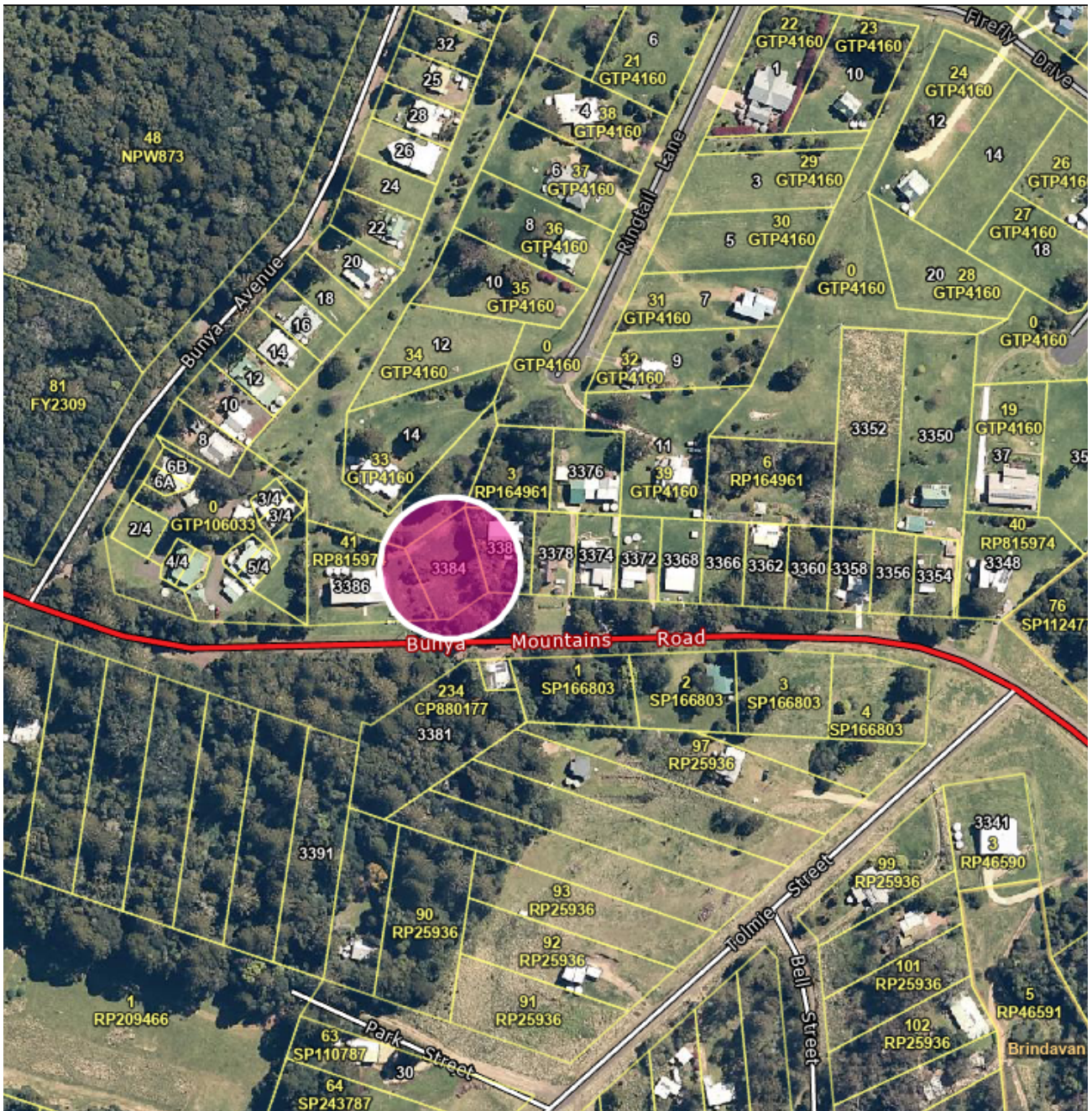
R.714 was formerly
Sub.12 of Resub.1 of Sub.16 of Por.1

Local Authority : NANANGO
Electoral Dist : SOMERSET

ADJUSTMENTS					INITIALS & DATE		COMPILED FROM		POR.No. R.714 LOT 80	
REF.	PREV. AREA	DRAWN	EXAM'D	CHARTED				RP.128269	PARISH OF TUREEN	
1.714	LAB.1735	Estab.	GMW	CS	PDS				COUNTY OF FITZROY	
			21.12.77	31.1.78	7.2.78				L.A.D. OF NANANGO	
SCALE 1:300					MERIDIAN Add 26' for CAM. vide Fy.2274		COMPILED PLAN		Fy. 2562	
REF:										
CROWN COPYRIGHT RESERVED					DEPT. OF MAPPING AND SURVEYING					

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26°52'58"S 151°35'5

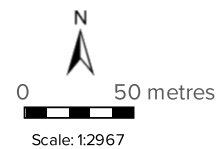


53°15'S 151°35'40"E

26°53'15"S 151°35'5

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 Legend

 Attribution

Address

Land parcel



Land parcel - gt 1 ha



Land parcel - gt 10 ha



Property



Land parcel - gt 1000 ha



Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: My Places



Road Crossing



Road



Railway



Cities and Towns



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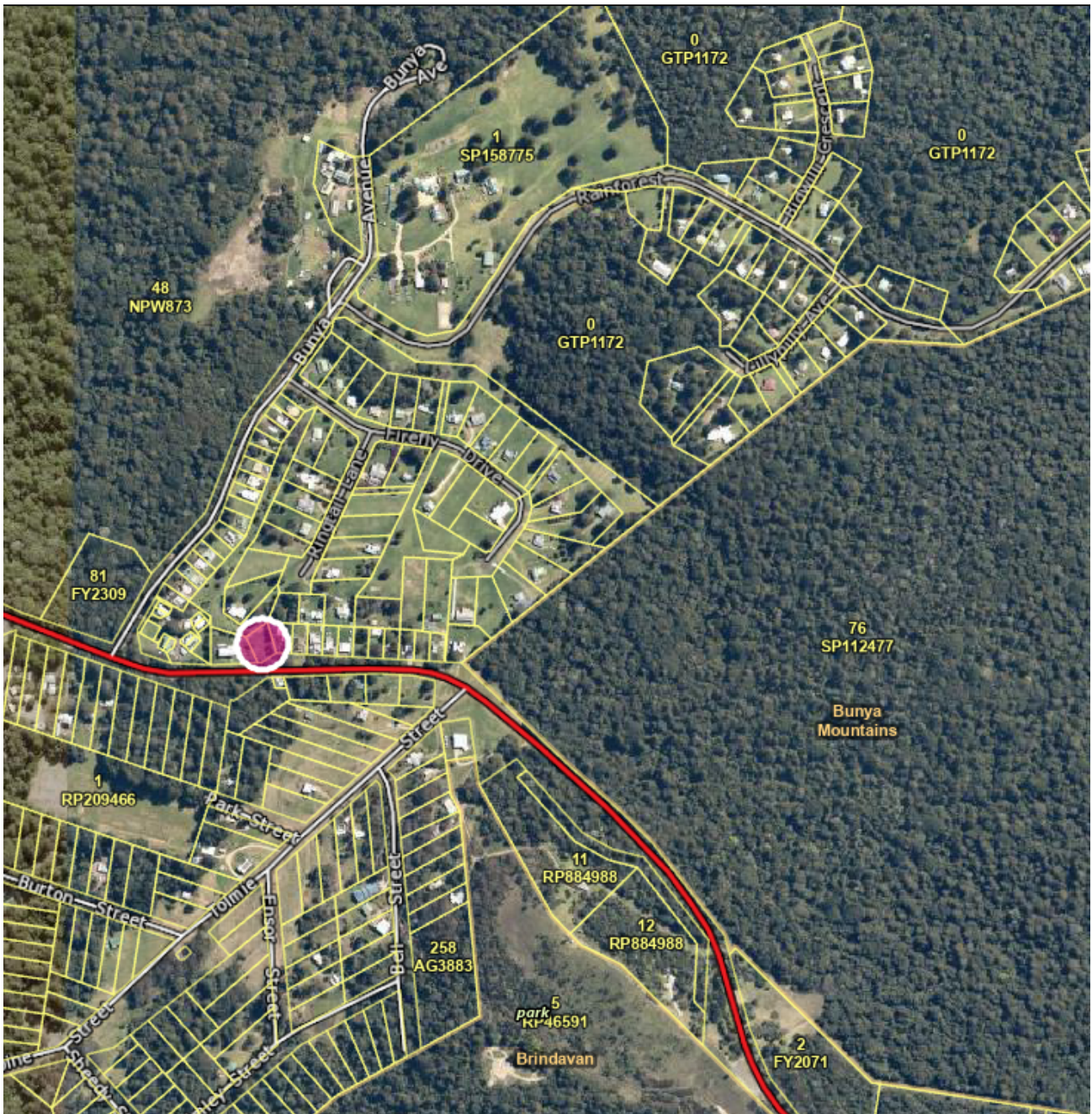
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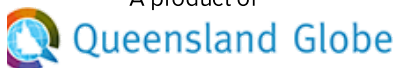


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 Legend

 Attribution

Address

Land parcel

 Parcel

Land parcel - gt 1 ha

 Parcel

Land parcel - gt 10 ha

 Parcel

Property



Land parcel - gt 1000 ha

 Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: My Places

 My Place 1

Road Crossing

 Bridge

 Tunnel

Road

 Highway

 Main

 Local

 Private

Railway



Cities and Towns



Maxar

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Department of Resources

Written acceptance of appointment as trustee of trust land
 (In accordance with Section 44 of the *Land Act 1994*)

1. Property Description		
Title Reference	Lot/Plan	Local Government
2. Reserve/Deed of grant in trust for [insert purpose/s]		

LA 33 – Version 2,
 October 2023
 © The State of Queensland (Department of Resources)



3. Trustee [insert name to be appointed as trustee]

Postal Address:
Resources Rockhampton
PO Box 1762
Rockhampton
4700 QLD

Telephone:
(07) 48373300

2

4. Conditions of Appointment (If applicable)

Postal Address:
Resources Rockhampton
PO Box 1762
Rockhampton
4700 QLD

Telephone:
(07) 48373300

3

5. Execution

*I / *We accept appointment as trustee of the trust land identified in Items 1 and 2 subject to any conditions detailed in item 4.

*I/We acknowledge we have read and understand the [Roles and responsibilities of a trustee](#).
 (* Cross out which ever is not applicable)

Trustee	Execution Date
..... signature/...../.....
..... full name	
..... position title	(eg Minister, CEO, Mayor, Chairperson)

Trustee	Execution Date
..... signature/...../.....
..... full name	
..... position title	(eg Minister, CEO, Mayor, Chairperson)

Witness	Execution Date
..... signature/...../.....
..... full name	
..... qualification	
(eg Legal Practitioner, JP, C.Dec)	

Postal Address:
 Resources Rockhampton
 PO Box 1762
 Rockhampton
 4700 QLD

Telephone:
 (07) 48373300

Notes and Guide to Completion

This form is to be used to accept an appointment as trustee of trust land under the *Land Act 1994*.

The following provides guidance to complete each of the items on the form:

Note: Items 1 to 4 to be completed by the Department of Resources.

Item 1

The following is an example of how this item should be completed:

Title Reference	Lot/Plan	Local Government
16243027	Lot 6 on SP137064	Brisbane City Council

Item 2

Insert purpose of trust land e.g. Reserve for recreation purposes

Item 3

Insert full name of all trustees to be appointed (this name will be registered on the trust land title reference)

Item 4

Insert any conditions to which the appointment is subject - subsection 44(3) of the *Land Act 1994*

Item 5

The trustee to be appointed is to complete and execute (sign) this item in the presence of a Witness, being a Legal Practitioner, Justice of the Peace or Commissioner for Declarations.

Note: Execution –

If State of Queensland– to be executed by the Minister of the agency accepting trusteeship – s53A of the *Land Act 1994*

Organisations and Incorporated Associations - see the [Qld Land Title Practice Manual](#) at [Titles Queensland](#) for execution requirements.

Postal Address:
Resources Rockhampton
PO Box 1762
Rockhampton
4700 QLD

Telephone:
(07) 48373300



Figure 1 - Looking down from entrance of the reserve



Figure 2 - Looking up from bottom of reserve



Figure 3 - Current Access to the Reserve

10.2 MURGON DOG PARK - COMMUNITY CONSULTATION

File Number: 27/10/2023

Author: Manager Facilities and Parks

Authoriser: Chief Executive Officer

PRECIS

Murgon Dog Park Community Consultation.

SUMMARY

Community consultation with the Murgon community in relation to the potential location of a Dog Park at 19 Douglas Street, Murgon.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council that:

1. The location of 19 Douglas Street, Murgon be reserved for future development of a dog park facility.
2. Consideration of funding the project in the 10-year Building Capital Works program and/or alternative funding opportunities through grants.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital works will be required to be quoted once plans have been finalised.

LINK TO CORPORATE/OPERATIONAL PLAN

EC1 Develop and implement initiatives to enhance community parks, gardens and recreational facilities, which may include: tree planting strategy, botanical gardens and perennial (drought tolerant) shrubs and flower planting programme.

EC9 Develop, in consultation with communities, Community Plans that identify key priorities for each town and village to inform Council's prioritisation.

OR6 Implement consultative, responsible and sound project management practices.

OR10 Increased commitment to community engagement and to proactive strategic delivery of media and communications.

OPE/14 Consult with South Burnett Communities for their specific town and village community plans / key priority lists for adoption

OPI/12 Review underutilised parkland

OPL/04 Provide well planned and maintained open space, parks and rail trails network to meet the recreation and social needs of the community

OPL/39 Review service delivery operations within Council's animal management functions and investigate initiatives to promote responsible pet ownership

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council officers undertook the community consultation program with the Murgon community.

A public meeting was held onsite Thursday 12 October 2023. There were Council staff, Councillor Duff and a community member in attendance.

An online community survey was available from 27 September to 26 October, with information emailed to Council's libraries, customer service centres, visitor information centres, local schools, and key local stakeholders.

Informal discussions were also held via telephone and in person with key stakeholders and community representatives.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No direct Legal Implications

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct Policy/Local Law Delegation Implications

ASSET MANAGEMENT IMPLICATIONS

A dog park will moderately increase Parks operation expenditure in Murgon. This is a new area to be maintained and monitored by Council Parks team. Additional services would include bin collection, water charges, maintenance of grounds, maintenance to fencing and obstacles, higher level of cleaning around benches and park equipment.

REPORT

A public meeting was held onsite Thursday 12 October 2023. There were Council staff, Councillor Duff and a community member in attendance.

An online community survey was available from 27 September to 26 October 2023. The survey was promoted through Council's social media outlets, libraries, customer service centres. Visitor information centres, local schools and key local stakeholders. A total of 43 responses were received from the online survey with a vast majority being from the immediate vicinity.

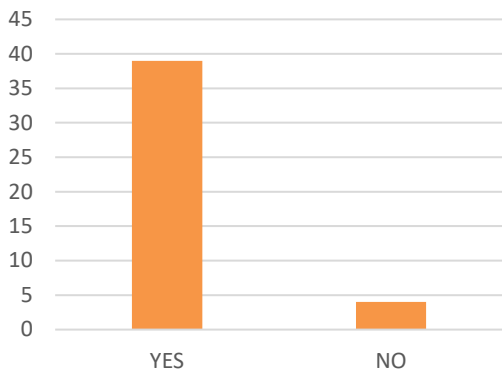
Some of the results from the survey include;

- 90% of respondents thought the proposed location was suitable.
- 86% of respondents wanted seating and shelters.

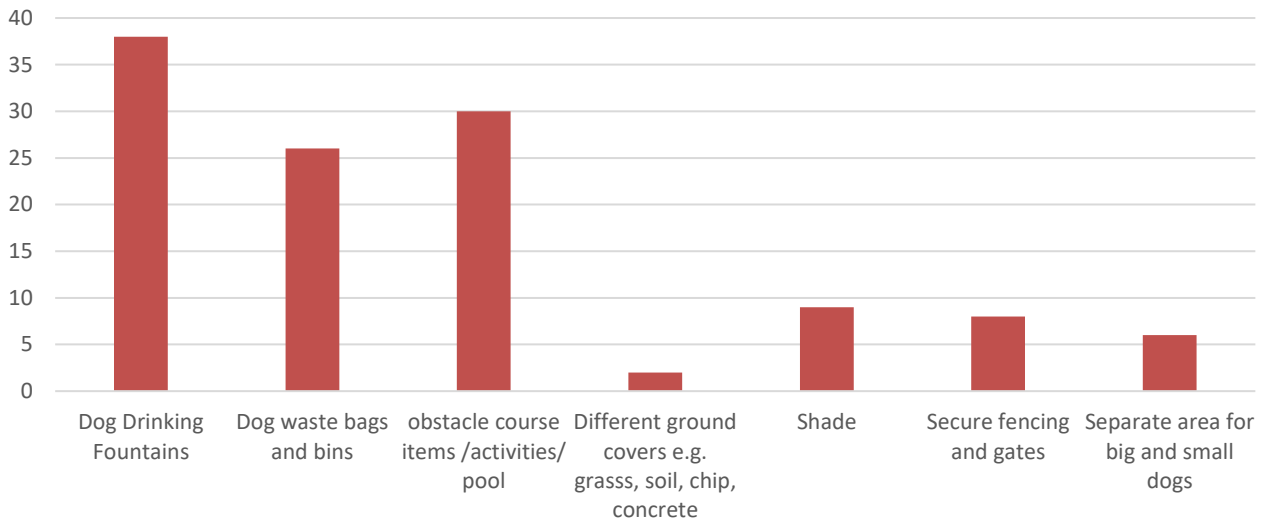
Key reasons for not supporting the proposed location;

- Near the skate park would be more sensible
- Alternative place away from houses

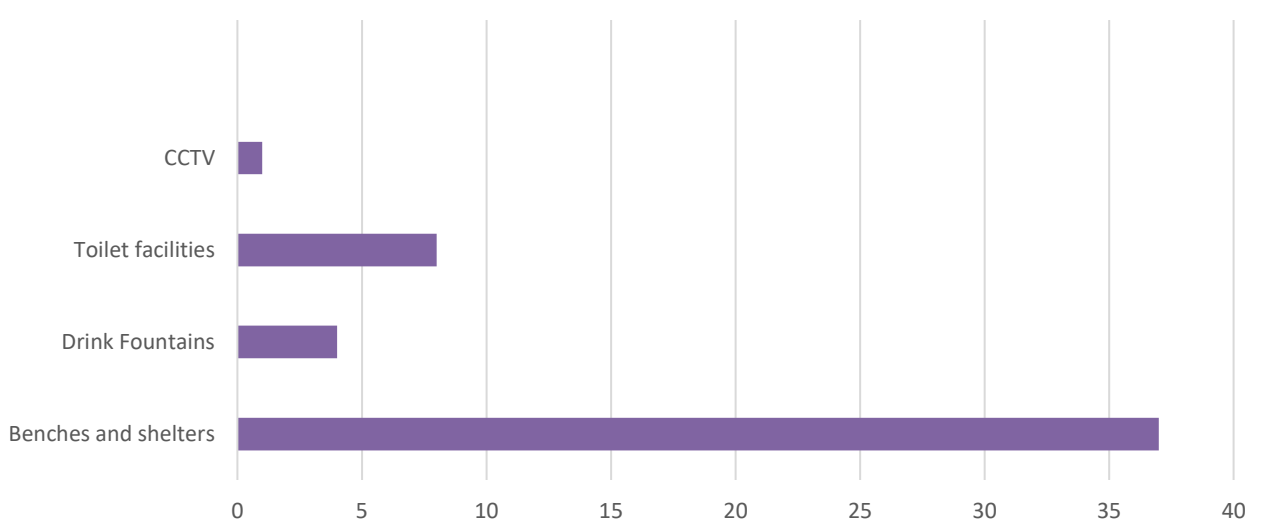
Do you think the proposed dog park location is suitable



What type of dog facilities would you like included in the proposed park



What Human facilities would you like included in the proposed park



Additional Comments
This is an area that already needs to be maintained, and both locals and travellers could use. Walking around residential Murgon is unsafe due to the number of unrestrained dogs that approach us.
Be good to see happen
Although I live in Goomeri I would travel for the dog park. I lived in Brisbane for many years and used dog parks down there at least 2-3 times a week.
Would love some offload park areas, Have used in other places I have lived. Walk dog daily with a friend and would love the dogs to have free run safely.
Would be fantastic for the town
Please do this, would be such a wonderful addition!!! I know it would get used even if people couldn't come to meeting or don't do survey!!!
I Think this is definitely needed
I think residents near the proposed park will get annoyed with the noise. The area on the other side of the rail trail behind the new museum or near the skate park would be more sensible
This would be a huge bonus for the area and help with tourism. I know myself and others would love this
Find an alternative place for the park away from houses
We need this, will bring tourists to out town, dog friendly.
This would be good for the community
Murgon really needs somewhere dogs and owners can go and safely let their dogs interact with other dogs in an off leash area.
Great idea
Nice to see this happen
We need this in Murgon. Grass is important otherwise the ground gets too hot for their feet. Love this idea
Best idea in a long time, certainly needed not only for locals but for tourists travelling with dogs as well
Signage on nearby main roads pointing people to the location would be good
Additional location idea would be the park between Perkins street and Goodchild drive
I think a dog park is long overdue
Another location could be in the park between Goodchild Drive and Perkins St

ATTACHMENTS

1. **Community Consultation Flyer** [↓](#) 
2. **General Locality Map** [↓](#) 
3. **Aerial Map** [↓](#) 
4. **Photo** [↓](#) 

Murgon Dog Park Community Consultation



SOUTH BURNETT
REGIONAL COUNCIL



19 Douglas Street Murgon

- Thursday 12 October 2023 - 9am - 11am

A community consultation is being held to discuss the proposed location of the dog park and what facilities you would like included in the proposed park.

Council encourages the community to have their say by attending the consultation and/or completing the online survey by scanning the QR code below.

For further information contact Council:

Phone: 4189 9100

Email: info@sbrc.qld.gov.au

Website: www.southburnett.qld.gov.au

Scan the QR Code
to complete the
online survey

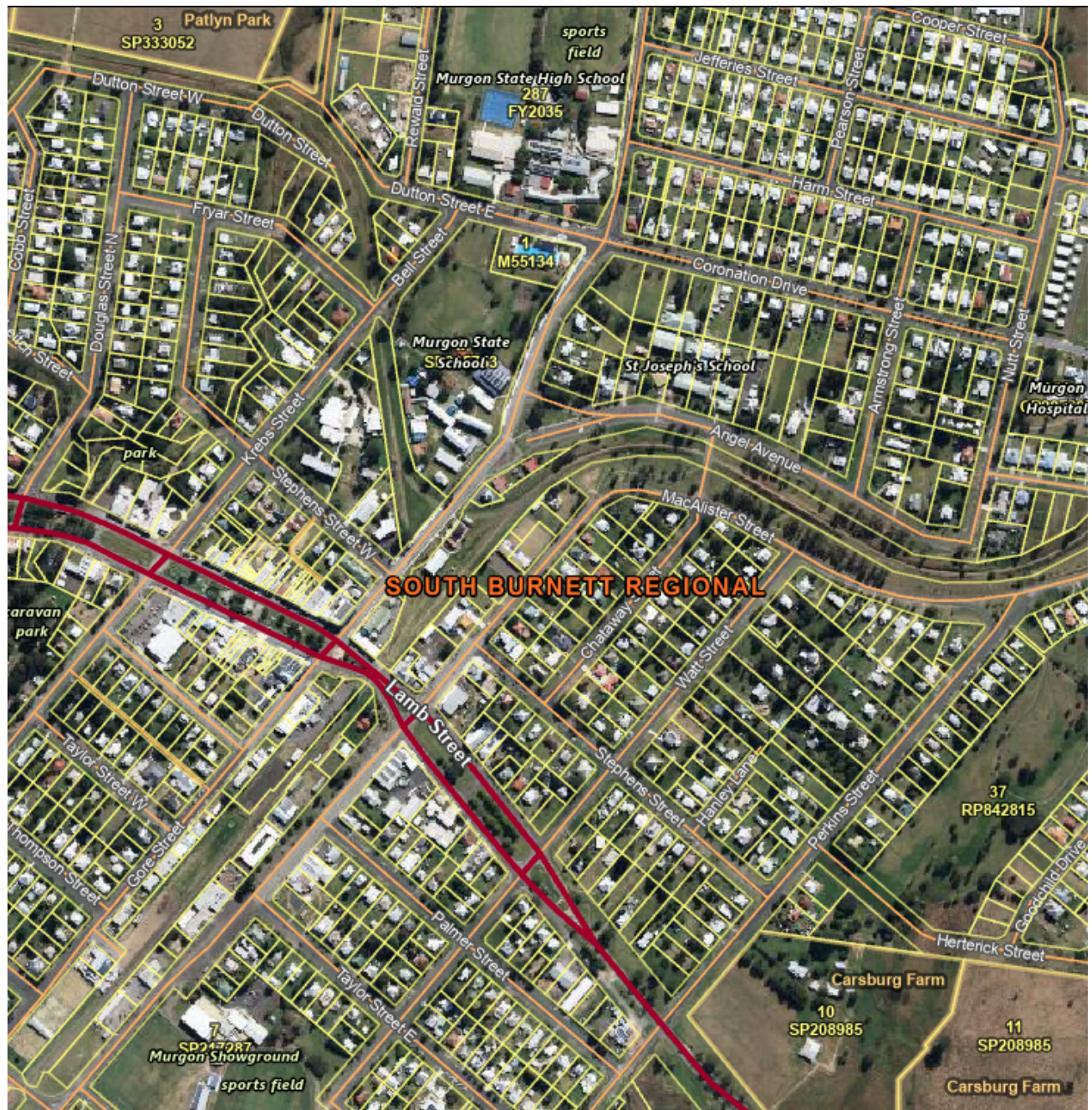


Murgon Dog Park

1 Douglas Street, Murgon

14°6'S 151°56'14"E

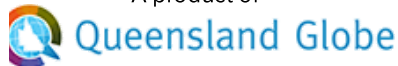
26°14'6"S 151°57'



14°50'S 151°56'14"E

26°14'50"S 151°57'

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Murgon Dog Park

1 Douglas Street, Murgon

 Legend

 Attribution

Local government



Address

Land parcel



Land parcel - gt 1 ha



Land parcel - gt 10 ha



Property



Land parcel - gt 1000 ha



Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: My Places



Railway



Railway station



Green bridges



Bridges



Tunnels



Cities and Towns



Maxar

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Murgon Dog Park

Legend

Roads and tracks

-  Motorway
-  Highway
-  Secondary
-  Connector
-  Local
-  Restricted Access Road
-  Mall
-  Busway
-  Bikeway
-  Restricted Access Bikeway
-  Walkway
-  Restricted Access Walkway
-  Non-vehicular Track
-  Track
-  Restricted Access Track
-  Ferry
-  Proposed Thoroughfare

Murgon Dog Park

1 Douglas Street, Murgon

14°37'51.56" S 151°56'9" E

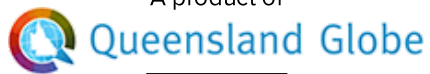
26°14'37" S 151°56'11" E



14°42'51.56" S 151°56'9" E

26°14'42" S 151°56'11" E

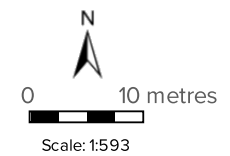
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Legend located on next page



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Queensland Government
Department of Resources

Murgon Dog Park

1 Douglas Street, Murgon

Legend

Attribution

Address	Cities and Towns	Green bridges	
	<ul style="list-style-type: none"> ○ 	<ul style="list-style-type: none"> ≡ ≡ 	Includes material © State of Queensland (Department Resources); © Commonwealth of Australia (Geoscienc Australia); © 21AT, © Earth-i, all rights reserved, 2023. © State of Queensland (Department of Resources) 20; © State of Queensland (Department of Resources) 20;
Land parcel □ Parcel	Railway —	Bridges =	
Land parcel - gt 1 ha □ Parcel	Railway station 🚂	Tunnels ..	
Land parcel - gt 10 ha □ Parcel	Roads and tracks <ul style="list-style-type: none"> Motorway Highway Secondary Connector Local Restricted Access Road Mall Busway Bikeway Restricted Access Bikeway Walkway Restricted Access Walkway Non-vehicular Track Track Restricted Access Track Ferry Proposed Thoroughfare 		
Property □			
Land parcel - gt 1000 ha □ Parcel			
Land parcel label			
Land parcel label - gt 1 ha			
Land parcel label - gt 10 ha			
Land parcel label - gt 1000 ha			



10.3 BOONDOOMA COMMUNITY CENTRE - COMMUNITY CONSULTATION

File Number: 30/10/2023

Author: Manager Facilities and Parks

Authoriser: Chief Executive Officer

PRECIS

Boondooma Community Centre Community Consultation.

SUMMARY

Community consultation with the Boondooma community in relation to the current and future use of the Boondooma Community Centre, Boondooma.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council that:

1. The Durong Community Hall Committee Inc. enter into a Deed of Licence to Occupy over the Boondooma Community Centre.
2. Delegate powers to the CEO pursuant to *Section 257(1)(b)* of the *Local Government Act 2009*, to complete the agreement.

FINANCIAL AND RESOURCE IMPLICATIONS

Maintenance works will be required to be investigated.

LINK TO CORPORATE/OPERATIONAL PLAN

EC6 Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.

EC9 Develop, in consultation with communities, Community Plans that identify key priorities for each town and village to inform Council's prioritisation.

EC11 Support, advocate and facilitate real outcomes on mental health and suicide prevention, including advocating for a community well-being centre.

IN10 Investigate options for leasing opportunities to not-for-profit groups and organisations.

OR6 Implement consultative, responsible and sound project management practices.

OR10 Increased commitment to community engagement and to proactive strategic delivery of media and communications.

OPE/14 Consult with South Burnett Communities for their specific town and village community plans / key priority lists for adoption.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council officers undertook the community consultation with the Boondooma community.

A public meeting was held onsite Monday 28 August 2023. All the Councillors, Council staff and approximately 28 community members were in attendance.

An online community survey was conducted with information emailed to Council's libraries, customer service centres, visitor information centres, local schools and key local stakeholders.

Informal discussions were also held via telephone and in person with key stakeholders and community representatives.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No direct Legal Implications

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct Policy/Local Law Delegation Implications

ASSET MANAGEMENT IMPLICATIONS

In the short-term, replacement of the front and rear stairs is required. An indicative estimated cost would be approximately \$25,000 for the rear stairs and approximately \$20,000 for the front stairs assuming they are replaced like for like.

Longer term, funds will be required for routine maintenance and upgrades (i.e. painting).

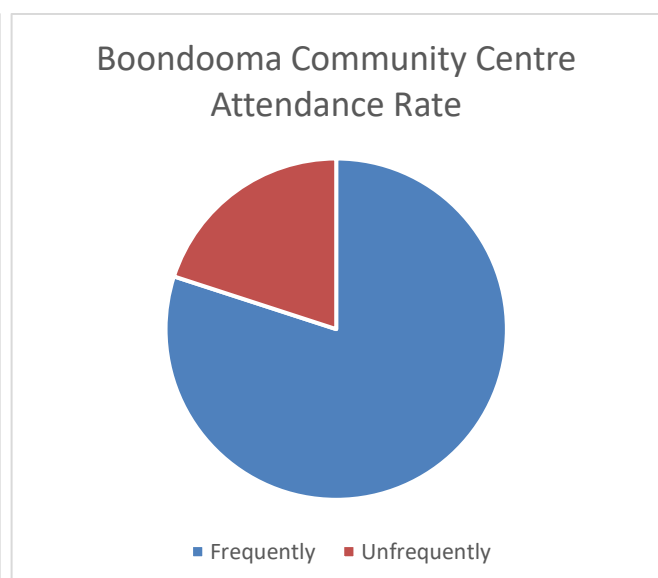
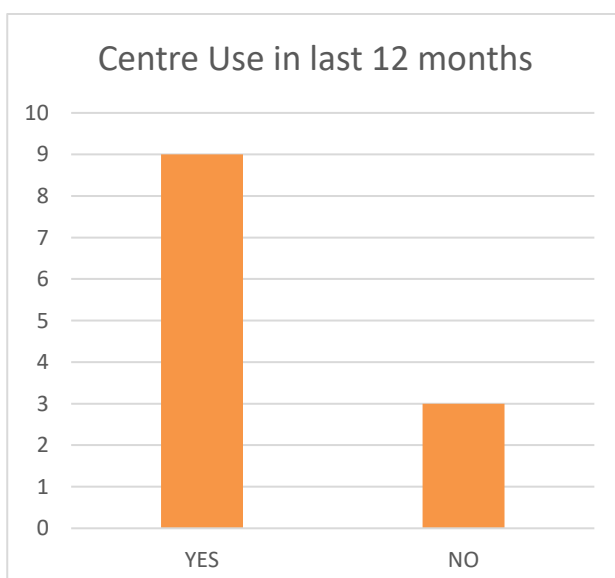
Ongoing maintenance will be considered in the Deed of Licence to Occupy. The Dulong Hall Committee Inc and Council could partner together for Capital improvements. At the community consultation there was positive support from the community to partner with Council to work on improving the external stairs and other capital improvements.

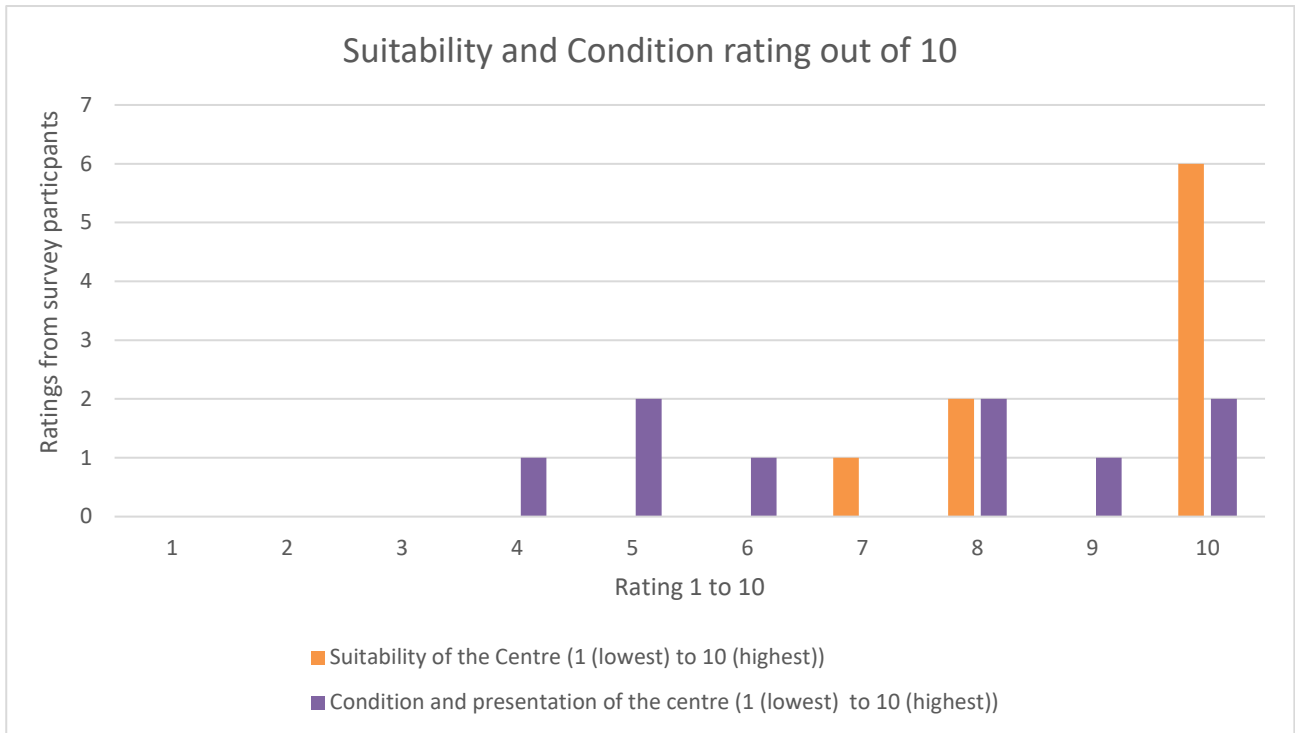
REPORT

A public meeting was held onsite Monday 28 August 2023. All the Councillors, select Council staff and approximately 28 community members were in attendance.

An online community survey was completed, which was promoted through Council's social media outlets, libraries, customer service centres. Visitor information centres and key local stakeholders. A total of 12 responses were received from the online survey with a vast majority being from the immediate vicinity.





Some of the results from the survey include;





As can be seen from the graphs above the facility is used frequently by the respondents and it is considered suitable for its current use. The condition and presentation of the facility varied in the feedback, but general the feedback rated high suitability.

ATTACHMENTS

1. **Community Consultation Flyer** [↓](#) 
2. **Current Title Search** [↓](#) 
3. **Smart Map** [↓](#) 
4. **Aerial** [↓](#) 



Boondooma Community Centre Community Consultation



Old Boondooma School Community Centre, Boondooma

- Monday 28 August, 9.30am – 11.30am

A community consultation is being held to determine the level and diversity of community use of the facility.

Council encourages the community to have their say by attending the consultation and/or completing the online survey by scanning the QR code below.

For further information contact Council:

Phone: 4189 9100

Email: info@sbrc.qld.gov.au

Website: www.southburnett.qld.gov.au

Scan the QR Code
to complete the
online survey



INTERNAL CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 10/07/2023 09:27

Title Reference: 50502215
Date Created: 23/06/2004

Previous Title: 50388675

REGISTERED OWNER

Dealing No: 712706599 03/09/2009

SOUTH BURNETT REGIONAL COUNCIL

ESTATE AND LAND

Estate in Fee Simple

LOT 42 SURVEY PLAN 162926
Local Government: SOUTH BURNETT

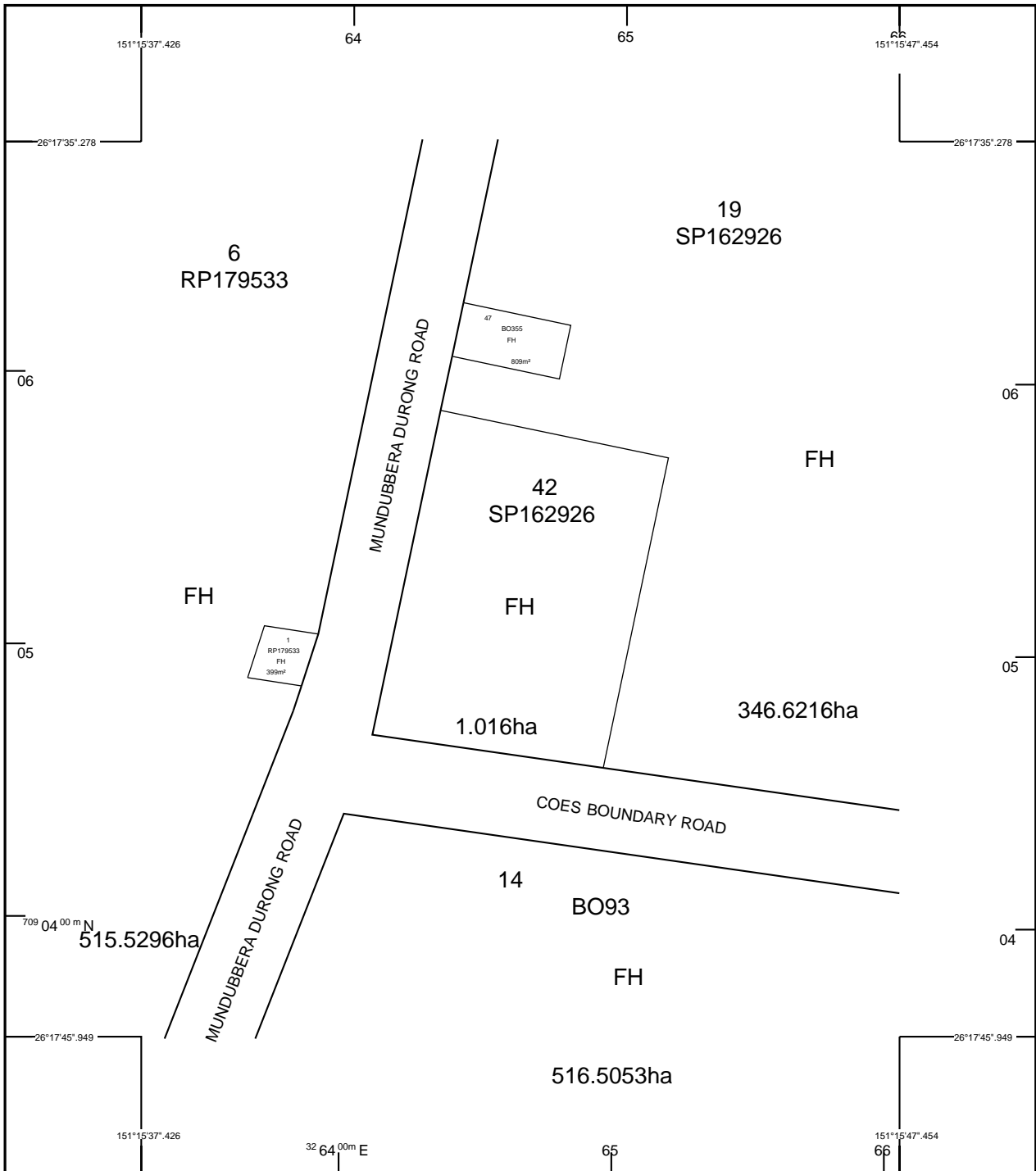
EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40032533 (Lot 42 on CP B0332)

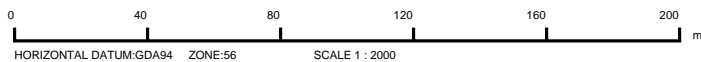
ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

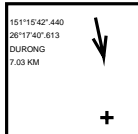
** End of Current Title Search **



STANDARD MAP NUMBER
9145-24434



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	42/SP162926
Area/Volume	1.016ha
Tenure	FREEHOLD
Local Government	SOUTH BURNETT REGIONAL
Locality	BOONDOOMA
Segment/Parcel	44024/94

CLIENT SERVICE STANDARDS

PRINTED 03/07/2023

DCDB 02/07/2023

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For further information on SmartMap products visit

SmartMap

An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



Queensland Government

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Mundubbera Community Centre at 42 SP162926

17°39'S 151°15'39"E

26°17'39"S 151°15'4"

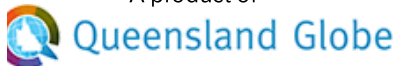


17°43'S 151°15'39"E

26°17'43"S 151°15'4"

A product of

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Boondooma Community Centre

Lot 42 SP162926

 Legend

 Attribution

Address

Local government



Land parcel

Railway



Parcel



Land parcel - gt 1 ha

Cities and Towns



Parcel



Land parcel - gt 10 ha

Road Crossing



Parcel



Tunnel

Property

Road



Highway

Land parcel - gt 1000 ha



Main



Parcel



Local



Private

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

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11 PORTFOLIO - TOURISM & VISITOR INFORMATION CENTRES, SPORT & RECREATION AND COMMERCIAL ENTERPRISES

11.1 TOURISM & VIC'S, SPORT & RECREATION AND COMMERCIAL ENTERPRISES PORTFOLIO REPORT

File Number: 08-11-2023

Author: Division 1 Councillor

Authoriser: Chief Executive Officer

PRECIS

Tourism & VIC's, Sport & Recreation and Commercial Enterprises Portfolio Report

SUMMARY

Cr Erkens presented her Tourism & VIC's, Sport & Recreation and Commercial Enterprises Portfolio Report.

OFFICER'S RECOMMENDATION

That Cr Erken's Tourism & VIC's, Sport & Recreation and Commercial Enterprises Portfolio Report. to Council be received for information.

Tourism

The Nanango Heritage Community Bank had a welcoming night for recipients of grant applications at the Nanango CWA. Most of the original 31 applicants were successful, which included local schools, sporting clubs, churches, fire brigades, and other community groups. The grant certificate and funding were received by Gloria Kirkness for two (2) tourism signs for the Nanango region

The South Burnett Rail Trail has new signage at the start and finish in Kingaroy and Murgon. A new brochure has been printed showing the Rail Trail, Link Trail and all loop trails attached to these two main trails. I have committed some money to the Nanango Mountain Bike Assoc from my discretionary fund to replace vandalised signage on the link trail along, with my fellow Councillors, to the production of a brochure to promote the Bike trails in the region.

An exciting new video has been released by Bicycle Qld for Qld Tourism telling of the growth and popularity of rail trails in SE Qld which includes The South Burnett Rail Trail

A visit by the Brisbane Valley Rail Trail Users Group to the Stockroute on the Link Trail was successful as well as new signage supported by South Burnett Mountain Bike Club is to be installed.

Active support from the South Burnett Council for Rail Trail and Link Trail maintenance as well as funding applications will keep the popularity of cycling tourism growing in the South Burnett

Music in the region

It was also great to be invited along with Acting Mayor Gavin Jones to the Waterhole Rocks Festival in Nanango. This was the 10th anniversary and has grown every year till this year saw around 500 caravans in attendance on the grounds it was another successful event run by the Nanango Show Society. The huge dancefloor is laid down especially for the event and was full to overflowing with dancers. It is an amazing event and brings in a lot of visitors who take the opportunity to visit many of the attractions we have in the area. There was a fabulous firework display to open the event.



After the great success of the Nanango Playfest (300 attendees) in September, there is a music festival on Saturday 28 October at 2pm of the Kingaroy Ukesters (Ukele group).

Visit South Burnett

It was great to see Visit South Burnett attend the Caravan and Motor Home Rally in Dalby where they promoted local produce, local events and local attractions. It was great to be a part of this with over 1.000 people in attendance. Also, great to interact with the Western Downs who had the display next to ours. A big thank you to the event organiser Nanango resident Judy Forster who assisted us in obtaining a trade site to be able to encourage some of those attending to travel to the beautiful busy South Burnett to explore a little of what we have to offer while they are in the area. Thank you to Visit South Burnett, Melanie Eastaugh, Admin for her work in setting up the stand along with the hard working committee members. Judy also introduced me to Rob Parsons who was born in Nanango and whose family are the Parsons from Parsons Road. Rob has been interviewed for the Living History Project for the 175 Years of Nanango, recently.



Commercial Enterprises

Dams:

The last weekend in October was extremely busy for our two dams, "A Day At The Dam" music festival was held at BP Dam and the Australian Bass Pro Fishing grand final was held at Boondooma Dam. I would like to congratulate and thank Dam Managers, their staff and Council staff who worked tirelessly behind the scenes for months prior in preparation to ensure these events are delivered for our community to attend and enjoy.

The capital works painting projects are well underway at Boondooma Dam with the painting of the front of the cabins completed and work has commenced on the Managers Residence and Kiosk. This capital works project is funding by SBRC and the Tourism Experience Develop Fund.



Saleyards:

The dry weather has certainly hit our grazing community hard with cattle prices plummeting to prices similar seen back in 2019. Feed and water are now a major concern as surface water is decreasing rapidly and grass lands are becoming bare. Fodder is also hard to source and in very short supply. Not a good time for those on the land whether big or small it affects everyone. It is a huge change after such good seasons and difficult times are still ahead. As a result, the September & October monthly store sales were also cancelled. Agents have guaranteed that the November Store Sale will be going ahead as planned for the 16 November 2023. Two Council Commercial Enterprise staff Michael Hunter and Laura Hafey undertook a three-day theory and practical training course to become accredited certifiers under the Biosecurity Act 2014 for cattle tick. Michael and Laura both passed their written and practical exams with flying colours, they now will need to inspect 500 head under the guidance of a qualified tick officer prior to receiving full accreditation. Once achieved, this will give Council and users greater flexibility to inspect and clear animals currently only available on Mondays & Fridays. Manager Community and Lifestyle, Jennifer is now off on Maternity Leave, waiting on the arrival of her twins, I am certainly going to miss her and wish her all the best.

Aerodromes:

Sealing and patching works along with tree obstacle removal has been completed at the Kingaroy Aerodrome.

Sport and Recreation:

It was the 40-year celebration of the Nanango and District Netball Association on the weekend and I attended along with Acting Mayor Gavin Jones. This club has given so much to the young women of Nanango and it was seen at their Celebration Dinner where those young ladies shone as being strong confident people who showed what the grounding of sport does for the character of a community. It was certainly great to see the appreciation shown by the current committee to those who had worked hard in the club throughout the years. They acknowledged the contribution made

by those who had worked hard over the past 40 years, and it was shown in the dedication of the courts naming as the Norma Harch Netball Courts.



The Parkrun popularity continues to grow with all four Parkruns reporting a regular stream of visitors on the Saturday morning runs. Nanango Parkrun celebrated its 4th birthday recently.

ATTACHMENTS

Nil

12 SPORT & RECREATION

12.1 REQUEST FOR A FLYING FOX IN FIRST SETTLERS PARK, BENARKIN.

File Number: 08/11/2023

Author: Manager Facilities and Parks

Authoriser: Chief Executive Officer

PRECIS

Request for a Flying Fox in First Settlers Park, Benarkin.

SUMMARY

A petition requesting that a flying fox be included in First Settlers Park, Benarkin was received by Council.

OFFICER'S RECOMMENDATION

That Committee recommend to Council:

1. That the request for a flying fox to be considered in future stages of the First Settlers Park development and Councils 10 year capital works program.

FINANCIAL AND RESOURCE IMPLICATIONS

This is a new asset and therefore grant funds would have to be sourced to acquire the new playground equipment in future years.

Current capital funds for 2023/24 have been allocated in the stage 2 development of First Settlers Park. These works have been awarded to local contractors.

LINK TO CORPORATE/OPERATIONAL PLAN

EC1 Develop and implement initiatives to enhance community parks, gardens and recreational facilities, which may include: tree planting strategy, botanical gardens and perennial (drought tolerant) shrubs and flower planting programme.

OPL/04 Provide well planned and maintained open space, parks and rail trails network to meet the recreation and social needs of the community.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

A petition was received by Council from a member of the community requesting that a flying fox be installed at First Settlers Park.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No direct legal implications

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct Policy/ Local Law Delegation Implications

ASSET MANAGEMENT IMPLICATIONS

The inclusion of a flying fox at First Settlers Park will improve the park assets and provide local community members with an additional recreational activity.

REPORT

A petition requesting that a flying fox be installed at First Settlers Park, Benarkin was received by Council in September 2023 by a member of the community. The inclusion of a flying fox at First Settlers Park would provide an additional recreational activity for community members and tourists utilising the park.

A quote was obtained by Urban Play Pty Ltd to determine the cost of installing a flying fox at First Settlers Park. The below table shows the quoted costings for the installation of a flying fox and soft fall.

Flying Fox with Platform	\$39,000.00
Concrete Edging	\$18,500.00
Woodchip Softfall	\$26,000.00
Total	\$83,500.00

The estimated maintenance costs for the proposed flying fox are based on the current maintenance costings for the flying fox at Apex Park, Kingaroy. Yearly maintenance of the flying fox will include weekly inspections conducted by the Parks and Garden Staff, weed spraying, and maintaining the soft fall levels. In addition to this, the soft fall bark will have to be topped up every two years. The below table shows the estimated maintenance costs per annum.

Staff Costings Per Year	Hours	Cost
Weekly Inspections	9	\$495.00
Weed Spraying	2	\$110.00
Maintain Softfall levels	4	\$440.00
Total		\$1,045.00
Maintaining Bark Levels (every 2 years)		
Takura Engineered Bark	7m2	\$477
2 x Trucks	2 hours	\$210
Dingo Hire	1 Day	\$250
4 x staff	3 hours	\$660
Total		\$1,597
Total Maintenance Costs per Year		
Staff costings per year		\$1,045
Maintaining Bark Levels (1 year)		\$798.70
Total		\$1,843.70

ATTACHMENTS

Nil

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

13.1 REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES AND COMMUNITY & SOCIAL HOUSING PORTFOLIO REPORT

File Number: 08-11-2023

Author: Councillor

Authoriser: Chief Executive Officer

Precis

Regional Development, Development Services and Community & Social Housing Portfolio Report

Summary

Cr Schumacher presented her Regional Development, Development Services and Community & Social Housing Portfolio Report to Council.

Officer's Recommendation

That Cr Schumacher's Regional Development, Development Services and Community & Social Housing Portfolio Report to Council be received for information.

Development Services

Building

During the month of October, the Building Team received 67 customer requests (please note that this figure does not capture internal requests) and 59 building applications as follows:

- 23 – Council Applications; and
- 36 – Privately Certified Lodgements.

The number of building applications projected to be received by Council for the current financial year is 378. This figure compares to 402 for the previous 2022/23 financial year and 364 applications for the 2019/20 financial year.

The number of privately certified applications projected to be received by Council for the current financial year is 291. This figure compares to 255 for the previous 2022/23 financial year and 195 applications for the 2019/20 financial year.

Planning

During the month of October, the Planning Team received 100 customer requests (please note that this figure does not capture internal requests), 8 planning applications and attended one (1) pre-lodgement meetings. The breakdown of applications are as follows:

- 4 – Material Change of Use (MCU);
- 1 – Reconfiguration of a Lot (RAL);
- 1 – Plan of Sealing (POS);
- 2 – Operational Work (OPW); and
- 0 – Development Incentive Scheme.

The number of planning applications projected to be received by Council for the current financial year is 176. This figure compares to 121 for the previous 2022/23 financial year and 64 applications for the 2019/20 financial year.

Plumbing

During the month of October, the Plumbing Team received 17 (please note that this figure does not capture internal requests) customer requests and 23 plumbing and drainage applications as follows:

- 12 – Class 1/10a – Domestic No Sewer;
- 6 – Class 1/10a – Domestic Sewer; and
- 5 – Class 2-9 – Other Building (Commercial).

The number of plumbing applications projected to be received by Council for the current financial year is 279. This figure compares to 236 for the previous 2022/23 financial year and 248 applications for the 2019/20 financial year.

Major Planning Scheme Amendment

Advice has now been received from the State Government that the major amendment to the Planning Scheme has passed through the State Interest reviews and that Council can now proceed with public consultation.

Resourcing

With the Coordinator being on unexpected leave for three (3) weeks this has placed additional strain on the workload of the Planning team. As a result, ongoing assistance is still required due to the increase and frequency of customer requests, development applications, pre-lodgement meetings, planning scheme review, and internal Council pressures.

ATTACHMENTS

Nil

13.2 DEVELOPMENT SERVICES OPERATIONAL UPDATE

File Number: 08-11-2023

Author: General Manager Liveability

Authoriser: Chief Executive Officer

PRECIS

Development Services Operational Update.

SUMMARY

Development Services Operational Update.

OFFICER'S RECOMMENDATION

That the Development Services Operational update be received for information.

ATTACHMENTS

1. **October 2023 Development Services Operational Update** [↓](#) 

NOTE TO USERS:
 The data rows for years prior to the current financial year in this report **DO NOT UPDATE** when the report is run. That data is fixed and static.
 The report has a default start date of 1/7/23 and default end date as the last day of the previous month. (eg if run in April, the report will return data to 31 March).
 If required, the start date may be changed to any date within the current financial year. If required the end date may be changed to a specific end date (eg today).

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL
Comparison of Development Applications 2019/2020, 2020/2021, 2021/2022, 2022/2023 and 2023/24													
Period 01-Jul-2023 to 31-Oct-2023													
Planning Applications													
2019/2020	3	8	8	10	6	3	1	3	5	5	6	6	64
2020/2021	8	3	9	2	4	9	1	1	6	5	10	4	62
2021/2022	11	6	8	11	4	4	3	13	12	10	15	12	109
2022/2023	17	4	18	7	10	8	0	12	12	10	15	8	121
2023/2024	14	9	13	8	0	0	0	0	0	0	0	0	44
Building Applications													
2019/2020	38	51	35	33	32	6	38	35	20	20	23	33	364
2020/2021	37	34	41	42	44	27	37	55	43	39	48	42	489
2021/2022	40	41	44	43	36	24	36	37	34	28	43	35	441
2022/2023	42	46	37	34	42	29	25	30	32	20	36	29	402
2023/2024	34	43	26	23	0	0	0	0	0	0	0	0	126
Private Certification Applications													
2019/2020	24	16	12	25	17	21	11	15	8	18	14	14	195
2020/2021	18	15	59	31	24	10	14	28	28	17	21	18	283
2021/2022	32	21	21	15	22	17	14	27	24	17	22	25	257
2022/2023	22	30	17	16	29	13	11	27	15	21	26	28	255
2023/2024	22	21	18	36	0	0	0	0	0	0	0	0	97
Plumbing Applications													
2019/2020	32	20	21	21	21	15	24	14	24	11	19	26	248
2020/2021	23	26	17	43	30	23	22	30	31	21	27	14	307
2021/2022	27	34	30	30	22	17	19	19	24	27	28	22	299
2022/2023	14	23	20	13	25	15	14	30	19	17	26	20	236
2023/2024	18	23	29	23	0	0	0	0	0	0	0	0	93

**Private Certification YTD Report on Subcategories
Period 01-Jul-2023 to 31-Oct-2023**

Application Type	Total
AltPoolFnc	0
BudgetAcc	0
CAP	0
Class1&10a	21
Class1&10b	0
Class10a	42
Class10a&b	0
Class10b	3
Class1a	19
Class1b	0
Class2	0
Class3	0
Class4	0
Class5	2
Class6	2
Class7	1
Class8	0
Class9	0
Class9a	0
Class9b	1
Class9c	0
FarmShed	1
IssChgClas	1
Remove	1
Restump	1
RetainWall	0
SACouncilP	0
SASatePro	0
SignSatDsh	0
SpecStruct	0
SwimPool	2
TempStruct	0
Total	97

**Planning Applications YTD Report on Subcategories
Period 01-Jul-2023 to 31-Oct-2023**

Application Type	Total
QEXC	0
QMCU	12
QOPW	5
QPOS	8
QRAL	19
QSPS	0
LLTempHome	2
Total	46

**Plumbing Applications YTD Report on Subcategories
Period 01-Jul-2023 to 31-Oct-2023**

Application Type	Total
DomNoSewer	52
DomSewer	30
OtherBuild	11
Total	93

Building Applications YTD Report on Subcategories
Period 01-Jul-2023 to 31-Oct-2023

Application Type	Total
AltPoolFnc	1
BldMatters	1
BudgetAcc	0
CAP_Bld	0
Class1&10a	1
Class1&10b	0
Class10a	59
Class10a&b	1
Class1a	29
Class1b	0
Class2	0
Class3	1
Class4	1
Class5	1
Class6	1
Class7	1
Class8	1
Class9	2
DesignSite	10
DwellReloc	4
FarmShed	3
FireSafety	0
IssChgClas	0
Remove	0
ReRoof	1
ResService	0
Restump	2
RetainWall	0
SACouncilP	0
SASStatePro	0
SignSatDsh	0
SpecStruct	0
SwimPool	6
TempStruct	0
Total	126

14 DEVELOPMENT SERVICES - (PLANNING, BUILDING, PLUMBING)

14.1 DELEGATED AUTHORITY REPORTS (1 OCTOBER 2023 TO 30 OCTOBER 2023)

File Number: 11-10-2023

Author: Administration Officer

Authoriser: Chief Executive Officer

PRECIS

Reports signed by the Chief Executive Officer under delegated authority.

SUMMARY

This report comprises a listing of any reports approved by delegated authority from the 1 October 2023 until the 31 October 2023.






OFFICER'S RECOMMENDATION

That the Delegated Authority report be received.

BACKGROUND

N/A

ATTACHMENTS

1. RAL23/0014 – Minor Change to Existing Approval (RAL22/0032) – Boundary Realignment (6 Lots into 5 Lots) at 12 Arthur Street East NANANGO [↓](#) 
2. RAL23/0024 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 14 McCord Street WONDAI [↓](#) 
3. MCU23/0015 – Material Change of Use – Multiple Dwelling (3 Units) at 99 Anita Road BLACKBUTT NORTH [↓](#) 
4. MCU23/0019 – Minor Change to Existing Approvals (MCU18/0005 & MCU21/0024) at 1 Rogers Drive KINGAROY [↓](#) 
5. MCU23/0020 – Material Change of Use – Dwelling House at 1 Ringtail Lane BUNYA MOUNTAINS [↓](#) 

0.0 CHANGE APPLICATION (MINOR CHANGE TO RAL22/0032) UNDER SECTION 81 OF THE PLANNING ACT 2016 - RECONFIGURING A LOT (BOUNDARY REALIGNMENT - 6 LOTS INTO 4 LOTS) AT 12 ARTHUR STREET EAST, NANANGO (AND DESCRIBED AS LOTS 2, 6, 7, 8 & 9 ON N2317 AND LOT 131 ON N231). - APPLICANT: A & A BUCCHOLZ C/- ONF SURVEYORS

File Number: RAL23/0014
Author: Planning Consultant
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER	[Redacted]	03/10/2023
GM	[Redacted]	
CEO	[Redacted]	4.10.23

PRECIS

Change application for (minor change) under section s78 and s86 of the *Planning Act 2016* for development permit for reconfiguring a lot (boundary realignment) at 12 Arthur Street East, Nanango (described as Lot 161 on N231 and Lot 2, 6, 7, 8 & 9 on N2317) – Applicant A & A Buccholz c/- ONF Surveyors

SUMMARY

- Change application made pursuant to s78 and s86 of the *Planning Act 2016*;
 - changes to an existing approval (original date of decision - 7 December 2022) for reconfiguring a lot – boundary realignment (6 lots into 4 lots);
 - original decision notice issued on 9 December 2022 under RAL22/0032;
- The application is comprised of two (2) components:
 1. A 'Change Request' seeking:
 - a. **Remove part of Condition GEN1** – The applicant requests access to proposed lot 5 from Scott Street be allowed in order to facilitate future development options;
 - b. **Remove of Condition ENG18** – The applicant requests that the requirement to provide a concrete crossover and driveway on the Arthur Street East frontage for proposed lot 5 be removed from the conditions of approval. The representations stating the existing access is a fully constructed gravel crossover and is in keeping with surrounding properties and considered appropriate for the existing use of the site for a dwelling; and no new uses are proposed as part of this proposal that warrants an upgrade of the existing crossover;
 2. An 'Extension of Time' by an additional 12 months to the currency period.
- The request package was assessed by Councils 'Development Assessment Team'.
- Based on the assessment undertaken, the following was determined:
 - Condition GEN1 - The applicant's request to amend the plans as recommended by the applicant can be supported including light vehicle access to the existing dwelling on proposed lot 5;
 - Condition ENG18 - Provision of a reinforced concrete driveway crossover to Arthur Street is appropriate for land zoned as industrial, however conditions relating to an internal driveway can be imposed where (new) assessable development is proposed on the site.
 - Extension of Time (additional 12 months) is acceptable on the basis that at time of assessment, aspects of the South Burnett Regional Planning Scheme 2017 v1.4 were the same as that when the original decision was made.
- The applicant requested complete removal of condition ENG18 on the basis of adequate provision of existing access arrangements to Arthur Street East (for industrial lots).
 - Further assessment determined that the applicant's representations were insufficient against performance outcomes (for access) in the Reconfiguring a Lot Code and Services & Works Code.
 - Notwithstanding, it was determined that condition ENG18 'could' be construed to infer that a crossover and internal driveway were required for the industrial lots which in the case of the internal industrial driveway would be impractical without knowing what industrial use will be served.
 - It was therefore considered appropriate to amend condition ENG18 to specifically cite the need for a verge crossover to the Arthur Street eastern boundary of lots 5, 6, and 7 only.
- The change request and extension of time application has been assessed and it was determined that the applicant's requests could either be supported fully or in part as stated above (refer to Attachment A – Statement of Reasons);
- No changes to the Infrastructure Charges Notice are required (refer to Attachment B).

OFFICER'S RECOMMENDATION

- The change request pursuant to s78 of the *Planning Act 2016* should be approved subject to the specified drawings and conditions as outlined below.
- The request to extend the currency period pursuant to s86 of the *Planning Act 2016* by one additional year from 7 December 2023 until 9 December 2024 should be approved.
- Amended conditions shown in bold and deleted conditions shown in strikethrough.

GENERAL

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

Drawing Title	Prepared by	Ref no.	Rev	Date
Proposed Boundary realignment	ONF Surveyors	10707P3	-	11/10/2022
Proposed Boundary realignment	ONF Surveyors	10707P3	A	-

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

Amendments: Access strip to proposed Lot 5 (via Scott St) is to be limited to light vehicles only, and for purposes of the existing dwelling only. All other vehicles must access proposed Lot 5 via Arthur St at all times.

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

- GEN2. Amend the proposal plan in accordance with GEN1 and submit to Council for approval prior to the sealing of the survey plan.
- GEN3. All works, including the repair or relation of services is to be completed at no cost to Council.

COMPLIANCE

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

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

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

SURVEY MARKS

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

NATURAL RESOURCE VALUATION FEES

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

PROPERTY BOUNDARIES

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

ENGINEERING WORKS

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

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

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

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

WATER SUPPLY

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

SEWERAGE

- ENG11. Connect proposed lot 5 to Council's reticulated sewerage system.
- ENG12. Do not build works within 1.5 metres from the centre of any existing sewer pipe work or within the Zone of Influence, whichever is the greater (measured horizontally).
- ENG13. Maintain a minimum of a 3-metre-wide corridor to be maintained for maintenance/upgrade purposes.

ENG14. Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site is provided for future maintenance/upgrade purposes.

ENG15. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

ON-SITE WASTEWATER DISPOSAL

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

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

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

REDUNDANT CROSSOVERS

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

VEHICLE ACCESS

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

For proposed lots 5, 6 and 7, construct a reinforced concrete crossover between the front of the lot and the Arthur Street bitumen seal. Crossover is to be a Type A standard in accordance with IPWEAQ Standard Drawing No. R-051. If a culvert is installed, the size of the culvert and profile of the access shall be in accordance with SBRC Standard Drawing 00049.

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

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

ROADWORKS AND PEDESTRIAN SAFETY

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

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

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

TELECOMMUNICATION

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

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

ELECTRICITY

- ENG26. Design and provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.
- ENG27. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.

SERVICES – EXISTING CONNECTIONS

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

EARTHWORKS – GENERAL

- ENG29. Earthworks per site involving cut or fill greater than 1 metre in height and quantity of material greater than 50m³.
- ENG30. Ensure that each lot is self-draining.

EROSION AND SEDIMENT CONTROL – GENERAL

- ENG31. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
- ENG32. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

ADVICE

- ADV1. ~~The currency period for this development approval is twelve months starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)~~

The currency period for this development approval is extended by an additional twelve months from 7 December 2023 (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

- ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.
- ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

PROPERTY NOTE

- PN1. Future buildings on Proposed Lot 8 are to be sited in accordance with the approved location envelope/asset protection zone on the approved plan.

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	12 Arthur Street East, Nanango QLD 4615	
Real property description	Lot 161 on N231 & Lot 2, 6, 7, 8 & 9 on N2317	
Easements or encumbrances on title	Nil	
Area of Lots	Lot 161 on N231 – 10,120m ² Lot 2 on N2317 – 10,130m ² Lot 6 on N2317 – 5,448m ² Lot 7 on N2317 – 4,704m ² Lot 8 on N2317 – 4,907m ² Lot 9 on N2317 – 4,477m ²	
Current Use	Dwelling House (including sheds)	
Environmental Management Register or Contaminated Land Register	No	
Applicant's name	A & A Buccholz	
Zone	Low Density Residential	
Applicable Overlays	OM2 Bushfire Hazard Overlay – Potential Impact Buffer OM3 Flood Hazard Overlay – Flood Hazard Zone	
Proposed use as defined	Reconfiguring a Lot (Boundary Realignment)	
Details of proposal	Reconfiguring a Lot (RALs)	
	• Number of existing lots	Six (6)
	• Easements or leases proposed	Nil
	• Number of proposed lots	Four (4)
	• Lot areas	Proposed Lot 5 – 12,100m ² Proposed Lot 6 – 3,718m ² Proposed Lot 7 – 3,980m ² Proposed Lot 8 – 20,000m ² TOTAL – 39,798m ²
	• Access	Proposed Lot 5 – primary access Arthur Street East, secondary access via existing access in Scott Street Proposed Lot 6 – new access in Arthur Street East Proposed Lot 7 – new access in Arthur Street East Proposed Lot 8 – new access in Arthur Street
Application type	Aspects of	Type of Approval Requested

	Development	Preliminary Approval	Development Permit
	Material Change of Use (MCU)		
	Reconfiguration of a Lot (RAL)		X
	Building Work (BW)		
	Operational Work (OPW)		
Level of Assessment	Code Assessment		
Pre-lodgement Consultation history /	None reported		
Key planning issues e.g. vegetation, waterway corridors, overland flow	<ul style="list-style-type: none"> • Minor Change – Assessment under s81 of the <i>Planning Act 2016</i> • Extension to Currency Period – Assessment under s86 of the <i>Planning Act 2016</i> 		
Referral agencies	Agency	Concurrence/ Advice	
	N/A	N/A	
Public notification	N/A		
Planning Regulation 2017	Refer to section 4 of this report.		

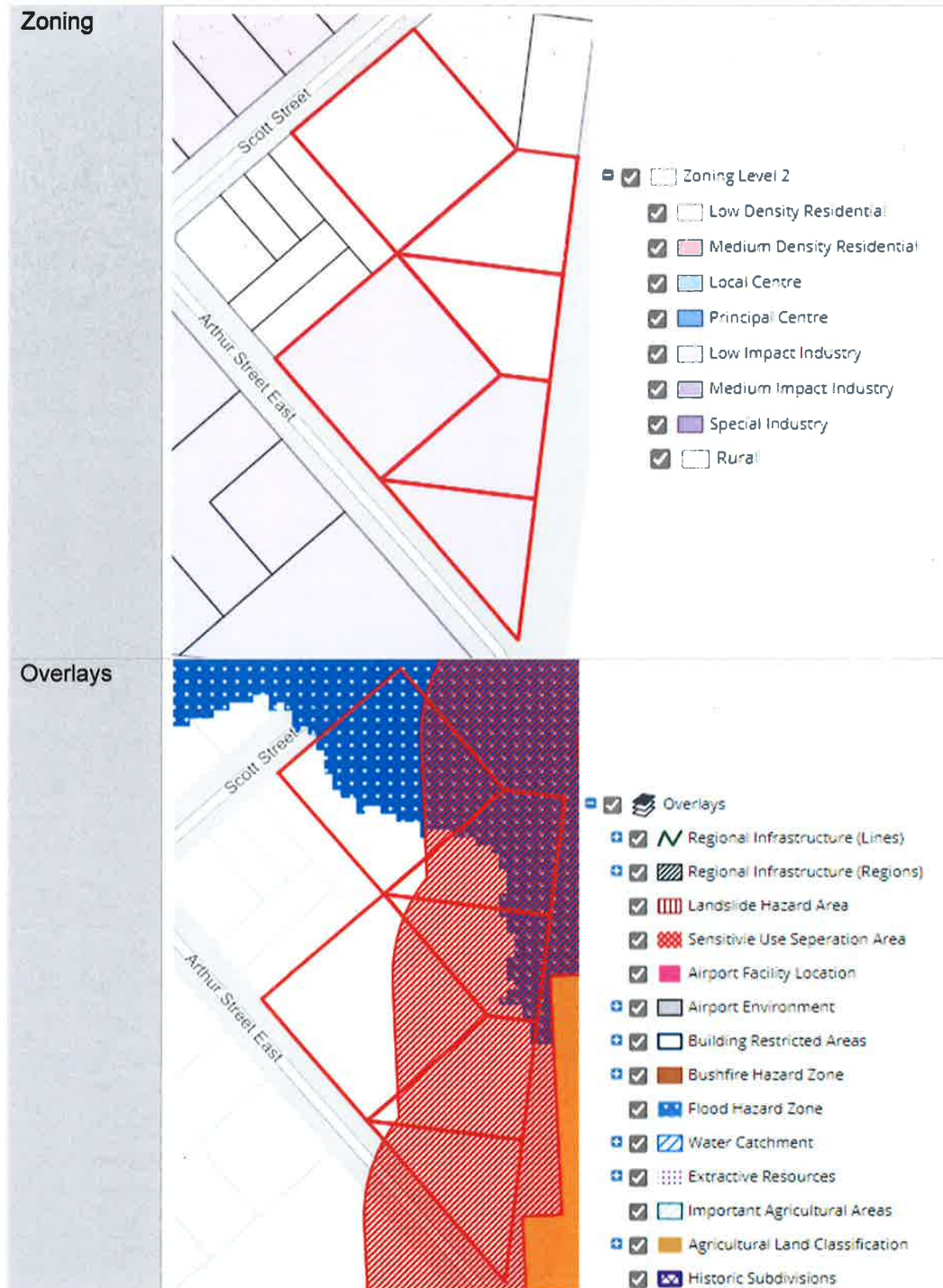
2. THE SITE

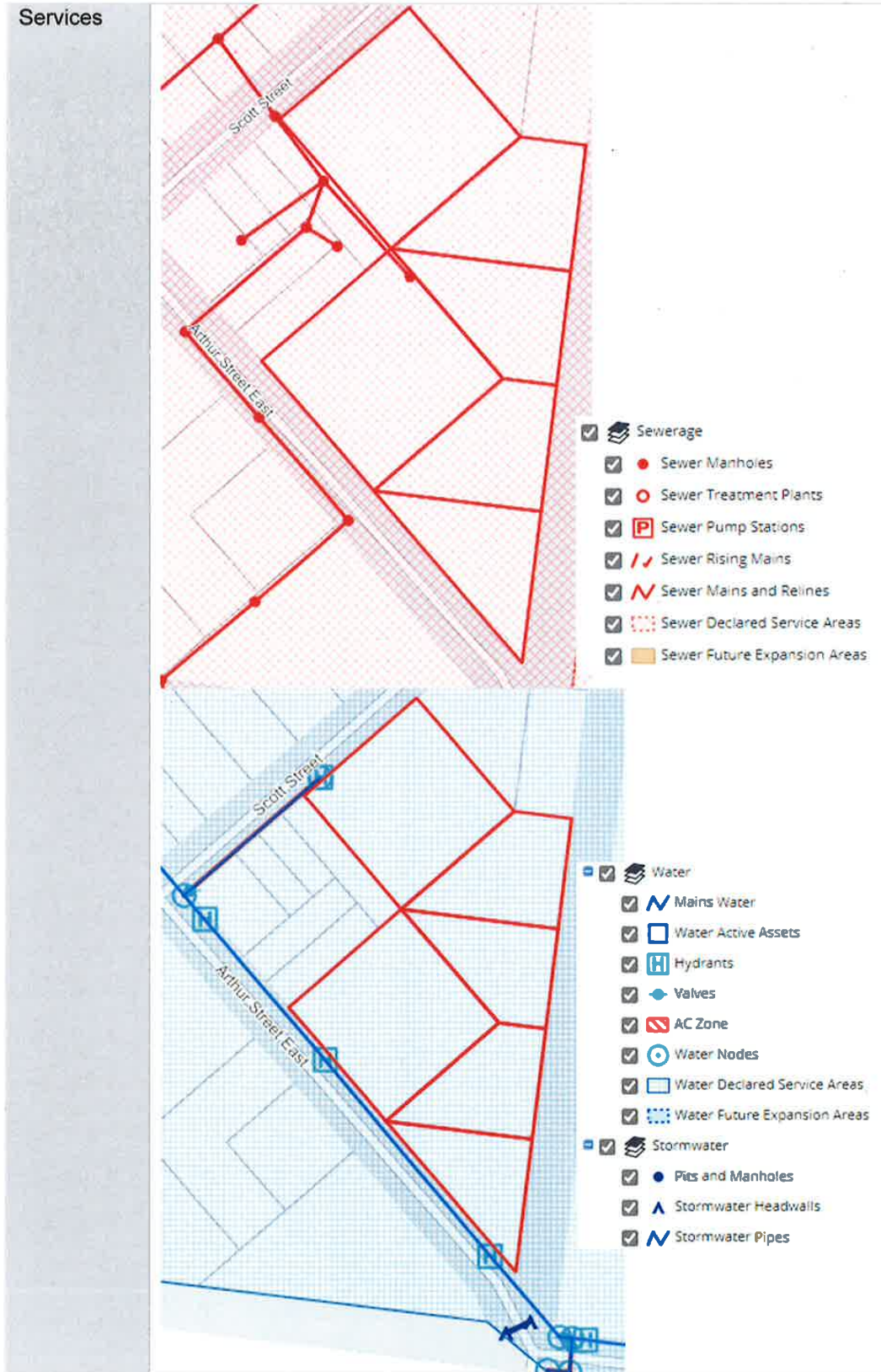
This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

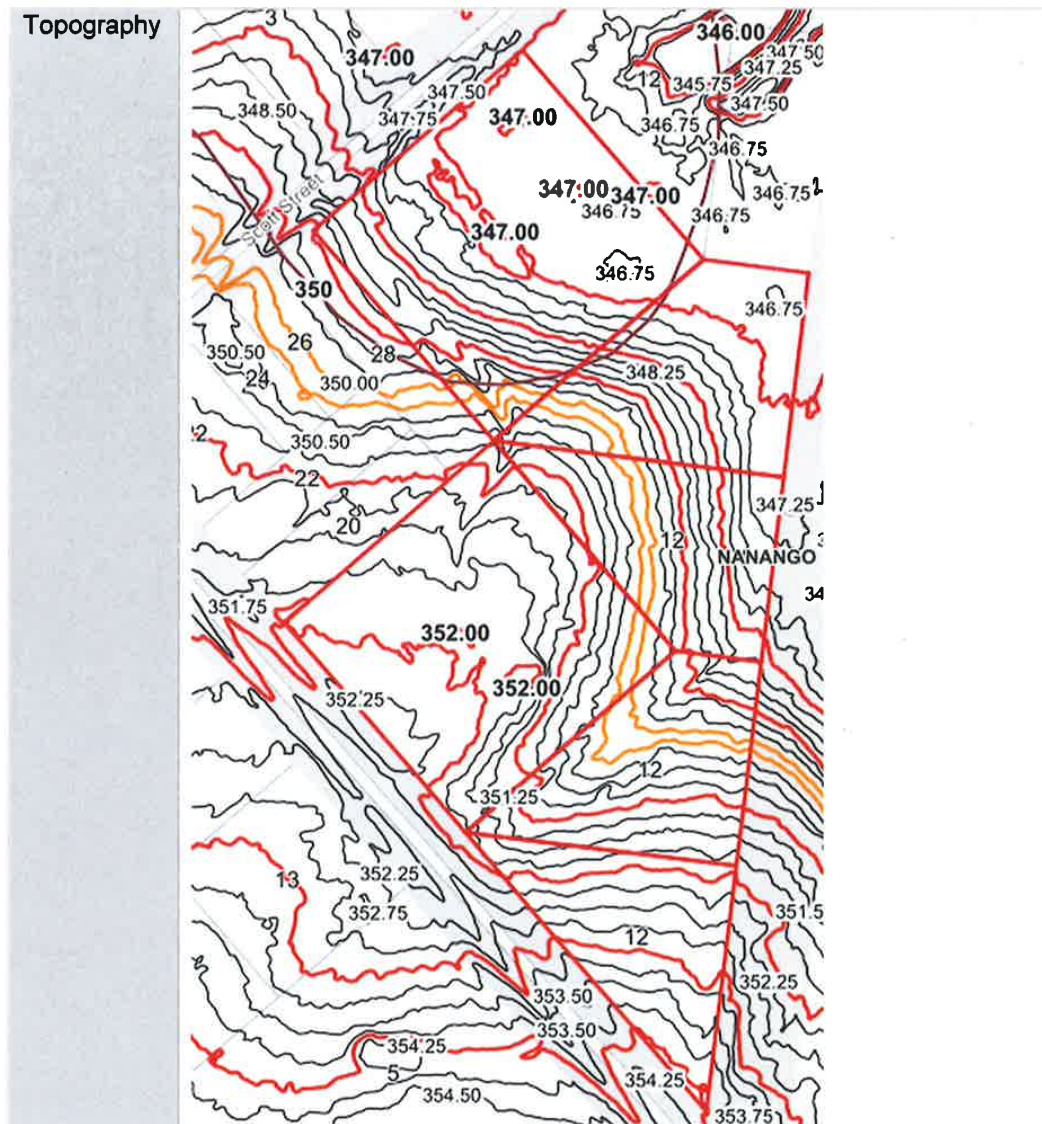
2.1. SITE DESCRIPTION & EXISTING USE

Table 1 – Maps & Descriptions (Source: Intramaps)









2.2. DEVELOPMENT HISTORY OF THE SITE

The subject site is located on the southern outskirts of the Nanango township.

The site contains a Dwelling House and multiple sheds on proposed lot 5.

- Regulated vegetation is mapped over a small area of the northern corner of Lot 2 on N2317, which is to be included in the balance of proposed lot 8.
- The subject site is mapped as partly affected by flood hazard however, the mapped hazard area is to remain in the balance of proposed lot 8.
- The subject site is mapped as partly affected by bushfire (potential impact buffer) with all existing and proposed lots (eastern portion of proposed lots 5 and 8 and all of lots 6 and 7) being included in the mapped hazard.
- Arthur Street East is formed and sealed however, Scott Street is not a formed or a sealed road for the full frontage to the subject site.

3. PROPOSAL DETAILS

The proposal plans as set out in Table 2 below are included in.

SUMMARY DETAILS

Table 2

Tenancies	4 (Lots)
Gross Floor Area + Outdoor Storage Area	N/A
Building height	N/A
Storeys (height)	N/A
Site Cover	N/A
Impervious Area	N/A
Landscape	N/A
Number of parking spaces	Via Arthur Street and Scott Street
Access	B99 Vehicle, Medium Rigid Vehicle (MRV), Refuse Collection Vehicles (RCV) and Articulated Vehicle (AV)
Design Vehicle	N/A
Setbacks	4 (Lots)
Materials	N/A

Current Approval

Current approval RAL22/0032 proposed a boundary realignment, specifically the reconfiguration of six (6) existing lots into four (4) lots resulting in the following site areas:

Proposed Lot	Proposed Site Area	Primary Frontage
Lot 5	12,100m ²	Arthur St
Lot 6	3,718m ²	Arthur St
Lot 7	3,980m ²	Arthur St
Lot 8	20,000m ²	Scott St

The application aimed to reconfigure the site to align boundaries to the site's historical physical characteristics, noting that the existing house and sheds are to be maintained on proposed lot 5. It must be noted that the access via Scott Street was to be consolidated with proposed lot 5 and the overall realignment aimed to improve the utility of the lots by creating more useable lots with suitable building sites and providing access to current landlocked parcels of land, i.e. proposed lot 8.

Access to each lot is currently approved as follows:

- Primary access to proposed lot 5 is to be maintained via an existing access in Arthur Street which is conditioned to be upgraded in the current development approval (Condition ENG18). It must be noted that proposed secondary access from Scott Street via an informal access point in Scott Street was not approved as reiterated in Condition GEN1 of the current development approval.
- New vehicle access is proposed for proposed lots 6, 7 and 8 via Arthur Street East which has been imposed through conditions ENG18, ENG19 and ENG20 of the current development approval.

The application proposes changes to current approval RAL22/0032 and is comprised of two (2) components detailed as follows:

1. Change Application – Nature of Changes

The Change Application seeks the following changes to the original approval RAL22/0032:

- a. Removal of part of Condition GEN1 – The applicant has requested that the requirement for removal of the existing access to proposed lot 5 from Scott Street be deleted from Condition GEN1 of the approval to allow access for future development options.
- b. Removal of part of Condition ENG18 - The applicant has requested that the requirement to provide a concrete crossover and driveway on the Arthur Street East frontage for proposed lot 5 be removed from the conditions of approval stating that:
 - existing access is a fully constructed gravel crossover and is in keeping with surrounding properties and considered appropriate for the existing use of the site for a dwelling; and
 - no new uses are proposed as part of this proposal that warrants an upgrade of the existing crossover.

2. Extension Application - Currency Period

The Extension Application seeks extend the currency period of original approval RAL22/0032 for an additional period of 12 months.

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*
- s78(2) Minor Change.
- schedule 1 of the Development Assessment Rules.
- s81 (2)(3)(4)(5) Assessing change applications for minor changes.
- s81A (1)(2)(3)(4)(5) Deciding applications for minor changes.
- S87 (1) to (8) Assessing and deciding extension applications.
- the Planning Scheme for the local government area.
- any Temporary Local Planning Instrument.
- any Variation Approval.

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

PLANNING ACT 2016 Schedule 2

For a development approval –

- (i) *does not result in substantially different development; and*
- (ii) *if the application, including the change, were made when the change application is made would not cause -*
 - (A) *the inclusion of prohibited development in the application; or*
 - (B) *referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
 - (C) *referral to extra referral agencies, other than to the chief executive; or*
 - (D) *a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have*

- assessed the application against, or have had regard to, when the application was made;
or
(E) public notification if public notification was not required for the development application.

DEVELOPMENT ASSESSMENT RULES

Schedule 1 Substantially Different Development

The change must not include any of the following:

- a) *involves a new use; or*
- b) *results in the application applying to a new parcel of land; or*
- c) *dramatically changes the built form in terms of scale, bulk and appearance; or*
- d) *changes the ability of the proposed development to operate as intended; or*
- e) *removes a component that is integral to the operation of the development; or*
- f) *significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*
- g) *introduces new impacts or increases the severity of known impacts; or*
- h) *removes an incentive of offset component that would have balanced a negative impact of the development; or*
- i) *impacts on infrastructure provisions.*

PLANNING ACT 2016 s81

Assessing change applications for minor changes -

- (2) *In assessing the change application, the responsible entity must consider—*
 - (a) *the information the applicant included with the application; and*
 - (b) *if the responsible entity is the assessment manager—any properly made submissions about the development application or another change application that was approved; and*
 - (c) *any pre-request response notice or response notice given in relation to the change application; and*
 - (d) *if the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and*
 - (da) *if paragraph (d) does not apply—all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and*
 - (e) *another matter that the responsible entity considers relevant.*
- (3) *Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d) or (da), consider—*
 - (a) *a statutory instrument; or*
 - (b) *another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*
- (4) *The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.*
- (5) *However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances, to—*
 - (a) *the statutory instrument or other document as in effect when the change application was made; or*
 - (b) *if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided—the amended or replacement instrument or document; or*
 - (c) *another statutory instrument—*
 - (i) *that comes into effect after the change application is made but before it is decided; and*

- (ii) *that the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made.*

PLANNING ACT 2016 s81A

Deciding change applications for minor changes.

1. *This section applies in relation to a change application for a minor change to a development approval.*
2. *After assessing the change application under section 81, the responsible entity must decide to—*
 - (a) *make the change, with or without imposing or amending development conditions in relation to the change; or*
 - (b) *refuse to make the change.*
3. *If there is no affected entity for the change application, the responsible entity must decide the application within 20 business days after receiving the application.*
4. *If there is an affected entity for the change application, the responsible entity—*
 - (a) *must not decide the application until—*
 - (i) *the responsible entity receives a pre-request response notice, or response notice, from the affected entity; or*
 - (ii) *the end of 20 business days after receiving the application; but*
 - (b) *must decide the application within 25 business days after receiving the application.*

PLANNING ACT 2016 s87

Deciding applications to extend a currency period.

1. *When assessing an extension application, the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to assessing the development application. Note— For the assessment and deciding if an extension application for a development approval that was a PDA development approval, see also the Economic Development Act 2012, section 51AL.*
2. *The assessment manager must, within 20 business days after receiving the extension application, decide whether to —*
 - (a) *give or refuse the extension sought; or*
 - (b) *extend the currency period for a period that is different from the extension sought.*
3. *The assessment manager and the applicant may agree to extend the 20-business day period.*
4. *The assessment manager may decide the extension application even if the development approval was given because of an order of the P&E Court.*
5. *The assessment manager must, within 5 business days after deciding the extension application, give a decision notice to—*
 - (a) *the applicant; and*
 - (b) *any referral agency; and*
 - (c) *if the assessment manager was a chosen assessment manager—the prescribed assessment manager; and*
 - (d) *if the assessment manager is not a local government and the premises are in a local government area—the local government whose local government area includes the premises; and*
 - (e) *if the development approval was given because of an order of the P&E Court—the P&E Court; and*
 - (f) *if the development application for the development approval was called in—the Minister.*
6. *If a decision notice is given to the P&E Court, the P&E Court must attach the notice to the court's file for the court's order.*
7. *Despite section 85, the development approval lapses—*
 - (a) *if the extension application is approved—at the end of the extended period; or*

- (b) if the extension application is refused and the applicant does not appeal—when the last of the following happens—
- (i) the day notice is given under subsection (5);
 - (ii) the end of the currency period; or
- (c) if the extension application is refused, the applicant does appeal and the appeal is dismissed or withdrawn—when the last of the following happens—
- (i) the day the appeal is dismissed or withdrawn;
 - (ii) the end of the currency period; or
- (d) if the extension application is refused, the applicant does appeal, and the appeal is allowed—at the end of the extended period decided by the court.
8. If the applicant does appeal, the applicant may not start or carry on development until the appeal is decided, unless allowed by an order of the P&E Court.

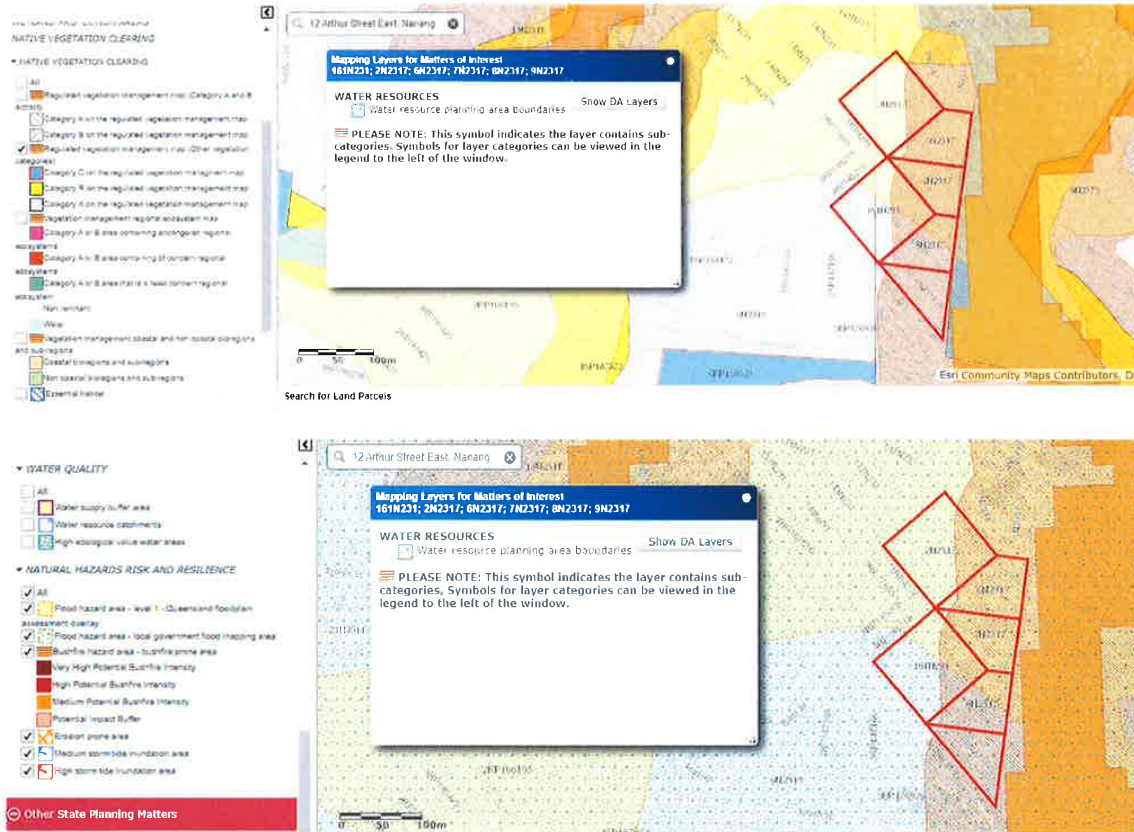
4.1. PLANNING REGULATION 2017

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, determines the assessment manager and the matters that trigger State interests.

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	Schedule 12A Walkable Neighbourhoods
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> <ol 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. <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.

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

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
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	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
	<ul style="list-style-type: none"> - Within the port limits of the Port of Brisbane - Within the limits of another port - Strategic Port Land 	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: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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*.

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 <ul style="list-style-type: none"> • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism. 	No applicable assessment benchmarks.
Planning for the environment and heritage. <ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality 	No applicable assessment benchmarks.
Safety and resilience to hazards <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	The proposed changes to conditions do not require further assessment with respect to flood and bushfire.
Infrastructure <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	Complies. All appropriate services, infrastructure and connections can be made and are conditioned as part of the approval.

4.4. SECTION 78(2) PLANNING ACT 2016 SCHEDULE 2

The Change Request was assessed against this section of the *Planning Act 2016* to ensure that proposed changes are minor in accordance with prescribed requirements:

Planning Act 2016 78(2) Schedule 2	Responses
(i) Development approval <i>would not result in substantially different development;</i>	Complies – The proposed changes to the approved boundary realignment do not constitute 'Substantially Different Development'. (Refer to response to Schedule 1 of the DA rules below for the assessment)
(ii) Development approval <i>would not - if a development application for the development, including the change, were made when the change application is made would not cause -</i>	Complies – as discussed in (a) to (e) below:
a) <i>the inclusion of prohibited development in the application; or</i>	No prohibited development is introduced by the proposed changes to the approved boundary realignment.
b) <i>referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or</i>	No referral to any advice or concurrence agency was required in the assessment of the original development approval nor do the proposed changes trigger referral to any new advice or concurrence agency.

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c) referral to extra referral agencies, other than to the chief executive; or	No referral to any advice or concurrence agency was required in the assessment of the original development approval nor do the proposed changes trigger referral to any new advice or concurrence agency.
d) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made;	No referral to any advice or concurrence agency was required in the assessment of the original development approval nor do the proposed changes trigger referral to any new advice or concurrence agency.
e) public notification if public notification was not required for the development application.	The original approval triggered Code Assessment procedures. The proposed changes maintain code assessable development and therefore no requirement for public notification is triggered.

4.5. SCHEDULE 1 DEVELOPMENT ASSESSMENT RULES

This change request was assessed against the 'Substantially Different Development' test to ensure the applicants proposed changes remained within the limits of a minor change.

Schedule 2 Development Assessment Rules Substantially Different Development	Responses
The change must not include any of the following:	Complies as noted in the responses below:
a) involves a new use; or	The approval and proposed changes relate to a boundary realignment with no new use/s proposed.
b) results in the application applying to a new parcel of land; or	The approved development remains limited to the land that is the subject of the original approval.
c) dramatically changes the built form in terms of scale, bulk and appearance; or	The approval and proposed changes relate to the reconfiguration of a lot with no new use proposed.
d) changes the ability of the proposed development to operate as intended; or	The approval and proposed changes relate to a boundary realignment with no new use/s proposed.
e) removes a component that is integral to the operation of the development; or	The approval and proposed changes relate to a boundary realignment with no new use/s proposed.
f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	With respect to proposed lot 5, the proposed changes to the boundary realignment are not considered to impact on traffic flow or the transport network being a secondary access only.
g) introduces new impacts or increases the severity of known impacts; or	The proposed changes are not anticipated to impact on the boundary realignment.
h) removes an incentive of offset component that would have balanced a negative impact of the development; or	The proposed changes do not remove incentivised offset components.
i) impacts on infrastructure provisions	The proposed changes are not anticipated to impact infrastructure provision on the boundary realignment.

4.6. SECTION 81 PLANNING ACT 2016 ASSESSING THE CHANGES

Section 81(2)(a to e)	Response
(2) In assessing the change application, the responsible entity must consider—	
a) the information the applicant included with the application; and	The applicant's material lodged was given due consideration.
b) if the responsible entity is the assessment manager—any properly made submissions about the development application or another change application that was approved; and	As the original application and the proposed changes trigger Code Assessment, no public notification was/is required.
c) any pre-request response notice or response notice given in relation to the change application; and	No referral to any advice or concurrence agency was required in the assessment of the original development approval nor do the proposed changes

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	trigger referral to any new advice or concurrence agency.
<i>d) if the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and</i>	Not applicable – This development application was not called in by the Minister.
<i>da) if paragraph (d) does not apply—all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and</i>	Refer to the comments regarding assessment against the SBRC Regional Council Planning Scheme v 1.4.
<i>e) another matter that the responsible entity considers relevant.</i>	It was determined that there are no additional relevant matters that require consideration in the assessment of this Change request.
Section 81(3)(a & b)	Response
<i>(3) Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d) or (da), consider—</i>	
<i>(a) a statutory instrument; or</i>	The Change request was considered against the SBRC Regional Planning Scheme in effect at the time of approval.
<i>(b) another document applied, adopted or incorporated (with or without changes) in a statutory instrument.</i>	There are no other documents to consider.
Section 81(4)	Response
<i>(4) The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.</i>	The SBRC Regional Planning Scheme was in effect at the time of the approval for RAL23/0032 (refer to assessment against the planning scheme below).
Section 81(5)	Response
<i>(5) However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances, to—</i>	
<i>a) the statutory instrument or other document as in effect when the change application was made; or</i>	RAL22/0032 was decided 7 December 2022. The current SBRC Planning Scheme v1.4 was in effect at the time and remains in effect.
<i>(b) if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided—the amended or replacement instrument or document; or</i>	The current SBRC Planning Scheme v1.4 is likely be in effect at time of the decision (with additional planning scheme amendments not considered relevant to date).
<i>(c) another statutory instrument— (i) that comes into effect after the change application is made but before it is decided; and (ii) that the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made.</i>	State Planning Policy was considered at time of assessment. The changes were not considered to affect requirements.

4.7. SECTION 81A PLANNING ACT 2016 DECIDING CHANGE APPLICATIONS FOR MINOR CHANGES

Section 81A (1)	Response
1. This section applies in relation to a change application for a minor change to a development approval.	

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<p>2. After assessing the change application under section 81, the responsible entity must decide to—</p> <p>(a) make the change, with or without imposing or amending development conditions in relation to the change; or</p> <p>(b) refuse to make the change.</p>	<p>It is recommended that the proposed Change request be approved pursuant to the following (as expressed in the amended conditions package):</p> <ul style="list-style-type: none"> • The following changes are to be made: <ul style="list-style-type: none"> (i) Change Condition GEN1 to allowing car and light vehicle access to proposed lot 5 from Scott Street; and (ii) Amend Approved Subdivision Plan No. "Proposed Boundary Realignment" to remove the annotation in red - "No access" via Scott St. (iii) Amend Condition ENG18 to require industrial type crossover to all industrial lots, in accordance with SBRC planning scheme requirements to service the site.
<p>3. If there is no affected entity for the change application, the responsible entity must decide the application within 20 business days after receiving the application.</p>	<p>There is no affected entity for this Change application.</p>
<p>4. If there is an affected entity for the change application, the responsible entity—</p> <p>(a) must not decide the application until—</p> <p>(i) the responsible entity receives a pre-request response notice, or response notice, from the affected entity; or</p> <p>(ii) the end of 20 business days after receiving the application; but</p>	<p>There is no affected entity for this Change application.</p>
<p>5. If there is an affected entity for the change application, the responsible entity—</p> <p>(a) must not decide the application until—</p> <p>(i) the responsible entity receives a pre-request response notice, or response notice, from the affected entity; or</p> <p>(ii) the end of 20 business days after receiving the application; but</p> <p>(b) must decide the application within 25 business days after receiving the application.</p>	<p>There is no affected entity for this Change application.</p>

4.8. SECTION 86 PLANNING ACT 2016 DECIDING APPLICATION TO EXTEND THE CURRENCY PERIOD.

Section 81A (1)	Response
<p>When assessing an extension application, the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to assessing the development application.</p>	<p>Not Applicable – no issues with extension of time.</p>
<p>The assessment manager must, within 20 business days after receiving the extension application, decide whether to—</p> <p>(a) give or refuse the extension sought; or</p> <p>(b) extend the currency period for a period that is different from the extension sought.</p>	<p>The approved boundary realignment approval is to be extended 12 months from 7th December 2023.</p>
<p>The assessment manager and the applicant may agree to extend the 20-business day period.</p>	<p>Not Applicable</p>
<p>The assessment manager may decide the extension application even if the development</p>	<p>Not Applicable</p>

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approval was given because of an order of the P&E Court.	
The assessment manager must, within 5 business days after deciding the extension application, give a decision notice to— (a) the applicant; and (b) any referral agency; and (c) if the assessment manager was a chosen assessment manager—the prescribed assessment manager; and (d) if the assessment manager is not a local government and the premises are in a local government area—the local government whose local government area includes the premises; and (e) if the development approval was given because of an order of the P&E Court—the P&E Court; and (f) if the development application for the development approval was called in—the Minister	The approved boundary realignment is to be extended 12 months from 7 th December 2023. The extension of time request can be decided upon provision of the required statutory form.
If a decision notice is given to the P&E Court, the P&E Court must attach the notice to the court's file for the court's order.	Not Applicable
Despite section 85, the development approval lapses— (a) if the extension application is approved—at the end of the extended period; or (b) if the extension application is refused and the applicant does not appeal—when the last of the following happens— (i) the day notice is given under subsection (5); (ii) the end of the currency period; or (c) if the extension application is refused, the applicant does appeal and the appeal is dismissed or withdrawn—when the last of the following happens— (i) the day the appeal is dismissed or withdrawn; (ii) the end of the currency period; or (d) if the extension application is refused, the applicant does appeal, and the appeal is allowed—at the end of the extended period decided by the court.	Not Applicable
If the applicant does appeal, the applicant may not start or carry on development until the appeal is decided, unless allowed by an order of the P&E Court.	Not Applicable

4.9. SOUTH BURNETT REGIONAL COUNCIL PLANNING SCHEME V1.4

Strategic Plan
Development was/is code assessable and would therefore comply with Part 3 of the SBRC Planning Scheme 2017 v1.4.
Zone Code (Rural Zone Code)
It was determined that the scope of the changes proposed to the approved boundary realignment were generally consistent with Performance and Acceptable Outcomes applicable at the time of the initial approval and still currently in effect. In accordance with s81(4) of the <i>Planning Act 2016</i> it is deemed that proposed minor changes were reasonably supportable at time of initial assessment and decision (where put forward for assessment).

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Zone Code (Low Impact Industry Zone Code)	
It was determined that the scope of the changes proposed to the approved boundary realignment were generally consistent with Performance and Acceptable Outcomes applicable at the time of the initial approval and still currently in effect. In accordance with s81(4) of the <i>Planning Act 2016</i> it is deemed that proposed minor changes were reasonably supportable at time of initial assessment and decision (where put forward for assessment)	
Reconfiguring a Lot Code	Response
<p>Section 1 - Boundary Realignment</p> <p>AO1.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2, except where the reconfiguration is boundary realignment and the outcome is preferable to the current allotment configuration.</p> <p>and</p> <p>AO1.2 The utility of the lots is maintained or improved where:</p> <ul style="list-style-type: none"> (a) a frontage to depth ratio exceeds that of the existing allotments; (b) access is provided to an allotment that previously had no access or an unsuitable access; (c) an existing boundary encroachment by a building or areas is corrected; <p>and</p> <p>AO1.3 The realignment does not result in a building contravening the setback, standards required by this Planning Scheme or relevant building regulations.</p> <p>and</p> <p>AO1.4 The realignment results in a larger lot that is a more viable farming unit.</p>	<p>AO1.2(b) pursuant to s81A of the <i>Planning Act 2016</i> it was determined that:</p> <p>Condition GEN1 could be amended to reflect requirements otherwise associated with existing uses and/or otherwise future uses to which the Scott Street access handle is zoned. The applicant's volunteered limitation (cars and light vehicles only) is considered a reasonable response to the zoning requirements to which the access is located.</p> <p>Condition ENG18 is intended to account for what was determined at time of approval, unsuitable access to industrial zoned allotments.</p> <p>The applicant's representations do not adequately demonstrate compliance with AO1.2(b) of the Reconfiguring a Lot Code. However, upon further consideration it was determined that Condition ENG18's need for a driveway beyond Arthur Street East road boundary is unnecessary where considering that intended design and future industrial use (necessitating the design and layout) is currently unknown.</p> <p>It was concluded that condition ENG18 should remain but limited to the requirement to construct crossovers across the verge to road boundary of each site.</p>
Services and Works Code	Response
<p>Service and Works Code – Section 3 – Vehicle Parking</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 Design and Construction Standards.</p>	<p>Condition GEN1 could be amended to reflect requirements otherwise associated with existing uses an/or otherwise future uses to which the Scott Street access handle is zoned. The applicant's volunteered limitation (cars and light vehicles only) is considered a reasonable response to the zoning requirements to which the access is located.</p> <p>Condition ENG18 is intended to account for what was determined at time of approval, unsuitable access to industrial zoned allotments. The applicant's representations do not adequately demonstrate compliance against Acceptable or Performance of the Services & Works code (i.e. no evidence of suitable crossovers to lots 5, 6 or 7 were provided).</p> <p>Note: the applicant's assertion that current uses on site justify removal of said conditions is not a matter that can be justified against the planning scheme and is only relevant where maintaining an existing use (i.e. not a justification for new 'assessable development'.)</p>

5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	NA
Other	NA

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 the LGIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The types of developments that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> • Reconfiguring a lot; • Making a material change of use; • Carrying out building work. <p>Refer to Attachment B for the Infrastructure Charges Notice.</p>

6. RECOMMENDATION

It is recommended that: this Change request to an existing approval for a boundary realignment be approved as stated below:

1. Change Request –
 - a. Amend the approved plan in accordance with the applicant's request.
 - b. Amend Condition GEN1 to include light vehicle access to the existing dwelling on proposed lot 5.
 - c. Amend Condition ENG18 to require construction of crossovers to lots 5, 6 & 7.
2. Extension to Currency Period –
 - a. Currency period to be extended by an additional 12 months from the 7 December 2023.

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:	A & A Buccholz C/- ONF Surveyors
Application No:	RAL23/0014
Proposal:	s81 & s86 Minor change request for Reconfiguring a Lot – boundary realignment
Street Address:	12 Arthur Street East Nanango
RP Description:	Lots 2, 6, 7, 8 & 9 on N2317 and Lot 131 on N231
Assessment Type:	Minor change application under s81 & s87 of the <i>Planning Act 2016</i>
Number of Submissions:	N/A

On 28 September 2023 the above development was recommended for:

- Approval
 Refusal

1. Reasons for the Decision

The reasons for this decision are:

- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 v1.4.
- The proposed changes are assessed to not be considered substantially different from the approved development.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- S81 and S87 of the Planning Act 2016
- Schedule 2 of the Planning Act 2016
- Schedule 1 of the Development Assessment Rules

3. Compliance with Benchmarks

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

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

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

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

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

DATE: 05/09/2022

FILE REFERENCE: RAL23/0014

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

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$0.00	Transport Network
\$0.00	Parks and Land for Community Facilities Network
\$0.00	Stormwater Network

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

LAND TO WHICH CHARGE APPLIES: Lot 161 N231 & Lot 2,6,7,8 & 9 N2317.

SITE ADDRESS: 12 Arthur St East, Nanango

PAYABLE TO: **South Burnett Regional Council**

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

OFFSET OR REFUND: Not Applicable.

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

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (Non Residential)	3	allotments	\$9,842.00	CR Table 2.3	\$29,526.00
Reconfiguring a Lot (Residential)	1	allotments	\$9,842.00	CR Table 2.3	\$9,842.00

Discounts*

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

Sewerage

Adopted Charges

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

Discounts*

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

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
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Reconfiguring a Lot (Non Residential)	3	allotments	\$4,419.00	CR Table 2.3	\$13,257.00
Reconfiguring a Lot (Residential)	1	allotments	\$2,410.00	CR Table 2.3	\$1,410.00

Discounts*

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

Parks and Land for Community Facilities

Adopted Charges

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

Discounts*

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

Stormwater

Adopted Charges

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

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
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Reconfiguring a Lot (Low Impact Industry)	3	allotments	\$401.00	CR Table 2.3	\$1,203.00
Reconfiguring a Lot (Rural)	3	allotments	\$401.00	CR Table 2.3	\$1,203.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (6 into 4)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

INFORMATION NOTICE

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

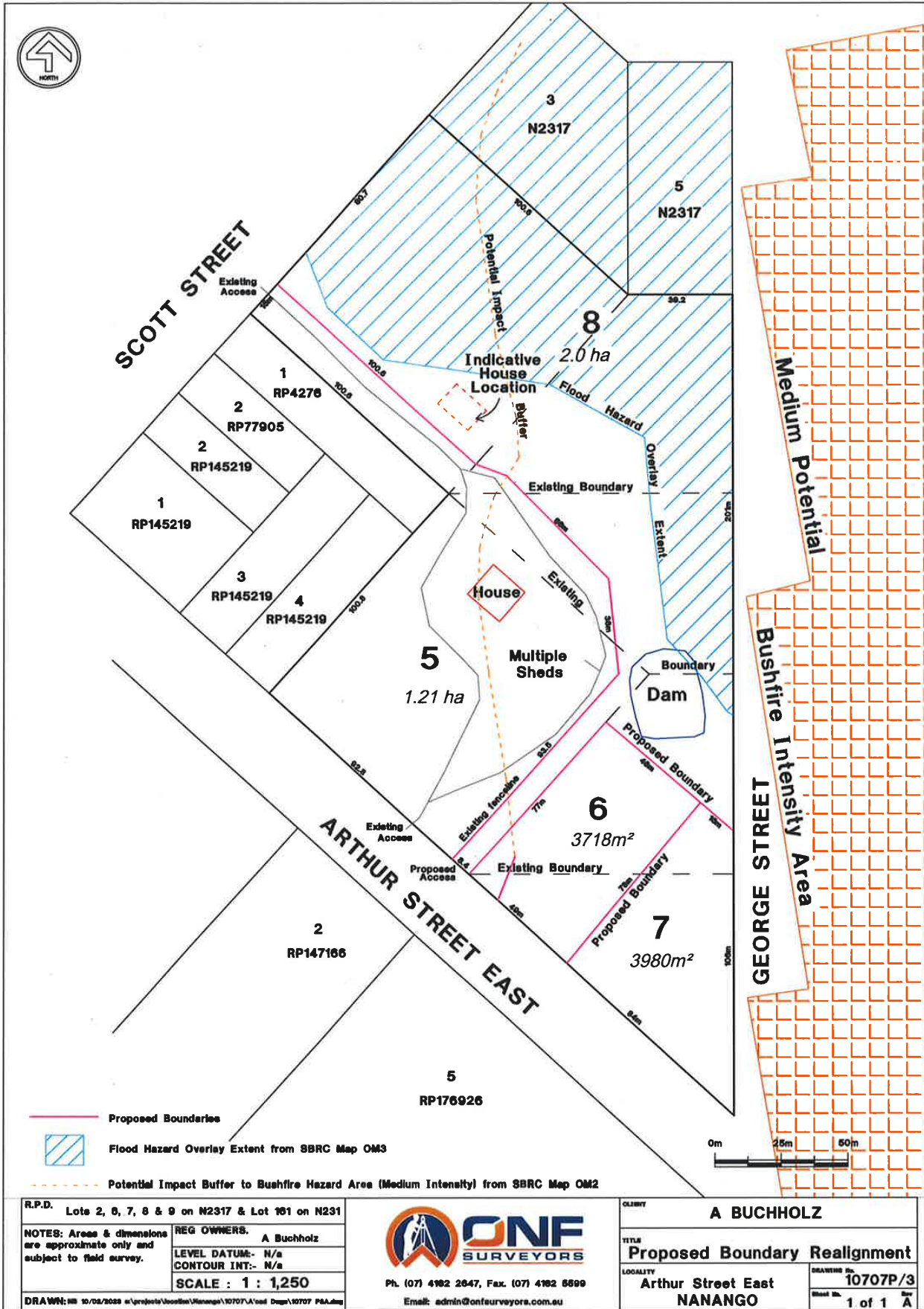
¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge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

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

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

Enquiries

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




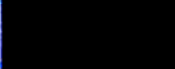

current Set ID: 3070953
Revision: 1, Version Date: 29/08/2023

Delegated Authority:

Date:

0.0 RECONFIGURING A LOT - SUBDIVISION (1 LOT INTO 2 LOTS) AT 14 MCCORD STREET, WONDAL (AND DESCRIBED AS LOT 23 ON W53511). APPLICANT: CATHERINE OGDEN C/- SWEP CONSULTING.

File Number: RAL23/0024
Author: Planning Consultant
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER		25/10/2023
GM		25/10/23
CEO		25.10.2023

PRECIS

Reconfiguring a Lot (1 Lot into 2 Lots) at 14 McCord Street, Wondai QLD 4608 (and described as Lot 23 on W53511).

SUMMARY

- The Application is for Reconfiguring a Lot – Development Permit;
- The Application seeks to reconfigure one existing lot into two lots with an easement;
 - Easement D to the eastern boundary of proposed Lot 33 for the purposes of stormwater drainage;
- The subject site is located in the Low Density Residential Zone under the South Burnett Regional Council Planning Scheme;
- The application triggers a code assessment; as the proposal meets the accepted development subject to requirement provisions;
- The subject site is 2,023m² in area;
- The development application has been assessed against the relevant codes of the South Burnett Regional Council Planning Scheme with relevant codes being:
 - Low Density Residential Zone Code;
 - Reconfiguring a Lot Code; and
 - Services and Works Code.
- No referrals are triggered;
- 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 Attachment C – Approved Plans; and
- Application recommended for approval subject to reasonable and relevant conditions.

OFFICER’S RECOMMENDATION

That the application for Reconfiguring a Lot (1 lot into 2 lots) – Development Permit at 14 McCord Street, Wondai (and described as Lot 23 on W53511) be approved subject to the 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 completed and maintained in accordance with the approved plans and documents and conditions to this development approval:

Drawing Title	Prepared by	Plan No.	Sheet	Date
Plan of Lots 33 and 34 and Proposed Emt D in Lot 33	South Burnett Surveys Pty Ltd	SP341245	1 to 3	05/07/2023

Delegated Authority:

Date:

DEVELOPMENT PERIOD - RAL

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

RAL GENERAL

GEN3. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

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

GEN4. Prior to sealing the Plan of Survey, the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the *Planning Act Regulation 2017*.

VALUATION FEES

RAL1. 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 \$52.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

ENGINEERING WORKS

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

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

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

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

ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

ENG6. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

Delegated Authority:

Date:

- ENG7. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).
- ENG8. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.
- 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).

WATER SUPPLY

- ENG10. Connect the development to Council's reticulated water supply system.
- ENG11. Install a separate water service connection to each lot as per Council's standards.

SEWERAGE

- ENG12. Connect all lots to Council's reticulated sewerage system. The connection must be designed in accordance with Council's standards and be approved by Council's Utility Services Section.
- ENG13. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
- ENG14. Do not build works within 1.5 metres from the centre of any existing sewer pipe work or within the Zone of Influence, whichever is the greater (measured horizontally).
- ENG15. Maintain a minimum of a 3 metre wide corridor for maintenance/upgrade purposes.
- ENG16. 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.
- ENG17. 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.

VEHICLE ACCESS

- ENG18. Provide a crossover in accordance with Council's Standard Drawing No. 00048 for each lot. In the event, that the existing crossovers are not used, they are to be removed, and the kerb & channel and footpath reinstated to match the standard adjacent.

TELECOMMUNICATION

- ENG19. Provide telecommunications to all lots within the development.

ELECTRICITY

- ENG20. Design and provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.
- ENG21. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.

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.

Delegated Authority:

Date:

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

ADVICE

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.

FILLING AND EXCAVATION

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

APPEAL RIGHTS

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

INFRASTRUCTURE CHARGES

- ADV5. Infrastructure charges are levied by way of an infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

BUILDING WORKS

- ADV6. Developer/owner is responsible for ensuring all stormwater discharge emanating from the site does not exceed pre-development flow as may be caused by additional impermeable surfaces.
- ADV7. 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.

Delegated Authority:

Date:

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

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

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority:

Date:

REPORT**1. APPLICATION DETAILS**

Site address	14 McCord Street, Wondai Qld 4608		
Real property description	Lot 23 on W535511		
Easements or encumbrances on title	No site easements or encumbrances		
Area of Site	2,023m ²		
Current Use	Vacant land		
Environmental Management Register or Contaminated Land Register	Site is not listed on either Environmental Management Register or the Contaminated Land Register		
Applicant's name	Ms Catherine Ogden c/- Swep Consulting		
Zone	Low Density Residential		
Applicable Overlays	No applicable overlays		
Proposed use as defined	Not applicable		
Details of proposal	Reconfiguring a Lot (RALs)		
	• Number of existing lots	One	
	• Easements or leases proposed	Easement 'D' on proposed Lot 33 for the purpose of stormwater drainage	
	• Number of proposed lots	Two	
	• Lot areas	Proposed Lot 33 – 1,012m ² (including Easement 'D' – 201m ²) Proposed Lot 34 – 1,012m ²	
	• Access	Proposed Lots 33 and 34 – direct access to McCord Street	
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		
	Reconfiguration of a Lot (RAL)		X
	Building Work (BW)		
	Operational Work (OPW)		
Level of Assessment	Code Assessment		
Pre-lodgement Consultation history /	No pre-lodgement meeting undertaken		
Key planning issues e.g. vegetation, waterway corridors, overland flow	No key planning issues identified		
Referral agencies	Agency	Concurrence/ Advice	
	NA	NA	

Delegated Authority:

Date:

Public notification	Not applicable
Planning Regulation 2017	Not applicable
State Planning Policy 2017	Applicable
Wide Bay Burnett Regional Plan	Applicable

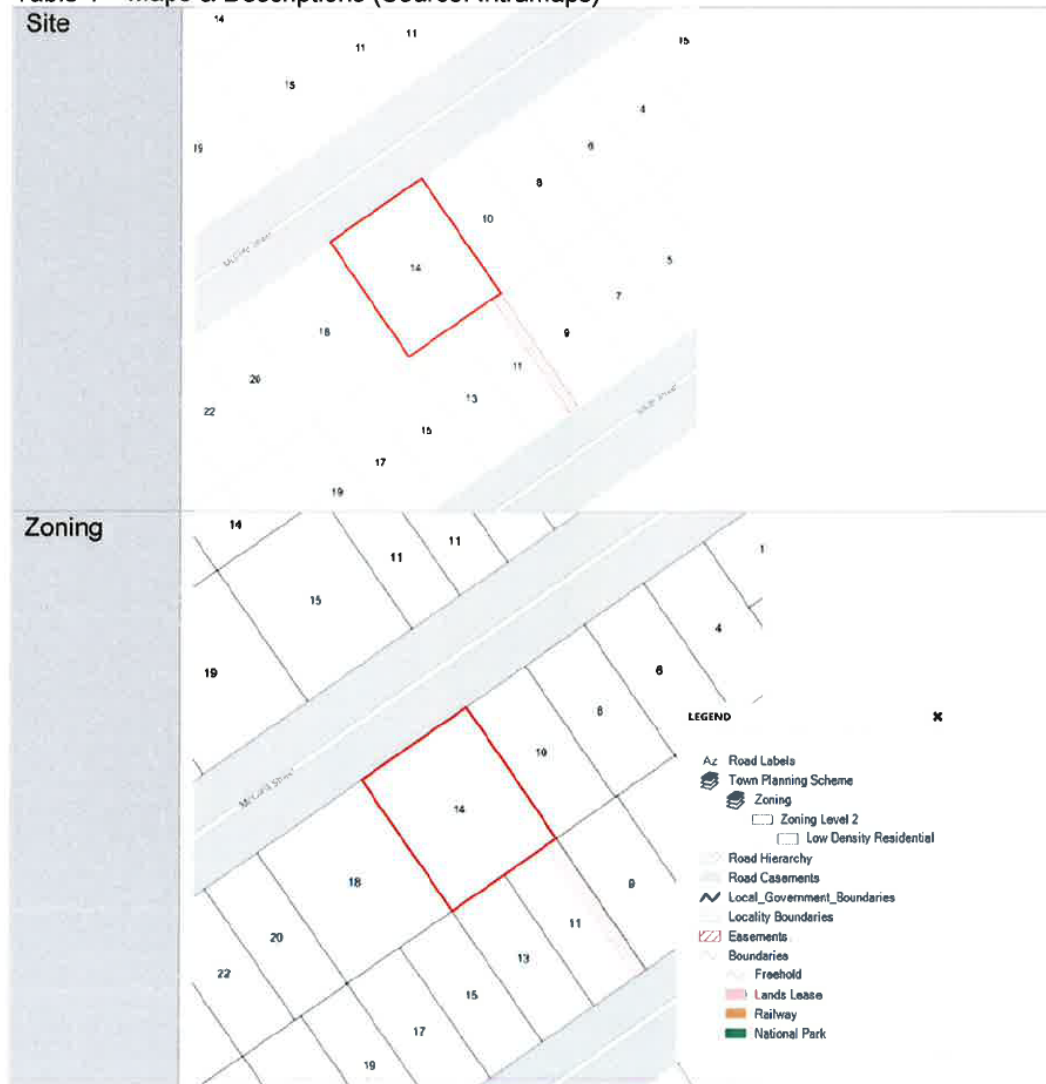
2. THE SITE

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

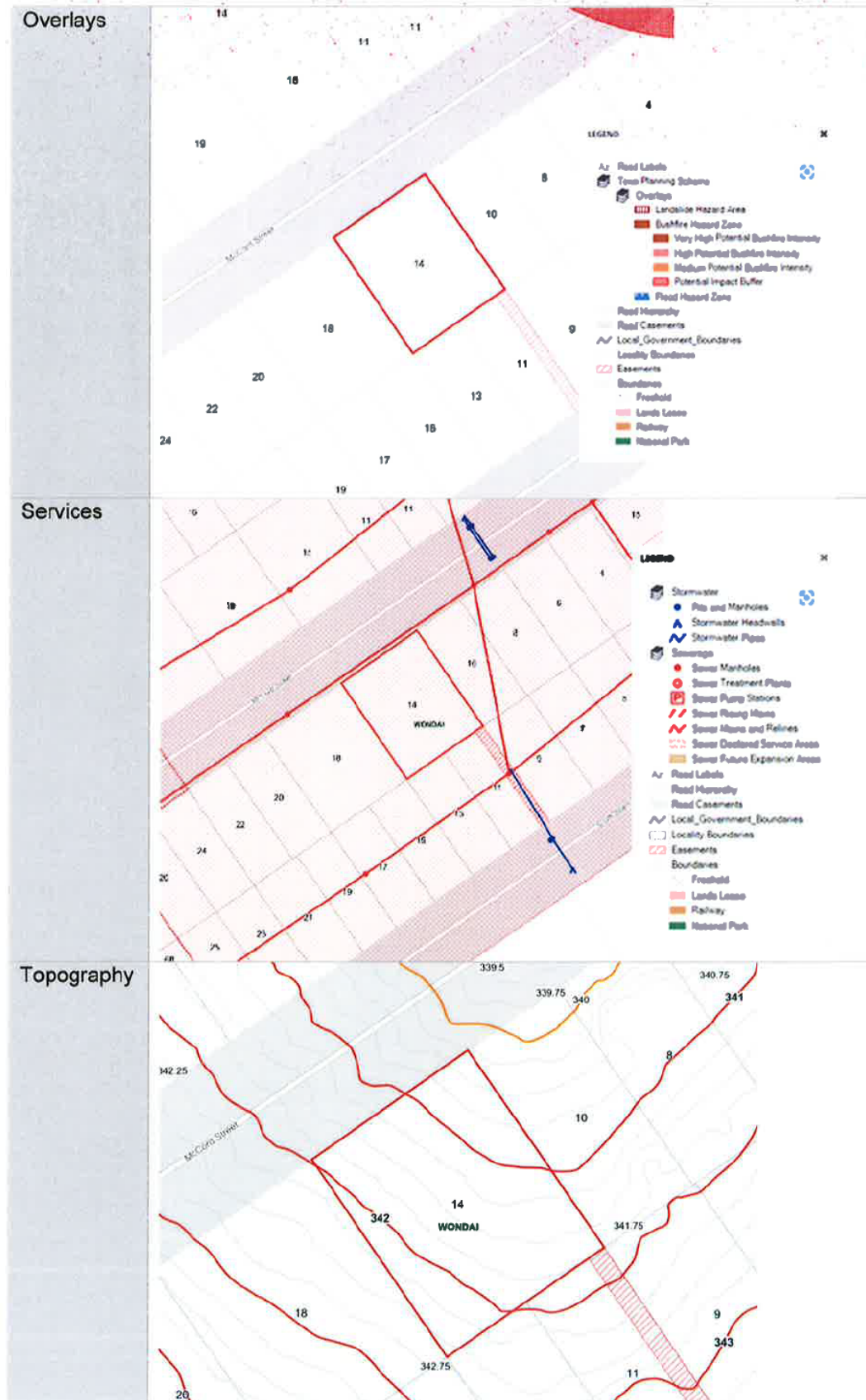
The site is a regular shaped lot which is vacant land and located approximately 700m south-east of the Wondai Town Centre, as the crow flies.

Table 1 – Maps & Descriptions (Source: Intramaps)



Delegated Authority:

Date:



Delegated Authority:

Date:

3. PROPOSAL DETAILS

The application seeks to reconfigure one existing lot into two lots to be used for residential purposes. The adjoining property to the south (Lot 2 on SP207092) contains an existing easement, being Easement C on SP207092. This easement is for stormwater drainage and is to be extended along the eastern boundary of proposed Lot 33, being Easement D. Within proposed Lot 34, there is an existing access point in the western corner of the site. A new driveway crossover will be provided to proposed Lot 33.

Proposed lot details are as follows:

Proposed Lot / Easement	Site Area	Dimensions
Lot 33	1,012m ²	20.117m x 50.296m
Lot 34	1,012m ²	20.117m x 50.296m
Easement D	201m ²	4.0m x 50.292m

Refer to Attachment C for Approved Plans.

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
- any Variation Approval

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

Planning Act 2016, Section 26 – Assessment Benchmarks generally

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

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.

Delegated Authority:

Date:

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	<p>Schedule 12A - Walkable Neighbourhoods – not applicable as the proposed reconfiguration is not associated with the construction or extension of a road.</p> <p>There are no benchmarks relevant to the assessment of this application.</p>
WBB Regional Plan Designation:	<p>Mapping for the <i>Wide Bay Burnett Regional Plan 2011</i> places the site within the 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 <i>Wide Bay Burnett Regional Plan 2011</i>, 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> <p>The proposed reconfiguration of a lot does not conflict with the intentions of the Urban Footprint, <i>Wide Bay Burnett Regional Plan 2011</i>.</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>

4.1. 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, *Planning Regulation 2017*, as demonstrated in Table 3.

Note: Grey shading indicates no provisions.

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		

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
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

4.2. 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	Proposed lots have access to all urban infrastructure and are within convenient access to services in Wondai. The principles for liveable communities and housing are supported by the proposal.
Economic growth <ul style="list-style-type: none"> • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism. 	No applicable assessment benchmarks
Planning for the environment and heritage <ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality 	No applicable assessment benchmarks
Safety and resilience to hazards <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	No applicable assessment benchmarks
Infrastructure <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	Complies All appropriate services infrastructure and connections can be made and are conditioned as part of the approval.

4.3. DEVELOPMENT CODE ASSESSMENTS

Assessment Benchmark	Performance Outcomes	Responses
Low Density Residential Zone Code	PO4 Development is adequately serviced.	Complies Proposed lots can be connected to the reticulated water and sewerage networks, as well as electricity and telecommunication networks and are conditioned accordingly.

Assessment Benchmark	Performance Outcomes	Responses
	<p>PO5 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>Complies</p> <p>Frontage widths for proposed lots are 20.117m. This width is appropriate for the construction of driveway crossovers that provide direct access to each lot and adequate separation distances.</p> <p>Road safety within McCord Street and the local road network will not be compromised by new access arrangements.</p>
Reconfiguring a Lot Code	<p>PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide servicing of the intended use.</p>	<p>Complies</p> <p>The reconfiguration results in two regular shaped, standard lots which are compliant with Table 8.4.2, as follows:</p> <ul style="list-style-type: none"> • lot sizes are above 600m²; • frontage widths exceed 17.0m; and • lots are capable of containing a rectangle with dimensions of 10m x 20m.
	<p>PO8 Lots have lawful, safe and practical access.</p>	<p>Complies</p> <p>Proposed lots will have direct access to McCord Street which is a lower order road. Frontage widths for proposed lots are 20.117m.</p> <p>This width is appropriate for the lawful construction of driveway crossovers that meet adequate separation distances and to maintain safety.</p>
Services and Works Code	<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>Complies</p> <p>Proposed lot sizes are 1,012m² which is ample for the siting of future housing and ancillary car parking in the form of either garages or carports.</p>

5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	NA
Other	NA

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 the LGIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The types of developments that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> • Reconfiguring a lot; • Making a material change of use; • Carrying out building work. <p>Refer to Attachment B for the Infrastructure Charges Notice.</p>

6. RECOMMENDATION

The application for a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots) at 14 McCord Street, Wondai (and described as Lot 23 on W53511) is recommended for approval on the grounds outlined in the Officer's Recommendations at the beginning of this report.

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:	Ms Catherine Ogden C/- Swep Consulting
Application No:	RAL23/0024
Proposal:	Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots)
Street Address:	14 McCord Street, Wondai Qld 4608
RP Description:	Lot 23 on W53511
Assessment Type:	Code
Number of Submissions:	Not applicable

On 17 October 2023 the above development was recommended for:

- Approval
 Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The proposal results in two regular shaped, standard lots, as follows:

Proposed Lot / Easement	Site Area	Dimensions
Lot 33	1,012m ²	20.117m x 50.296m
Lot 34	1,012m ²	20.117m x 50.296m
Easement D	201m ²	4.0m x 50.292m

- Proposed lots sizes and dimensions are compliant with Table 8.4.2, Reconfiguring a Lot Code;
- Proposed lots can be connected to the reticulated water and sewerage networks, as well as electricity and telecommunication networks and are conditioned accordingly;
- Proposed lots will have direct access to McCord Street which is a lower order road;
- Frontage widths are appropriate for the lawful construction of driveway crossovers that meet adequate separation distances and maintain safety.
- Proposed lots are for future residential development and are of ample size for the siting of housing, ancillary structures and car parking.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Low Density Residential Zone 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:	Catherine Ogden C/- Swep Consulting 6 Sheridan Street CHINCHILLA QLD 4413	
APPLICATION:	Reconfiguration of a Lot - Subdivision (1 Lot into 2 Lots) - Code Assessable	
DATE:	17/10/2023	
FILE REFERENCE:	RAL23/0024	
AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	\$20,085.00	Total
	\$9,842.00	Water Supply Network
	\$5,423.00	Sewerage Network
	\$2,410.00	Transport Network
	\$2,009.00	Parks and Land for Community Facilities Network
	\$401.00	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 23 W53511	
SITE ADDRESS:	14 McCord St, Wondai	
PAYABLE TO:	South Burnett Regional Council	
WHEN PAYABLE: <i>(In accordance with the timing stated in Section 122 of the Planning Act 2016)</i>	Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.	
OFFSET OR REFUND:	Not Applicable.	

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

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot – Residential (1 into 2)	2	allotments	\$9,842.00	CR Table 2.3	\$19,684.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	1	allotments	\$9,842.00	CR Table 2.3	\$9,842.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot – Residential (1 into 2)	2	allotments	\$5,423.00	CR Table 2.3	\$10,846.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	1	allotments	\$5,423.00	CR Table 2.3	\$5,423.00

Transport

Adopted Charges

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

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	1	allotments	\$2,410.00	CR Table 2.3	\$2,410.00

Parks and Land for Community Facilities

Adopted Charges

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

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	1	allotments	\$2,009.00	CR Table 2.3	\$2,009.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot – Residential (1 into 2)	2	allotments	\$401.00	CR Table 2.3	\$802.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	1	allotments	\$401.00	CR Table 2.3	\$401.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot – Residential (1 into 2)	\$9,842.00	\$5,423.00	\$2,410.00	\$2,009.00	\$401.00	\$20,085.00
Total	\$9,842.00	\$5,423.00	\$2,410.00	\$2,009.00	\$401.00	\$20,085.00

* 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>

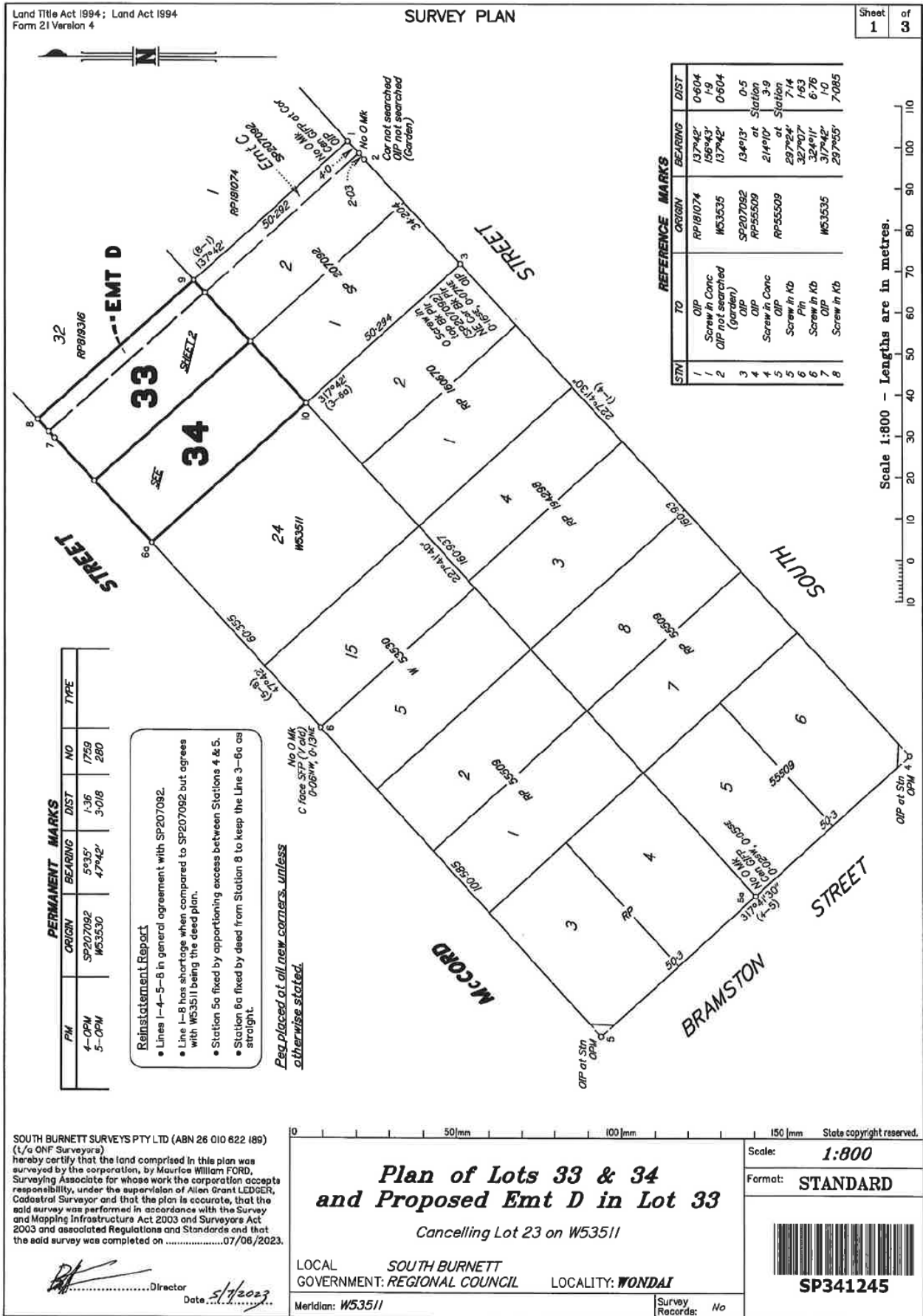
¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge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

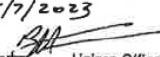
Payment can be made at any of the following South Burnett Regional Council Offices:

- 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

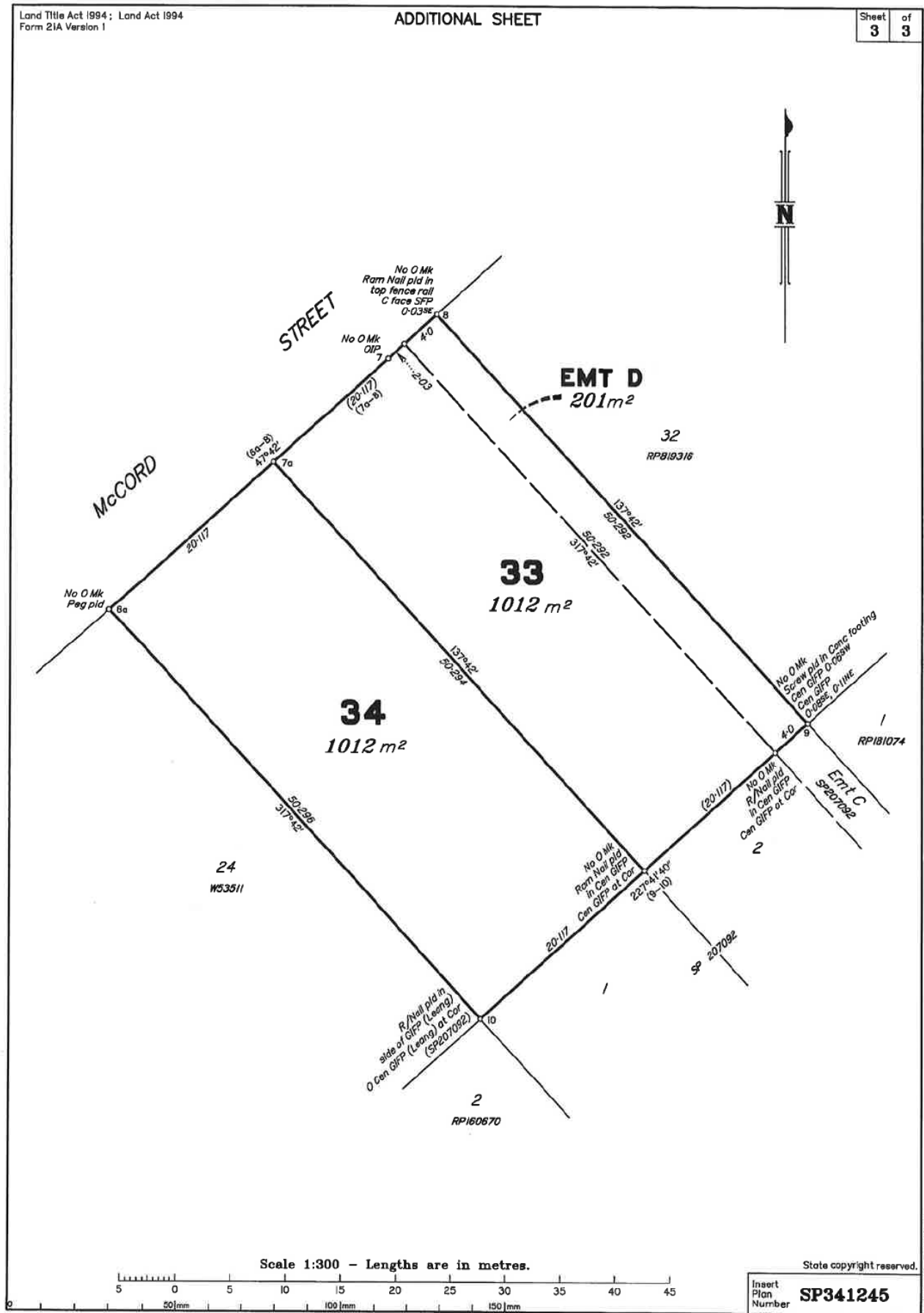
Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au



Land Title Act 1994 ; Land Act 1994 Form 21B Version 2 (Dealing No.)		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.	
		Sheet 2 of 3	
		4. Lodged by (include address, phone number, email, reference, and Lodger Code)	
Existing		Created	
Title Reference	Description	New Lots	Road Secondary Interests
5107393B	Lot 23 on W53511	33 & 34	— Emt D
33 & 34		Lot 23 on CP W53511	
Lots		Orig	
2. Orig Grant Allocation :		5. Passed & Endorsed : By: South Burnett Surveys Pty Ltd Date: 5/7/2023 Signed:  Designation: Liaison Officer	
3. References : Dept File : Local Govt : Surveyor : 11296		6. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road. * Part of the building shown on this plan encroaches onto adjoining lots and road. Cadastral Surveyor/Director * Date * Delete words not required	
		7. Lodgement Fees : Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$	
		8. Insert Plan Number SP341245	

LF-SP341245_11296.dwg

Document Set ID: 3068997
 Version: 1, Version Date: 09/08/2023



Document Set ID: 3068897
Version: 1, Version Date: 09/09/2023

Delegated Authority

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0.0 MATERIAL CHANGE OF USE - MULTIPLE DWELLING (3 UNITS) AT 99 ANITA ROAD, BLACKBUTT NORTH (AND DESCRIBED AS LOT 44 ON RP206873). APPLICANT: EDELWEISS HOUSE C/- PRECINCT URBAN PLANNING

File Number: MCU23/0015
Author: Planning Consultant
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER		16/10/2023
GM		17/10/23
CEO		19.10.2023

PRECIS

Material change of use – Multiple Dwelling (3 units) at 99 Anita Road, Blackbutt North (and described as Lot 44 on RP206873). Applicant: Edelweiss House C/- Precinct Urban Planning

SUMMARY

- Application for a development permit for Material change of use for Multiple Dwelling (3 units);
- The proposal includes the conversion of two short-term accommodation cabins into self-contained (permanent accommodation) units:
 - Unit 1 (existing dwelling) includes an area of 270m²;
 - Unit 2 and Unit 3 include areas of approximately 63m²;
 - Parking is to be provided at a rate of two spaces for the primary dwelling and one space for each unit; and
 - Vehicular access is to be maintained from the single existing crossover to Anita Road;
- Subject site located in the Rural residential zone under the South Burnett Regional Council Planning Scheme;
- Proposal triggered Impact assessment as the proposed land use is not listed in Table 5.5.14— Rural residential zone;
- The subject site includes an area of 20,010m²;
- The development application is assessed against the entirety of the South Burnett Regional Council Planning Scheme. Relevant parts include:
 - Strategic Framework;
 - Rural residential zone code; and
 - Services and works code;
- The proposal does not require referral to any referral agencies;
- Council issued an Information Request on 17 July 2023, with the applicant providing a response on 25 July 2023;
- 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;
- Refer Attachment C – Approved Plans; and
- Application recommended for approval, subject to reasonable and relevant conditions.

OFFICER’S RECOMMENDATION

That Council approve the development permit for Material Change of Use for Multiple Dwelling (3 units) at 99 Anita Road, Blackbutt North (and described as Lot 44 on RP206873) – Applicant – Edelweiss House C/- Precinct Urban Planning, subject to the following conditions.

GENERAL

GEN1. The approved development must be maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

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Drawing Title	Prepared by	Plan No.	Rev.	Date
Site Plan	Archistrucre Environment Pty Ltd	170506/2 – 2 of 7	-	-
Floor Plan – Revised A	Archistrucre Environment Pty Ltd	170506/2 – 3 of 7	A	-
Elevation – Revised A	Archistrucre Environment Pty Ltd	170506/2 – 4 of 7	A	-

Timing: At all times.

COMPLIANCE, TIMING AND COSTS

- GEN2. All conditions of the approval shall be complied with before the change occurs (prior to the commencement of the use) and while the use continues, unless otherwise noted within these conditions.
- GEN3. The development (including landscaping, parking, driveway and other external spaces) shall be maintained in accordance with the Approved Plans, subject to any modified conditions of this approval.
- GEN4. Maintain the site in a clean and orderly state at all times.
- GEN5. All works, including the repair or relocation of services, is to be completed at no cost to Council.

UNIT DEVELOPMENT

- MCU1. Each dwelling unit is to be provided with external clothes drying facilities within the nominated open private space areas.
- MCU2. A letter box shall be provided for each habitable unit along the Anita Road frontage, including the body corporate if appropriate. Each box shall be distinguished with a number corresponding with the unit number.
- MCU3. Each dwelling unit is to be readily identified by number.
- MCU4. A maximum of one satellite dish is permitted on the premises with a maximum diameter of 1.2m with a maximum height of 10.5m above ground level.

MECHANICAL PLANT

- MCU5. Mechanical plant (air conditioning, refrigeration equipment and pumps) must comply with the *Environmental Protection Act 1994*.

When measured at an affected building, air conditioning and refrigeration equipment must:

- not exceed 3dB(A) above the background level from 10pm to 7am; and
- not be 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;
- not be more than 5dB(A) above the background level from 7am to 7pm; and
- not be more than 3dB(A) above the background level from 7pm to 10pm.

REFUSE STORAGE COLLECTION

- MCU6. Provision must be made for the storage and removal of refuse in accordance with the Waste Reduction and Recycling Regulation 2011.

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- 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.

FENCING

- MCU9. Solid screen fencing is to be constructed between private open space areas of Unit 2 and Unit 3 and is not to exceed 1.8m in height.

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. 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.
- ENG8. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

WATER SUPPLY

- ENG9. Provide a water supply suitable to meet the needs of the development, including suitable drinking water, and firefighting capability.

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ON-SITE WASTEWATER DISPOSAL

ENG10. Connect the development to an on-site wastewater disposal system, in accordance with the AS1547:2012 *On-site domestic wastewater management* and the Queensland Plumbing and Wastewater Code - 2019.

PARKING AND ACCESS - GENERAL

ENG11. Provide a minimum of 1 car parking space per dwelling.

ELECTRICITY AND TELECOMMUNICATION

ENG12. Connect the development to electricity and telecommunication services.

STANDARD ADVICE

WHEN APPROVAL STARTS TO HAVE EFFECT

ADV1. This development approval starts to have effect in accordance with the provisions of Section 71 of the *Planning Act 2016*.

WHEN APPROVAL LAPSES

ADV2. This development approval will lapse in accordance with the provisions contained within Sections 85 and 88 of the *Planning Act 2016*, unless otherwise stated elsewhere within this development approval.

CURRENCY PERIOD

ADV3. Section 85 (1)(a) of the *Planning Act 2016* provides that, if this approval is not acted upon within the period of six (6) years the approval will lapse.

HERITAGE

ADV4. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

APPEAL RIGHTS

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

TRUNK INFRASTRUCTURE

ADV6. With the introduction of the Sustainable Planning (Housing Affordability and Infrastructure Charges Reform) Amendment Act 2011, an applicant's obligations with respect to infrastructure contributions/charges is now contained in a separate adopted infrastructure charges notice rather than in this development approval.

ADV7. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

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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.

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REPORT**1. APPLICATION DETAILS**

Site address	99 Anita Road, Blackbutt		
Real property description	Lot 44 on RP206873		
Easements or encumbrances on title	Not applicable		
Area of Site	20,010m ²		
Current Use	Dwelling house and ancillary structures Two self-contained units utilised for short term accommodation (a bed and breakfast)		
Environmental Management Register or Contaminated Land Register	N/A		
Applicant's name	Edelweiss House C/- Precinct Urban Planning		
Zone	Rural residential		
Applicable Overlays	<ul style="list-style-type: none"> ▪ Agricultural land overlay ▪ Biodiversity areas overlay ▪ Bushfire hazard overlay 		
Proposed use as defined	Multiple Dwelling		
Details of proposal	Material change of use (MCU's)		
	▪ Gross Floor Area (GFA)	Approximately 333m ²	
	▪ Building height	Approximately 4.7m above ground level	
	▪ Site Cover	Less than 10%	
	▪ Access	Anita Road	
	▪ Landscape	N/A	
	▪ Number of car parks	Four (4)	
	▪ Number of units/tenancies	Three (3)	
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	/ An informal pre-lodgement discussion was undertaken on 14 June 2023 regarding the proposed development.		
Key planning issues e.g. vegetation, waterway corridors, overland flow	Bushfire		

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Referral agencies	Agency	Concurrence/ Advice
	NA	NA
Public notification	Yes – 15 business days	
Planning Regulation 2017	NA	

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

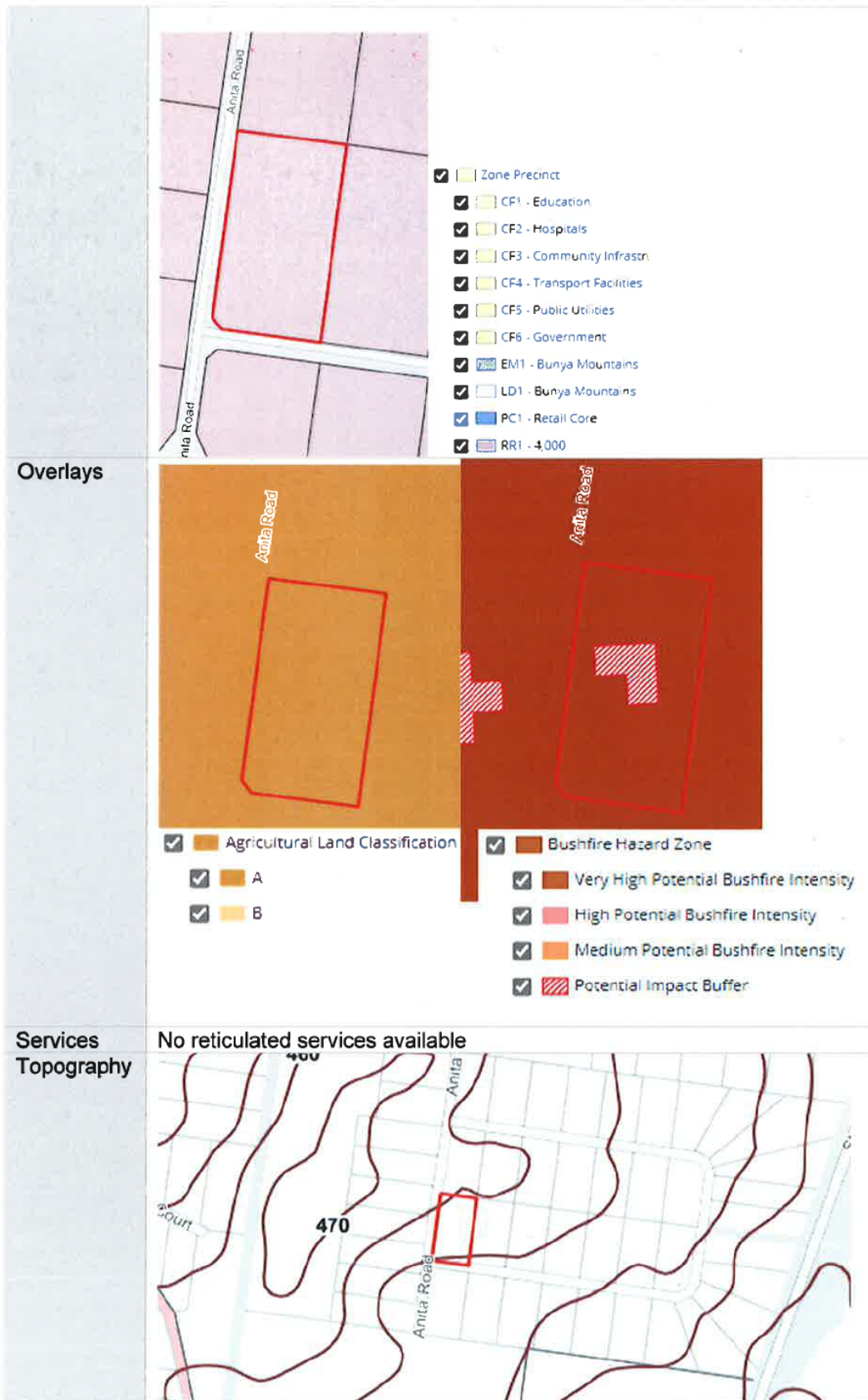
The subject site is located at 99 Anita Road, Blackbutt North and is formally described as Lot 44 on RP206873. The subject site currently contains three dwellings, one of which is the primary dwelling house, and two of which have been previously used for short-term accommodation purposes (bed and breakfast). The proposed development involves the use of existing buildings on site for permanent accommodation and is to maintain current access arrangements from Anita Road.

Table 1 – Maps & Descriptions (Source: Intramaps)

Site		
Zoning		<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Zoning Level 1 <input checked="" type="checkbox"/> Centre <input checked="" type="checkbox"/> Community Facilities <input checked="" type="checkbox"/> Emerging Communities <input checked="" type="checkbox"/> Environmental Management <input checked="" type="checkbox"/> Extractive Industry <input checked="" type="checkbox"/> General Residential <input checked="" type="checkbox"/> Industry <input checked="" type="checkbox"/> Nil <input checked="" type="checkbox"/> Recreation and Open Space <input checked="" type="checkbox"/> Rural <input checked="" type="checkbox"/> Rural Residential <input checked="" type="checkbox"/> Specialised Centre <input checked="" type="checkbox"/> Township

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2.2. DEVELOPMENT HISTORY OF THE SITE

The subject site has been used as a Bed and Breakfast since the 1990s, with the previous owner initially constructing an extension to the Dwelling House, which was utilised for the Bed and Breakfast. In December 2003, the applicant lodged a development application with Nanango Shire Council for a Material change of use (MCU) for a Host Home, to allow the Bed and Breakfast to be operated from two (2) cabins, with the previous extension being reverted back to its original Dwelling House use.

The MCU application required public notification and was subsequently approved on 23 February 2004 (Development Permit 4164-26 DA386). Subsequently, the applicant obtained a development permit for Building work (Proposal: 4164-26) for the construction of the cabins on 27 February 2007.

3. PROPOSAL DETAILS

The proposal details are set out in Table below.

SUMMARY DETAILS

Development Component	Proposed
Units	Three separate units – one in the existing dwelling house and one in each of the existing bed and breakfast structures.
Gross Floor Area	Approximately 333m ²
Building height	Approximately 4.7 metres above ground level.
Number of parking spaces	Four (4) spaces
Access	Anita Road

Figure 1 and Figure 2 below include the proposed site plans for the development from the original building approval.

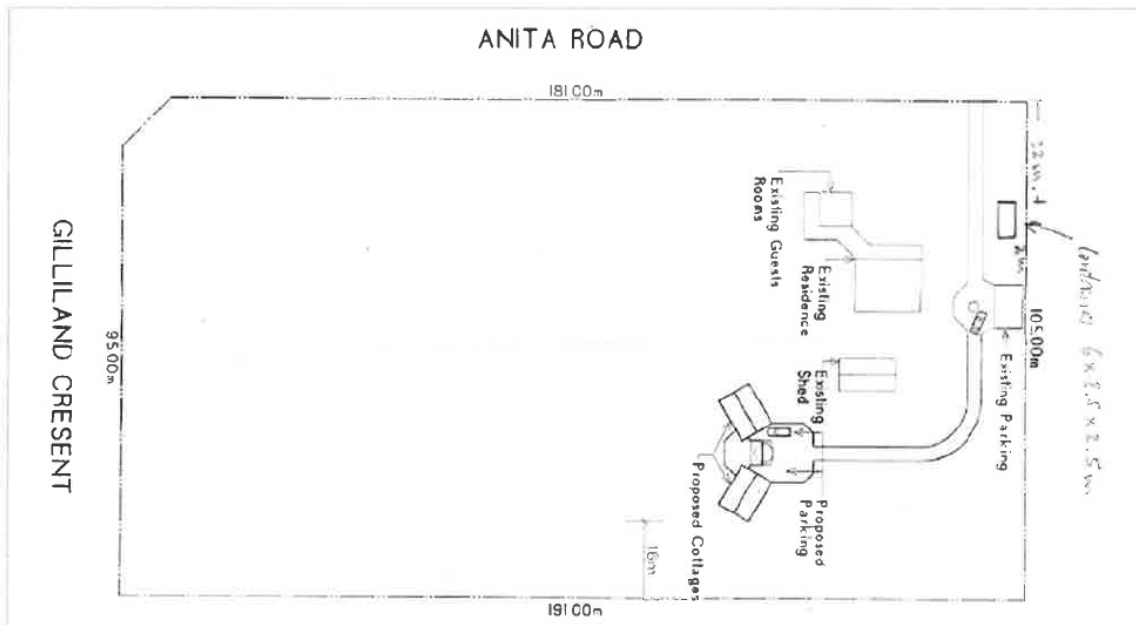


Figure 1. Proposed Site Plan.

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- (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:	N/A
WBB Regional Plan Designation:	<p>Wide Bay Burnett Regional Plan 2011 – Rural Living Area</p> <p>By 2031, it is anticipated that an additional 4300 dwellings will be required to house growth within the South Burnett region. Urban and rural living broad hectare land can accommodate a significant proportion of the required dwellings.</p> <p>Rural Living Area Principles:</p> <ul style="list-style-type: none"> • Productive rural land is preserved; • Rural residential areas are not located in areas of high ecological significance; • Natural hazards such as flooding, bushfire and landslide do not cause an unacceptable risk to life and property; • All weather access to a community of interest is available; • Rural residential areas are located in proximity to towns where a minimum of local services are available to support residents; • There is an identified need for additional land to be included in a rural residential area, considering both the capacity in urban areas and rural living areas; • Suitable infrastructure is available or can be provided to support future residents; • Land management practices, such as weed and pest control and bushfire management, can be practically accommodated; and • Inclusion of land in the Rural Living Area considers the whole-of-life costs of the development.

Delegated Authority

11 October 2023

	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.
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.

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

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
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 Generally - 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	N/A
10	Koala Habitat in SEQ region	N/A	N/A	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		N/A
13	Ports: - Brisbane Core Port Land - Within the port limits of the Port of Brisbane - Within the limits of another port - Priority Ports - 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
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production		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
	Area and Rural Living Area: - Reconfiguring a Lot - Tourist or sport and recreation activity - Community Activity - Indoor Recreation - Residential Development - Urban Activity - Combined Uses	N/A N/A 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	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.

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 <ul style="list-style-type: none"> • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism. 	No applicable assessment benchmarks.
Planning for the environment and heritage <ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality 	Biodiversity. The site contains mapped vegetation, however, as the proposal utilises the existing structures, the proposed development will have no impact upon the biodiversity values.
Safety and resilience to hazards <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	Natural hazards, risk and resilience. The site is mapped by State Policy mapping as bushfire hazard area. A Bushfire Attack Assessment was undertaken for the previous building works application, providing requirements for the construction of the cabins. As the proposal seeks to utilise the existing buildings on site, no further assessment is warranted.
Infrastructure <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure • Strategic airports and aviation facilities. • Strategic ports. 	Complies. All appropriate residential services infrastructure and connections can be made and are conditioned as part of the approval.

4.4. DEVELOPMENT CODE ASSESSMENTS

Pursuant to Section 5.5 – Table 5.5.14 - Level of Assessment in the Rural Residential Zone, an application for Material change of use for a Multiple Dwelling is subject to Impact Assessment as it is not a listed use under the table. The relevant assessment benchmarks used in the assessment are:

- Strategic Framework;
- Rural Residential Zone Code; and
- Services and Works Code.

Strategic Framework

An assessment of the proposed development against the relevant themes included under the Strategic Framework is included below.

Section 3.2 Settlement Pattern

Section 3.2 of the planning scheme includes strategic outcomes that seek to facilitate increased residential density on lots close to town centres, where impacts on amenity and character are minimized. The proposed development is within 5 kilometres of the Blackbutt Town Centre and while this is a (relatively substantial) distance, the proposal utilises existing dwellings on-site so there is no impact to amenity or character.

Section 3.4 Strong Economy

The proposed development contributes to the themes outlined in in Section 3.4 in a very small way insofar as it provides a residential opportunity in an established rural residential locality, thereby enhancing the supporting population and self-sufficiency of the region.

Section 3.5 Natural Systems and Sustainability

The proposed development complies with the strategic outcomes set out in Section 3.5 as the proposal utilises existing structures on-site and does not require the clearing of any significant vegetation or ecological values.

Section 3.6 Strong Communities

The proposed development complies with the strategic outcomes set out in Section 3.6 as the proposed development involves the re-use of existing buildings for residential purposes within an established rural residential locality, located within five kilometres of the Blackbutt Town Centre.

Section 3.7 Infrastructure and Servicing

The proposed development complies with the strategic outcomes set out in Section 3.7 as the proposal utilises three existing dwellings, all of which are currently connected to the relevant infrastructure. Further, the proposed development will not significantly increase traffic to the surrounding road network or place a significant burden on existing Council or State infrastructure.

Rural Residential Zone Code

The subject site is situated in the Rural Residential Zone of the Planning Scheme. The purpose of the Rural Residential Zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services. The proposal is considered appropriate for the zone as a conversion of an existing approved use, utilising existing dwellings which will maintain the rural residential character of the site and locality.

The following table sets out an assessment of the proposal against the Acceptable Outcomes and Performance Outcomes for the Rural Residential Zone Code.

Table 6.2.14.3 Criteria for Assessment

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
Section 1 General		
PO1 Buildings and structures must complement the semi-rural character of nearby development and protects residential amenity.	AO1.1 Site cover does not exceed 10%. And AO1.2 Buildings and structures are not higher than 8.5m above ground level. And AO1.3 Buildings have a minimum set back of: (a) 10m to the road frontage; (b) 6m to a side or rear boundary. And AO1.4	Complies. The proposed development utilises the existing buildings on site which do not exceed 10% site cover. Complies. The proposed development utilises the existing buildings on site which are not greater than 8.5m. Complies. The existing buildings have setbacks which exceed requirements. Complies.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>The maximum length of any façade without articulation or change of materials is 15m.</p> <p>and AO1.5 On-site storage areas visible from outside the site are screened by a 1.8m high fence along intervening boundaries.</p> <p>And AO1.6 Outdoor lighting is designed, installed and maintained in accordance with <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>No structures on site have facades which exceed 15 metres.</p> <p>Not Applicable No on-site storage areas are proposed.</p> <p>Not Applicable. No outdoor lighting is proposed.</p>
<p>PO3 Dwellings are to be adequately serviced.</p>	<p>AO3.1 Where in a reticulated water supply area, development is to be connected to the supply network.</p> <p>or AO3.2 Where reticulated water supply is not available, a 45kl water tank is provided for each dwelling for consumption purposes and an additional 22.5kl water storage located no more than 10m from the main dwelling is available for fire fighting purposes.</p> <p>and AO3.3 The provision of on-site sewage treatment conforms to the requirements of the Queensland Plumbing and Wastewater Code.</p> <p>and AO3.4 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</p>	<p>Not Applicable. The subject site is not located within a reticulated water supply area.</p> <p>Complies with the Performance Outcome The application does not propose individual tanks meeting the size nominated in AO3.2 however the existing site benefits from tanks, dams and bores. A condition has been recommended requiring that adequate water supply be provided for firefighting and domestic purposes.</p> <p>Complies. The proposal will utilise existing effluent disposal infrastructure.</p> <p>Complies Each dwelling is provided with separate electricity meters.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>and AO3.5 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p> <p>and AO3.6 Development has direct access to a sealed road.</p>	<p>Complies A condition has been recommended to ensure stormwater is directed to a legal point of discharge.</p> <p>Complies. The site has direct access to Anita Road, a two-lane bitumen sealed carriageway.</p>
<p>PO4 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.</p>	<p>AO4.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register.</p> <p>or AO4.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>Complies. The site is not in an area that poses a health risk from previous activities or is on the Contaminated Land Register or Environmental Management Register.</p>
Section 2 Where in the vicinity of an existing intensive animal industry		
<p>PO5 Non-rural development does not compromise the integrity and operations of intensive animal industries.</p>	<p>AO5.1 Non-rural development does not result in an increase in the number of people living or working within 500m from an existing or approved intensive animal industry facility.</p>	<p>Not Applicable. The site is not within 500 metres of an existing or approved intensive animal industry facility.</p>
Section 3 Home based business		
<p>PO6 The activity, occupation or business is subordinate to the dwelling on the site.</p>	<p>AO6.1 The home-based business is conducted in, under or within 20m of the principal dwelling and is conducted by a person living in the dwelling.</p> <p>or AO6.2 Except for a bed and breakfast, the maximum internal floor area used is the greater of 50m² of the gross</p>	<p>Not Applicable. The proposal does not involve a home-based business.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>floor area or 20m² of outdoor area.</p> <p>or</p> <p>AO6.3 The area used for a bed and breakfast has a maximum capacity of 6 people.</p> <p>and</p> <p>AO6.4 No more than one non-resident of the site is employed in the home-based business.</p> <p>and</p> <p>AO6.5 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p> <p>and</p> <p>AO6.6 A home-based business is setback a minimum of 15m from any side or rear boundary.</p>	
<p>PO7 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO7.1 Except for a bed and breakfast, homebased businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling.</p> <p>or</p> <p>AO7.2 A bed and breakfast provides parking in addition to the requirements of the principal dwelling at the rate of one space per bedroom.</p> <p>and</p> <p>AO7.3 Access is taken from the same crossover and driveway servicing the existing dwelling.</p>	<p>Not Applicable. The proposal does not involve a home-based business.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
<p>PO8 The amenity of the local residential area is not adversely affected.</p>	<p>AO8.1 Except for a bed and breakfast, operating hours are limited to 7am to 8pm Monday to Friday and 8am to 4pm Saturday, Sunday and public holidays.</p> <p>and</p> <p>AO8.2 The home-based business does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO8.3 The home-based-business does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling.</p> <p>and</p> <p>AO8.4 The home-based business does not involve servicing, repair or hiring of vehicles, machinery or equipment.</p> <p>and</p> <p>AO8.5 The home-based business does not necessitate an environmental licence.</p>	<p>Not Applicable. The proposal does not involve a home-based business.</p>
Section 4 Secondary dwelling		
<p>PO9 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p>AO9.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less.</p> <p>and</p> <p>AO9.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>	<p>Not Applicable. The proposal does not involve a secondary dwelling.</p>
Section 5 For development affected by one or more overlays		
Airport environs overlay		
Public safety sub-area		

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
<p>PO10 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO10.1 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01:</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in PSAs, such as accommodation activities (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers); (c) community activities (e.g. education establishments, hospitals) (d) the manufacture, use or storage of flammable, explosive, hazardous or noxious materials. 	<p>Not Applicable. The subject site is not identified on the Airport Environs Overlay.</p>
Wildlife hazards sub-area		
<p>PO11 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>AO11.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities. Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water bodies) minimise bird and bat attracting potential.</p> <p>and</p> <p>AO11.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms,</p>	<p>Not Applicable. The subject site is not identified on the Airport Environs Overlay.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.	
Biodiversity overlay		
<p>PO12 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO12.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>	<p>Complies with the Performance Outcome. The site is identified on the Biodiversity overlay, however, the proposed development utilises existing buildings and does not involve the clearing of any vegetation.</p>
<p>PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>	<p>Not Applicable. The site does not adjoin a park.</p>
<p>PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p>	<p>Complies. The proposed development utilises existing structures across the site.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>AO14.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05. Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</p> <p>and</p> <p>AO14.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>	
Bushfire hazard overlay		
<p>PO15 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire</p>	<p>AO15.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO15.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO15.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating: (a) Lot design and the siting of buildings and uses so: (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are</p>	<p>Complies with the Performance Outcome The development is located within the Very High Potential Bushfire Intensity Areas. The applicant did not submit a Bushfire Hazard Assessment however provided the previous approval for the two units which were previously assessed for bushfire hazard.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>sited closest to the bushfire hazard; and</p> <p>(ii) efficient emergency access is optimised; and</p> <p>(iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation.</p> <p>(b) Including firebreaks that provide adequate:</p> <p>(i) setbacks between buildings/ structures and hazardous vegetation; and</p> <p>(ii) access for fire fighting or other emergency vehicles; and</p> <p>(c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and</p> <p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has:</p> <p>(i) fire brigade tank fittings; and</p> <p>(ii) 25,000 litres dedicated for fire fighting purposes.</p>	
<p>PO16 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>No outcome specified.</p>	<p>Not Applicable. The proposed development does not involve community infrastructure.</p>
<p>PO17 Major risks to the safety or property and to the wellbeing of occupants in areas mapped</p>	<p>AO17.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) are located:</p>	<p>Complies with the Performance Outcome The development is located within the Very High Potential Bushfire Intensity Areas. The</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
<p>as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.</p>	<p>(a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that:</p> <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. <p>(b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.</p>	<p>applicant did not submit a Bushfire Hazard Assessment however provided the previous approval for the two units which were previously assessed for bushfire hazard.</p>
Flood hazard overlay		
<p>PO18 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO18.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p> <p>and</p> <p>AO18.2 New buildings are not located within the area identified on Overlay Map 03.</p> <p>or</p> <p>AO18.3 Development is sited above the 1% AEP flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. 	<p>Not Applicable. The site is not identified on the Flood Hazard Overlay.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>and AO18.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <ul style="list-style-type: none"> (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. <p>and AO18.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and AO18.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>	
<p>PO19 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO19.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; 	<p>Not Applicable. The site is not identified on the Flood Hazard Overlay.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	(ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.	
<p>PO20 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.</p>	No outcome specified.	<p>Not Applicable. The site is not identified on the Flood Hazard Overlay.</p>
Landslide hazard overlay		
<p>PO21 Development does not increase the risk of harm to people and property as a result of landslide, by:- (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles.</p>	<p>AO21.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10.</p> <p>or</p> <p>AO21.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.</p>	<p>Not Applicable. The site is not identified on the Landslide Hazard Overlay.</p>
<p>PO22 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.</p>	No outcome specified.	<p>Not Applicable. The site is not identified on the Landslide Hazard Overlay.</p>
<p>In the Rural Residential 4,000 RR1 Precinct</p> <p>PO23 New lots are not constrained by: (a) excessive slope; (b) poor drainage; or (c) instability.</p>	<p>In the Rural Residential 4,000 RR1 Precinct AO23.1 New lots are not on land steeper than 15% over 50% or more of the lot. or AO23.2 Where lots are proposed on land steeper than 15%, the proposal is supported by a geotechnical assessment prepared by a suitably qualified specialist that demonstrates that each lot has a building envelope 25m x 40m suitable for construction of a house and outbuildings.</p>	<p>Not Applicable. The site is not identified on the Landslide Hazard Overlay.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
Regional infrastructure overlay		
PO24 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	No outcome specified.	Not Applicable. The site is not identified on the Regional Infrastructure Overlay.
PO25 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO25.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts.	Not Applicable. The site is not identified on the Regional Infrastructure Overlay.
PO26 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.	AO26.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.	Not Applicable. The site is not identified on the Regional Infrastructure Overlay.
Water catchments overlay		
PO27 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO27.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.	Not Applicable. The site is not identified on the Water Catchments Overlay.

Summary of Compliance with Rural Residential Zone Code

The proposed development generally complies with the acceptable outcomes of the Rural Residential Zone Code. Performance Outcomes are sought in relation to rainwater tanks and natural hazards (biodiversity/bushfire). A condition has been recommended in relation to the former and it's relevant in relation to the latter, that the proposed use is located in existing buildings which do not require further clearing and were subject to a bushfire assessment when originally approved.

Services and Works Code

Table 8.4.2—Assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
Section 1 General		
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	Performance Outcome No stormwater quality management plan has been provided however the proposal utilises existing buildings across the site which will not alter existing stormwater flows.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	Performance Outcome A wastewater management plan has not been provided however the proposal utilises existing on-site effluent disposal infrastructure.
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.	Not Applicable. The proposal utilises existing buildings and does not involve any construction activities.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the postconstruction phase in Table 9.4.4.	Performance Outcome No stormwater quality management plan has been provided however the proposal utilises existing buildings across the site which will not alter existing stormwater flows.
Section 2 Infrastructure		
PO5 Development is provided with infrastructure which:	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road.	Complies. The site gains access from Anita Road, a two-lane bitumen sealed carriageway.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
(a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	Not Applicable. The proposal does not involve new or upgraded infrastructure.
Section 3 Vehicle parking		
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. and AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. and AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. and AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.	Complies. The proposal includes four (4) spaces, exceeding the requirement of three (3). Complies. No formal service bay has been identified, however, there is sufficient room on-site for an SRV. Complies. The proposal utilises an existing crossover to Anita Road. Complies.
Section 4 Landscaping		
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	AO7.1 Landscaping is provided in accordance with the relevant zone code provisions. and AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m ² and is unsealed and permeable. and AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of	Not Applicable The Rural Residential Zone Code does not require landscaping for the subject site. Not Applicable. The proposal does not require shade tree planting in vehicle parking areas. Not Applicable The Rural Residential Zone Code does not require landscaping for the subject site.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.	
<p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and AO8.2 Species selection avoids non-invasive plants.</p>	<p>Not Applicable. The proposal does not include any additional landscaping.</p>
Section 5 Filling and excavation		
<p>PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.</p>	<p>AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level.</p> <p>and AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and AO9.3 Works do not occur on slopes over 15% in grade.</p> <p>and AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and AO9.6 Filling or excavation for the purpose or retention of water:</p>	<p>Not Applicable. The proposed development does not require any filling or excavation.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
	(a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.	
PO10 Filling or excavation does not cause damage to public utilities.	AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.	Not Applicable. The proposed development does not require any filling or excavation.
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO11.1 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.	Not Applicable. The proposed development does not require any filling or excavation.
Section 6 All operational work subject to an overlay		
Biodiversity overlay		
PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.	AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO12.2 Development is compatible with the environmental values of the area. or AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying	Not Applicable. The proposed development does not involve operational works.

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

Performance outcomes	Requirements for accepted development and assessment benchmarks	Response
corridors by the electricity providers, using their normal vehicles and equipment.	than 300mm and do not result in increased inundation of electricity infrastructure.	
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.	Not Applicable. The proposed development does not involve operational works.
Water catchments overlay		
PO18 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO18.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert. or AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.	Not Applicable. The proposed development does not involve operational works.

Summary of Compliance with the Services and Works Code:

The proposed development generally complies with the Services and Works Code. As the proposal utilises existing structures and infrastructure on the site, a stormwater plan and wastewater plan has not been provided, however, conditions are recommended relating to this infrastructure.

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	Town Planning Report
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.
Planning discussion	<p>The applicant did not present any formal relevant matters as part of the application material. The assessing officers have identified the following:</p> <ol style="list-style-type: none"> 1. The proposal involves converting an existing Short-term accommodation use to permanent accommodation with no change to the built form. On this basis, there will be no change to the built environment/character and little/no change to the amenity of the locality. 2. The units are small (containing 3 bedrooms between the two of them) and have established parking/open space areas. 3. One of the existing units could be utilised as a secondary dwelling under the planning scheme without the need for further approval. 4. There is an absence of identifiable impacts.

5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	NA
Other	NA

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 the LGIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The types of developments that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> ▪ Reconfiguring a lot; ▪ Making a Material change of use; ▪ Carrying out building work. <p>Refer to Attachment B for the Infrastructure Charges Notice.</p>

Public Notification

Date Notification Commenced	11 August 2023
Date Notification Completed	1 September 2023
Date notice of compliance received	4 September 2023

No submissions were received during the public notification period.

6. RECOMMENDATION

That Council approve the Development Permit for a Material change of use for a Multiple Dwelling (3 units) at 99 Anita Drive, Blackbutt North (formally described as Lot 44 on RP206873) – Applicant Edelweiss House c/- Precinct Urban Planning.

Grounds to support the approval of the development application –

- The proposed change involves the conversion of the three existing residential structures to facilitate a Multiple Dwelling use. It is considered that there will be minimal or no impact to the amenity and character of the surrounding locality.
- The use complies with all acceptable outcomes and performance criteria within the current planning framework, including the South Burnett Regional Council Planning Scheme 2017.
- The identified constraints of the land can be mitigated, with the existing structures being previously designed and constructed to reduce impacts to the dwellings in the event of a bushfire.
- The proposed development continues to advance the Strategic Framework and does not cause the existing approved use to conflict with any strategic provisions.

ATTACHMENTS

- 1. Attachment A - Statement of Reasons**
- 2. Attachment B - Infrastructure Charges**
- 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:	Edelweiss House C/- Precinct Urban Planning
Application No:	MCU23/0015
Proposal:	Material Change of Use for Multiple Dwelling (3 units)
Street Address:	99 Anita Drive, Blackbutt North
RP Description:	Lot 44 on RP206873
Assessment Type:	Impact Assessable
Number of Submissions:	0

On 11 October 2023 the above development was recommended for:

- Approval
 Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The proposed change involves the conversion of the three existing residential structures to facilitate a Multiple Dwelling use. It is considered that there will be minimal or no impact to the amenity and character of the surrounding locality.
- The use complies with all acceptable outcomes and performance criteria within the current planning framework, including the South Burnett Regional Council Planning Scheme 2017.
- The identified constraints of the land can be mitigated, with the existing structures being previously designed and constructed to reduce impacts to the dwellings in the event of a bushfire.
- The proposed development continues to advance the Strategic Framework and does not cause the existing approved use to conflict with any strategic provisions.

2. Assessment Benchmarks

The following are the benchmarks applicable to this development:

- Strategic Framework
- Rural 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: Edelweiss House
C/- Precinct Urban Planning
Level 1/459 Ruthven Street
TOOWOOMBA QLD 4350

APPLICATION: Material Change of Use - Multiple Dwelling (3 Units)
- Impact Assessable

DATE: 11/10/2023

FILE REFERENCE: MCU23/0015

AMOUNT OF THE LEVIED CHARGE: **\$3,158.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$1,436.00	Transport Network
\$1,722.00	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 44 RP206873

SITE ADDRESS: 99 Anita Rd, Blackbutt

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	-	\$0.00

Discounts*

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

Sewerage

Adopted Charges

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

Discounts*

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

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Use (Dwelling) 3 or more bed	1	bedroom	\$2,410.00	CR Table 2.1	\$2,410.00
Residential Use (Dwelling) 1 or 2 bed	2	bedroom	\$1,722.00	CR Table 2.1	\$3,444.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Residential Use (Dwelling)	1	bedroom	\$2,410.00	CR Table 2.1	\$2,410.00
Accommodation Short term (1 or 2 bed)	2	suite	\$861	CR Table 2.1	\$1,722.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
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Residential Use (Dwelling) 3 or more bed	1	bedroom	\$2,009.00	CR Table 2.1	\$2,009.00
Residential Use (Dwelling) 1 or 2 bed	2	bedroom	\$1,435.00	CR Table 2.1	\$2,870.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Residential Use (Dwelling)	1	bedroom	\$2,009.00	CR Table 2.1	\$2,009.00
Accommodation Short term (1 or 2 bed)	2	suite	\$717	CR Table 2.1	\$1,434.00

Stormwater

Adopted Charges

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

Discounts*

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

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Residential Use x 3	\$0.00	\$0.00	\$1,436.00	\$1,722.00	\$0.00	\$3,158.00
Total	\$0.00	\$0.00	\$1,436.00	\$1,722.00	\$0.00	\$3,158.00

** 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.

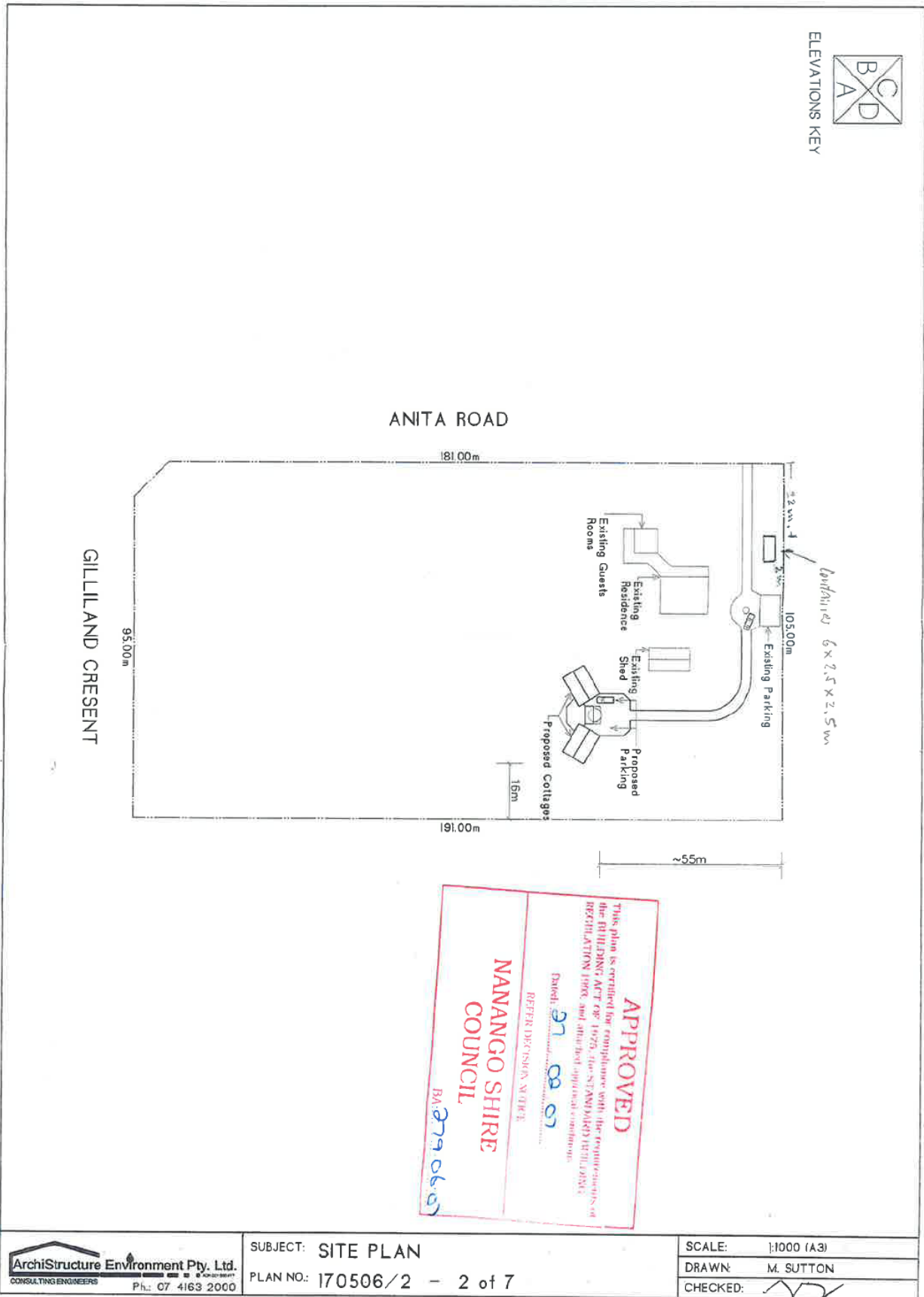
Payment can be made at any of the following South Burnett Regional Council Offices:

- 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

Document Set ID: 3048828



ArchiStructure Environment Pty. Ltd.
CONSULTING ENGINEERS
Ph: 07 4163 2000

SUBJECT: **SITE PLAN**
PLAN NO: **170506/2 - 2 of 7**

SCALE: 1:1000 (A3)
DRAWN: M. SUTTON
CHECKED: *[Signature]*

HW 170506/2

APPROVED

This plan is approved for the purposes of the Building Act 2011 and the Building Regulations 2012, and any other applicable legislation.

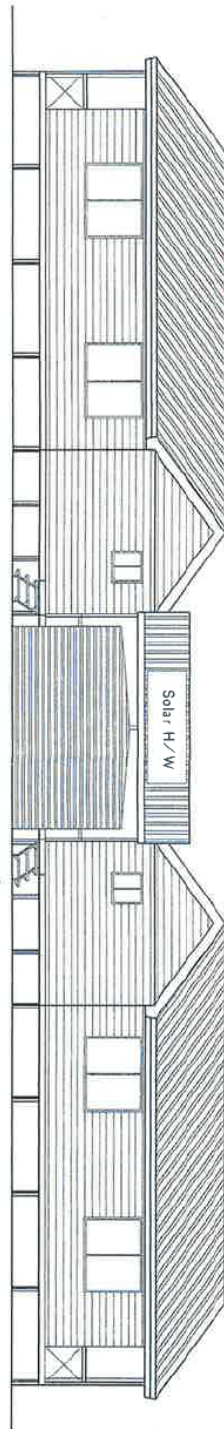
Dated: 08/11/2023

REF: 170506/2

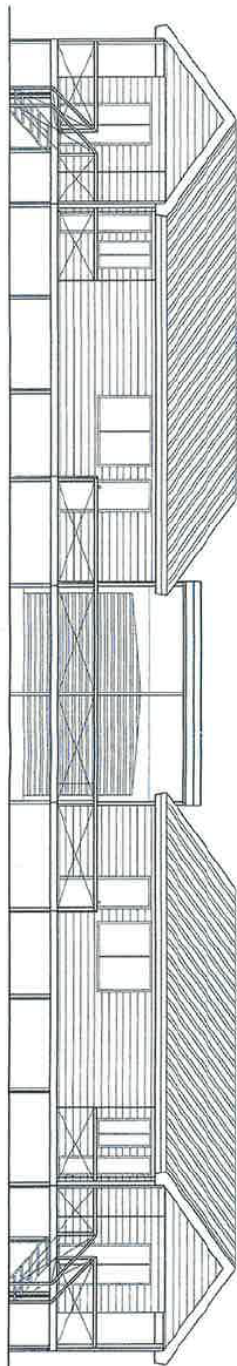
PHILIP SONGVANAN

REGISTERED ARCHITECT

ROOF: STEEL SHEET
 EXTERNAL WALLS: FC BOARD
 WINDOWS: POWDER COATED ALU. SLIDING



ELEVATION C



ELEVATION A

ENERGY EFFICIENCY
 EFFECTIVE GLAZING: 16.8% < 34%
 NO CEILING FANS REQUIRED IN ANY HABITABLE ROOM
 INSTALL RBM IN WALLS
 INSTALL R2.5 INSULATION IN CEILING/ROOF

ArchiStructure Environment Pty. Ltd.
 CONSULTING ENGINEERS Ph: 07 4163 2000

SUBJECT: ELEVATION - REVISED A
 PLAN NO: 170506/2 - 4 of 7

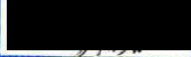
SCALE: 1:100 (A3)
 DRAWN: M. SUTTON
 CHECKED:

Delegated Authority

Date: 9 October 2023

0.0 MINOR CHANGE - CHANGE TO EXISTING DEVELOPMENT APPROVALS MCU18/0005 & MCU21/0024 AT 1, 17 & 19 ROGERS DRIVE, KINGAROY (AND DESCRIBED AS LOTS 2 & 3 ON RP862347 & LOT 4 ON SP180642) - APPLICANT: RAJ (QLD) PTY LTD C/- ALAN HOLLIDAY PTY LTD - CONSULTING TOWN PLANNERS

File Number: MCU23/0019
Author: Planning Officer
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER		09/10/2023
GM		9/10/23
CEO		9-10-2023

PRECIS

Change Application (Minor Change) as per *Section 81 of the Planning Act 2016* for Material Change of Use - Change to Existing Development Approvals MCU18/0005 & MCU21/0024 at 1, 17 & 19 Rogers Drive, Kingaroy (and described as Lot 2 & 3 on SP862347 & Lot 4 on SP180642) – Applicant: RAJ (Qld) Pty Ltd C/- Alan Holliday Pty Ltd - Consulting Town Planners.

SUMMARY

- Applicant has submitted a Change Application (Minor).
- The submitted request involves changes to the layout of the development, together with consequential changes to conditions as summarised below:
 - The reversal of approved construction stages one (1) and two (2);
 - Increase the number of development stages from two (2) to three (3);
 - Increase of the number of showrooms from five (5) to six (6);
 - Increase in showroom gross floor area of 385.60m² (31%) from that approved under MCU21/0024;
 - Decrease in workshop gross floor area of 274.15 m² (19%) from that approved under MCU21/0024;
 - The removal of an existing 95m² storage shed that is currently located towards the north-eastern corner of Lot 2 and its replacement with a 285m² covered carparking area and 12 carparking spaces together with delivery van space;
 - New fourth access point from the eastern side to Rogers Drive will not increase the severity of know impacts. The new access point will only operate as an exit for large services vehicles and cars which are parked and/or serviced at the north of the development. Appropriate signage, linemarking and B-Double permits will need to be obtained or utilised to ensure appropriate uses for this exit; and
 - Increase of 21 carparking spaces, thereby providing a total of 103 spaces which is more than the required 99 spaces, Table 8.4.5 of the *South Burnett Regional Council Planning Scheme*.
- No technical reports have been submitted to referral agencies to support the requested changes as per the *Planning Regulation 2017 Schedule 10 Division 4, Subdivision 1*.
- The site is zoned specialised centre zone under the *South Burnett Regional Council Planning Scheme 2017*.
- The approved use was impact assessable in the specialised centre zone. However, the assessment process will be consistent with a change application (minor) under the *Planning Act 2016 Section 81*.
- Request to Change an existing approval application was assessed against *Planning Act 2016 Section 81 (Assessing and Deciding Application for Minor Changes)*; and
- Recommendation that Council approve the requested change application (minor) subject to amending some of the existing conditions, the removal of some of the existing conditions and the adding of new conditions in response to the requested change:
 - Amended Condition GEN1;
 - Deleted Condition ENG4;
 - Deleted Condition ENG5;
 - Deleted Condition ENG17;
 - Deleted Condition ENG18;

Delegated Authority

Date: 9 October 2023

- Deleted Condition ENG19;
- Amended Condition ENG22.
- New Condition ENG23;
- Amended Condition ENG30;
- Amended Condition ENG32;
- New Condition ENG33; and
- New Advice ADV9.
- Refer Attachment A – Statement of Reasons.
- Refer Attachment B – Stage 1 Infrastructure Charges Notice.
- Refer Attachment C – Stage 2 Infrastructure Charges Notice.
- Refer Attachment D – Stage 3 Infrastructure Charges Notice.
- Refer Attachment E – Approved Plans.
- Refer Attachment F – Referral Agency Condition.

OFFICER'S RECOMMENDATION

That Council *approve* the Request to Change Approval (minor) pursuant to the provisions of Section 81 of the *Planning Act 2016* and subject to the amendments listed below (deleted text in ~~strikethrough~~ and new text in **bold**):

GENERAL

GEN1.

The subject site is to be developed generally in accordance with the plans and information submitted with the application unless otherwise amended by the following conditions. **Refer to Table 1.**

Table 1 – Submitted Development Plans.

Document	Source	Document/Plan No. & Issue
Cover Page	Sunstruct Project Management	F21-024-DA100 – Rev. 10
Site Planning Data	Sunstruct Project Management	F21-024-DA101 – Rev. 10
Staging Pite Plan	Sunstruct Project Management	F21-024-DA102 – Rev. 10
Stage 2 Floor Plan	Sunstruct Project Management	F21-024-DA103 – Rev. 10
Stage 2 Mezzanine	Sunstruct Project Management	F21-024-DA104 – Rev. 10
Stage 1 and 3 Plan	Sunstruct Project Management	F21-024-DA105 – Rev. 10
Roof Plan	Sunstruct Project Management	F21-024-DA106 – Rev. 10
E-01 Elevations	Sunstruct Project Management	F21-024-DA200 – Rev. 10
E-02 Elevations	Sunstruct Project Management	F21-024-DA201 – Rev. 10
S-01 - Sections	Sunstruct Project Management	F21-024-DA300 – Rev. 10
01-3D Views	Sunstruct Project Management	F21-024-DA600 – Rev. 10
Hyundai 3-D Views	Sunstruct Project Management	F21-024-DA603 – Rev. 10
General Notes 2-9	Sunstruct Project Management	F21-024-DA701 – Rev. 10
Swept Paths – B-Double	Covey Associates Pty Ltd	223085 - S 001– Issue C

Amendment made: Referencing updated plans provided.

GEN2. The approved development can occur in stages, generally in accordance with the approved plans. Unless otherwise specified, conditions relate to both stages.

GEN3. The development herein approved may not start until the following development permits have been issued and complied with as required:

Delegated Authority

Date: 9 October 2023

- Development Permit for Building Works;
- Development Permit for Plumbing and Drainage Work;
- Development Permit for Operational Works (Site Works, road works, kerb and channel and associated drainage modifications, landscaping, access driveways, water supply and sewerage discharge sludge collection and removal, stormwater disposal);

- GEN4. The applicant must submit a completed Permit to Work on Council Roads-Footpaths Application form available from <http://www.southburnett.qld.gov.au/infrastructure-roads-and-drainage> for approval by Council before commencing and works within the Council Road reserve (i.e., in this case, the required property access).
- GEN5. All works, including the repair or relocation of services (Telstra, lighting) is to be completed at no cost to Council.
- GEN6. Dust prevention measures must be undertaken to ensure that dust does not cause a nuisance to occupiers of adjacent properties.
- GEN7. Maintain the site in a clean and orderly state at all times.
- GEN8. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

PARTICULAR USE

- GEN9. This Development Permit is for a Showroom & Low Impact Industry and does not imply approval for any other uses or any other buildings or structures indicated on the Approved Plan. Separate development permits may be required for structures/works that are not the subject of this approval.

COMPLIANCE WITH CONDITIONS

- GEN10. Unless otherwise stated all conditions must be complied with at the time of issue of a Certificate of Classification for the associated building renovation work.

LANDSCAPING

- MCU1. Landscaping is to be provided along the Rogers Drive frontage (facing the D'Aguilar Highway north-west of the intersection with Rogers Drive) in accordance with the approved 'Landscape Plan'. (Prepared by Ardent Architecture, Revision 2, dated 08.01.2018).
- MCU2. The approved Landscaping Plan must be implemented on-site prior to stage 1 of the development commencing and maintained thereafter.

REFUSE (WASTE) STORAGE COLLECTION

- MCU3. Provision must be made for the storage and removal of refuse in accordance with the Waste Reduction and Recycling Regulation 2011.
- MCU4. Any areas that are dedicated for the collection and/or storage of solid waste on the premises are to be:
- a) level;
 - b) provided with impervious hard stand and drained; and
 - c) if facing either the street frontage or adjoining properties, screened by a 1.8m high fence around the full perimeter.
- MCU5. Refuse (waste) bin areas are to be provided for the washing out of the bins and in connection with this:
- a) all tap outlets must be fitted with backflow prevention devices;

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- b) the floor areas are to be drained to sewer; and
- c) 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.

LIGHTING**MCU6.**

Design all external lighting in accordance with AS4282-1997 "Control of the Ostrusive 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 Standard Drawings, Austroads, and relevant 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.

MAINTENANCE**ENG4.**

~~Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from the date of on-maintenance. Any defective works must be rectified within the maintenance period.~~

ENG5.

~~Provide Council with a maintenance bond in an acceptable form equal to 5% of the value of Council's infrastructure prior to commencement of the maintenance period.~~

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS**ENG6.**

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

ENG7.

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

STORMWATER MANAGEMENT**ENG8.**

Provide stormwater management generally in accordance with the Site Based Stormwater Management Plan prepared by RMA Engineers, dated 15 March 2018, subject to detailed design and except as altered by conditions of this development approval.

ENG9.

Provide overland flow paths that do not alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

ENG10.

Design and construct stormwater drainage incorporating measures to prevent any solid matter and floatable oils being carried into existing stormwater system.

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ENG11. Stormwater from sealed areas and overflow pipes from stormwater detention structures and/or tanks installed for the stormwater system is required to be piped to the existing underground stormwater system.

ENG12. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.

ENG13. 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.

ENG14. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

WATER SUPPLY

ENG15. Connect the development to Council's reticulated water supply system via a single connection.

SEWERAGE

ENG16. 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.

~~TRADE WASTE DISPOSAL (WASH-DOWN BAY)~~

~~ENG17. Connect the Wash-Down Bays to Council's reticulated sewer system. Obtain a Plumbing Approval from Council and the relevant inspections are to be undertaken prior to connection to the sewer.~~

~~ENG18. Do not release contaminants or contaminated water directly or indirectly from the premises, or to the ground, except for:~~

- ~~a) uncontaminated overland stormwater flow;~~
- ~~b) uncontaminated stormwater to the stormwater system;~~
- ~~c) contaminants released to the sewer under and in accordance with a Trade Waste Permit granted by the Local Government under the Sewerage and Water Supply Act 1949.~~

~~ENG19. Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible grease, scum, litter or floating oil.~~

PARKING AND ACCESS - GENERAL

ENG20. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - Parking Facilities - Off Street Car Parking.

ENG21. Design and construct all sealed areas with concrete, asphalt or a two-coat bitumen seal.

~~ENG22. Provide a minimum of 82 car parking spaces including a minimum of 2 person with disability (PWD) car parking spaces, generally in accordance with Sunstruct Project Management drawing F21-024-BA102 Rev 9C.~~

**ENG22. For stage 1, provide a minimum of 41 car spaces including a minimum of 2 person with disability (PWD) car parking spaces, generally in accordance with Sunstruct Project Management drawing F21-024-DA102 Rev 10.
Amendment made: Provided stage 1 minimum number of carparking.**

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- ENG23.** For stage 2, Provide a minimum of 58 car spaces, generally in accordance with Sunstruct Project Management drawing F21-024-DA102 Rev 10. **New condition: Provided stage 2 minimum number of carparking.**
- ENG2324.** Design & construct all PWD carparking spaces in accordance with AS2890.6.
- ENG2425.** Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.
- ENG2526.** Line mark or otherwise delineate the car park aisles and driveways within the development with directional arrows on the pavement to enable all vehicles to enter and leave the site in a forward gear.
- ENG2627.** Ensure access to carparking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.
- ENG2728.** Provide longitudinal gradient and cross-fall for all driveways to comply with the requirements of AS2890.1.

PARKING AND ACCESS - SERVICING**ENG2829.** Condition Deleted under application MCU21/0024.

~~**ENG29.** Design along the route to and from all loading facilities (including waste collection vehicle, Short Rigid Vehicle, Articulated Vehicle and B-Double) and the external road network, all access driveways, circulation driveways, parking aisles and the like with a layout that accommodates the turning movements, and manoeuvring as shown on Covey Associates drawing "Swept Paths – B-Double" dated 10 February 2022. Ensure that all vehicles are able to enter and exit the site in a forward direction.~~

ENG30. **Design and construct along the route to and from all parking and loading facilities (including waste collection vehicle, Short Rigid Vehicle, Articulated Vehicle and B-Double) and the external road network, all access driveways, circulation driveways, parking aisles and the like with a layout that accommodates the turning movements and manoeuvring as shown on Covey Associates drawing "Swept Paths – B-Double" dated 10 February 2022. "Swept Paths – B- Double" Issue C dated 25 July 2023. Ensure that all vehicles are able to enter and exit the site in a forward direction. Timing: To be maintained at all times. Amendment made: Referencing updated Swept Paths Drawing.**

ENG3031. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

~~**ENG3132.** Construct commercial crossovers between the property boundary and the edge of the Rogers Drive Road pavement, generally in accordance with Standard Drawing IPWEAQ Std Dwg RS-051, Rev F. Ensure that crossover splay is designed to accommodate turning movements of the design vehicle shown on Covey Associates drawing "Swept Paths – B-Double" dated 10 February 2022 "Swept Paths – B- Double" Issue C dated 25 July 2023. Amendment made: Referencing updated Swept Paths Drawing.~~

ENG33. **The additional access point to the eastern side of Rogers Drive shall only be used as an exit onto Rogers Drive. "No Entry" signage and/or linemarking must be installed at the eastern egress onto Rogers Drive to ensure that the**

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**driveway is to be used for egress purposes only, with no entry being permitted onto the premises from the eastern section of Rogers Drive.
New condition: Condition for the new eastern access onto Rogers Drive.**

- ENG3234. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg. power pole, telecommunications pit), road infrastructure (eg. street sign, street tree, etc).

ROADWORKS AND PEDESTRIAN SAFETY

- ENG3335. Install signage for all works on or near roadways in accordance with the Manual for Uniform Traffic Control Devices – Part 3, Works on Roads.

- ENG3436. Submit to Council, an application for any footpath, road or lane closures, and ensure all conditions of that approval are complied with during construction of the works.

- ENG3537. Maintain safe pedestrian access along Council's footpaths at all times.

ELECTRICITY AND TELECOMMUNICATION

- ENG3638. Connect the development to electricity and telecommunication services.

- ENG3739. Remove all redundant telecommunication connections and reinstate the land.

- ENG3840. Remove all redundant electrical connections and reinstate the land.

EARTHWORKS - GENERAL

- ENG3941. Earthworks per site involving cut or fill greater than 1 metre in height or greater than 50m³ requires an Operational Work application.

- ENG4042. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG4143. 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.

- ENG4244. 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

- ADV1. Infrastructure charges are levied by way of an Infrastructure Charges Notice, issued pursuant to *Section 119 of the Planning Act 2016*.

- ADV2. The Department of State Development, Manufacturing, Infrastructure and Planning has imposed conditions on the development permit as attached as Attachment F.

- ADV3. Section 85(1)(a) of the *Planning Act 2016* provides that, if this approval is not acted upon within the period of six (6) years the approval will lapse.

- ADV4. 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."

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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.

- ADV5. Landscaping is to be established using native drought tolerant species in accordance with "Branching Out – Your Handy Guide to Tree Planting in the South Burnett".
- ADV6. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 as regards Appeal Rights.
- ADV7. 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.
- ADV8. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the Planning Act 2016.
- ADV9. Rogers Drive is not currently approved for B-Double use. If it is proposed that B-Doubles are required for the development, a permit application must be made through the National Heavy Vehicle Regulator (NHVR), to which Council is referral agency.
New Advice: Advice regarding getting a permit from NHVR.**
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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)

Council's Consultant Engineer provided updated conditions in relation to the requested change.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

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REPORT – S81 MINOR CHANGE

The applicant seeks approval for a development permit for a Change Application (Minor Change) – Reconfiguring a Lot - Subdivision

APPLICATION SUMMARY		
Applicant	RAJ (Qld) Pty Ltd C/- Alan Holliday Pty Ltd - Consulting Town Planners	
Proposal	Minor Change to Existing Development Approvals MCU18/0005 and MCU21/0024	
Properly Made Date	28 July 2023	
Site Address	1, 17 & 19 Rogers Drive, Kingaroy	
RP Description	Lots 2 & 3 On RP862347 & Lot 4 on SP180642	
Assessment Type	Minor Change	
Number of Submissions	N/A	
State Referral Agencies	Agency	Concurrence/ Advice
	No technical reports have been submitted to Referral Agencies to support the requested changes as per the <i>Planning Regulation 2017 Schedule 10 Division 4, Subdivision 1.</i>	N/A
Referred Internal Specialist	Development Engineer	
Site Area	Lot 2 – 3320m ² Lot 3 – 3319m ² Lot 4 – 1324m ²	
Zone	Specialised Centre Zone	
Overlays	OM1 – Airport Environs Overlay OM3 – Flood Hazard Overlay	
Level of Assessment	S81 Minor Change	
Affected Entity	N/A	
Existing Use	Showroom & Low Impact Industry	

THE SITE**2.1. SITE DESCRIPTION & EXISTING USE**

Table 2 – Maps & Descriptions (Source: Intramaps & Google Earth)



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DEVELOPMENT HISTORY OF THE SITE

APPLICATION NO.	DECISION
MCU18/0005	Development permit for showroom and low impact industry. The proposal encompasses three (3) car dealerships including ancillary servicing workshops.
MCU21/0024	Minor change on existing Showroom approval (MCU18/0005). The changes include a two (2) staged development with increase of showroom and decrease of workshop GFA and the increase of allocated carparking to 82 spaces.

3. THE PROPOSED CHANGE

The applicant submits changes to the Material Change of Use, with the following changes included within Table 3:

Table 3: Applicants changes and Council response.

Applicants Changes	Councils Response to the Change
The reversal of approved construction stages one (1) and two (2).	Council Supports the Change.
Increase the number of stages from two (2) to three (3).	Council Supports the Change.
Increase of the number of showrooms from five (5) to six (6).	Council Supports the Change.
Increase in showroom gross floor area of 385.60m ² (31%) from that approved under MCU21/0024.	Council Supports the Change.
Decrease in workshop gross floor area of 274.15 m ² (19%) from that approved under MCU21/0024.	Council Supports the Change
Inclusion of a fourth vehicle access point on the eastern boundary to Rogers Drive for the exiting of large services vehicles and other car vehicles located north of the development.	Council officers support the change provided that the access is only used for exiting. Council officers provided new condition (ENG33) regarding exiting the development on the new proposed eastern exit. It is recommended that if it is proposed that B-Doubles are required for the development, a permit must be obtained through the National Heavy Vehicle Regulator (NHVR), to which Council is referral agency (ADV09).
Increase of 21 carparking spaces, thereby providing a total of 103 spaces.	Council Supports, providing 103 spaces for the development, which is more than the required 99 spaces, Table 8.4.5 of the Planning Scheme. Council provided conditions (ENG22 & ENG23) regarding the minimum amount of carparking required per stage.

Refer to Attachment E for the approved plans regarding the minor change.

NOTE:

Part of the submitted minor change request listed a covered carpark included in the GFA (gross floor area) calculations. Council's Planning Scheme definition of GFA (refer Table SC1.2.2) does not include parking, loading and manoeuvring vehicles. Therefore, a small amendment to the applicant's statistical comparison between minor change MCU21/0024 to MCU23/0019 & parking calculations have been made (refer to Table 5 & Table 6 below).

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Table 4: Statistical Comparison of Minor Change MCU18/0005 to MCU21/0024.

MCU18/0005 to MCU21/0024	Use Component	% Increase or decrease	GFA – From (m ²)	GFA – To (m ²)	Increase or decrease GFA (m ²)
	Showroom – Total	29.60% increase	960.14	1,244.37	284.23 increase
	Workshop – Total	4.02% decrease	1510.39	1,449.66	60.73 decrease
	Total GFA	9.05% increase	2,470.53	2,694.03	223.50 increase

Table 5: Amended Statistical Comparison Minor Change MCU21/0024 to MCU23/0019 by the assessing officer.

MCU21/0024 to MCU23/0019	Use Component	% Increase or decrease	GFA – From (m ²)	GFA – To (m ²)	Increase or decrease GFA (m ²)
	Showroom – Total	30.99% increase	1,244.37	1,629.97	385.60 increase
	Workshop – Total	18.91% decrease	1,449.66	1,175.51	274.15 decrease
	Total GFA	4.14% increase	2,694.03	2,805.48	111.45 increase

Table 6: Amended Car Parking Requirements.

	Ratio	GFA	Required
Showroom – Total	1/20	1,629.97	81.50
Workshop – Total	1/50 for the first 500m ² , then 1/100	1,175.51	16.75
		Required	99
		Provided	103
		Surplus	4

MINOR CHANGE CRITERIA ASSESSMENT

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

Table 7. Assessment against Minor Change Criteria (*Planning Act 2016, Schedule 2*)

MINOR CHANGE CRITERIA	COMPLIES	RESPONSE
A minor change, for a development approval, means a change would not--		
i. Result in a substantially different development; or	✓	The use, scale and built form of the approved development will remain substantially similar to the existing approvals.
If a development application for the development, including the change, were made when the change application is made would not cause--		
A. The inclusion of prohibited development in the application; or	✓	The proposed changes do not introduce prohibited development.
B. Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	✓	The original application MCU18/0005 was referred to the Chief Executive. Although Application MCU21/0024 nor this application requires referral to the Chief Executive because of their minor nature. In addition, the requested minor change will not require referral to any additional concurrence agencies. (<i>Planning Act – s80(1)(a)</i>).

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C. Referral to extra referral agencies, other than to the chief executive; or	✓	No extra referral agencies are relevant to proposed change.
D. A referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or	✓	The proposed change would not cause a referral agency to assess the application against or have regard to the matter prescribed by s55(2).
E. Public notification if public notification not required for the development application.	✓	The proposed minor change does not raise the level of assessment to impact (Table 5.5.15 of the Planning Scheme).

The Development Assessment Rules 2017 (Schedule 1) provides guiding criteria in relation to 'substantially different development'. The proposed change is assessed against these criteria in Table 8.

Table 8. Assessment against Substantially Different Development Criteria (Development Assessment Rules 2017)

SUBSTANTIALLY DIFFERENT DEVELOPMENT CRITERIA	COMPLIES	RESPONSE
A Change may be considered to result in a substantially different development if the proposed change:		
A. Involves a new change	✓	The proposed minor changes does not involve a new use of the premises.
B. Results in the application applying to a new parcel of land	✓	No new or additional land applies to the development .
C. Dramatically changes the built form in terms of scale, bulk and appearance	✓	The proposed minor change will increase the development by 12% which does not dramatically change the scale, bulk or appearance of the existing approval.
D. Changes the ability of the proposal to operate as intended	✓	The change application includes a new access point to the east of the of the site onto Rogers Drive. This change will not substantially change the proposal to operate as intended with the access only be provide for existing vehicles. The predicted frequency of exiting vehicles was calculated to be no more than 48 vehicles leaving the site per working day. Appropriate signage and linemarking will be provided to ensure that the eastern access point is only used for that purpose. The other changes to site which includes GPA and the covered carpark will not change the ability of the proposal to operate as intended from application MCU18/0005.
E. Removes a component that is integral to the operation of the development	✓	The proposed minor change will not remove any component that is integral to the operation of the approved development.
F. Significantly impacts on traffic flow and the transport network,	✓	The proposed minor change will introduce a new fourth vehicle access

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<p>such as increasing traffic to the site</p>		<p>onto Rogers Drive to the east. This will not significantly impact the traffic flow and transport network as this access is only to provide an exist for large services vehicles and other car vehicles located north of the development. Appropriate signage and linemarking will be provided to ensure that the new access point is only use for an exit.</p> <p>To ensure that the use of B-Double traffic doesn't impact the transport network of Roger Drive, a permit application must be made through the National Heavy Vehicle Regulator (NHVR) so that B-Doubles can use Rogers Drive.</p>
<p>G. Introduces new impacts or increases the severity of known impacts</p>	<p>✓</p>	<p>The proposed minor change will introduce a new impact of a fourth additional access via Rogers Drive from the east. This new impact will not increase the severity of the known impacts generated by the approved development. The exist will only be used for large services vehicles and cars in which are parked or serviced at the north of the development. An approximate use of the exit is to be 48 vehicles per working day.</p> <p>If B-Doubles are required of the development on Rogers Drive its recommended that the applicant obtains a B-Double permit for Rogers Drive from the National Heavy Vehicle Regulator.</p>
<p>H. Removes an incentive or offset component that would have balanced a negative impact of the development</p>	<p>✓</p>	<p>No incentives or offsets are involved or will be removed as a consequence of the minor change.</p>
<p>I. Impacts on infrastructure provision.</p>	<p>✓</p>	<p>The proposed minor change will not impact on the provision of infrastructure to the approved development, nor will it require any additional infrastructure or place additional demand on infrastructure services.</p>

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CONCLUSION & RECOMMENDATIONS

Proposed changes to approvals MCU18/0005 & MCU21/0024 are determined to be minor pursuant to *Section 81 of the Planning Act 2016*.

- The proposal retains the (accepted) use of Development, of a Showroom with Ancillary Low Impact Industry Workshop.
- The proposed change does not dramatically change the scale, bulk or appearance of the existing approval.
- New fourth access point from the eastern side to Rogers Drive will not increase the severity of know impacts. The new access point will only operate as an exit for large services vehicles and cars in which are parked or serviced at the north of the development.
- Appropriate signage and linemarking to be utilised to ensure that the eastern access to Rogers Drive is only for exiting.
- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 requirements.

Recommendation

- If it is proposed that B-Doubles are required for the development, a permit must be obtained through the National Heavy Vehicle Regulator (NHVR), to which Council is referral agency.

CHANGE TO CONDITIONS

Conditions of Approval to be amended include:

- GEN1 – Update approved plans;
- ENG4 – Deleted Condition;
- ENG5 – Deleted Condition;
- ENG17 – Deleted Condition;
- ENG18 – Deleted Condition;
- ENG19 – Deleted Condition;
- ENG22 – Amended Condition regarding minimal carparking requirements for stage 1;
- ENG23 – New Condition regarding minimal carparking requirements for stage 2;
- ENG30 – Update the Swept Paths within the condition;
- ENG32 – Update the Swept Paths within the condition;
- ENG33 – New Condition regarding the applicant's request for an additional access point; and
- ADV9 - New Advice regarding getting a permit from NHVR.

ATTACHMENTS

1. **Attachment A: Statement of Reasons**
2. **Attachment B: Stage 1 Infrastructure Charges Notice**
3. **Attachment C: Stage 2 Infrastructure Charges Notice**
4. **Attachment D: Stage 3 Infrastructure Charges Notice**
5. **Attachment E: Approved Plans**
6. **Attachment F: Referral Agency Contion**

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	RAJ (Qld) Pty Ltd C/- Alan Holliday Pty Ltd - Consulting Town Planners
Application No:	MCU23/0019
Proposal:	Change to Existing Development Approvals MCU18/0005 & MCU21/0024
Street Address:	1, 17 & 19 Rogers Drive, Kingaroy
RP Description:	Lot 2 & 3 on SP862347 & Lot 4 on SP180642
Assessment Type:	Minor Change (Code)
Number of Submissions:	N/A

On 9 October 2023 the above development was recommended for:

- Approval
 Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The proposal retains the (accepted) use of Development, of a Showroom with Ancillary Low Impact Industry Workshop.
- The proposed change does not dramatically change the scale, bulk or appearance of the existing approval.
- New fourth access point from the eastern side to Rogers Drive will not increase the severity of know impacts. The new access point will only operate as an exit for large services vehicles and cars in which are parked or serviced at the north of the development.
- Appropriate signage and linemarking to be utilised to ensure that the eastern access to Rogers Drive is only for exiting.
- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 requirements.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- S81 Planning Act 2016
- The Planning Act 2016 (Schedule 2)
- Development Assessment Rules 2017 (Schedule 1)

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: RAJ(Qld) Pty Ltd atf
C/-Alan Holliday Pty Ltd - Consulting Town
Planners
P.O Box 6191
MAROOCHYDORE QLD 4558

APPLICATION: Stage 1 of the Minor Change to Existing
Development Approvals MCU18/0005 &
MCU21/0024

DATE: 03/10/2023

FILE REFERENCE: MCU23/0019

AMOUNT OF THE LEVIED CHARGE: **\$34,734.99** **Total**
*(Details of how these charges
were calculated are shown overleaf)*

\$17,020.14	Water Supply Network
\$9,378.45	Sewerage Network
\$8,336.40	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 2 & 3 on SP862347 & Lot 4 on SP180642

SITE ADDRESS: 1, 17 & 19 Rogers Drive, Kingaroy

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: *(In accordance with the timing stated
in Section 122 of the Planning Act
2016)* Material Change of Use – When the change happens.

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
Commercial (Bulk Goods) – Showroom	614.60	m ² GFA	\$49.00	CR Table 2.2	\$30,115.40
Other Industry – Low Impact Industry	385.52	m ² GFA	\$18.00	CR Table 2.2	\$6,939.36

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	267.25	m ² GFA	\$49.00	CR Table 2.2	\$13,095.25
Other Industry – Low Impact Industry	587.24	m ² GFA	\$18.00	CR Table 2.2	\$10,570.32

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	614.60	m ² GFA	\$27.00	CR Table 2.2	\$16,594.20
Other Industry – Low Impact Industry	385.52	m ² GFA	\$10.00	CR Table 2.2	\$3,855.20

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	267.25	m ² GFA	\$27.00	CR Table 2.2	\$7,215.75
Other Industry – Low Impact Industry	587.24	m ² GFA	\$10.00	CR Table 2.2	\$5,872.40

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	614.60	m ² GFA	\$24.00	CR Table 2.2	\$14,750.40

Other Industry – Low Impact Industry	385.52	m ² GFA	\$8.00	CR Table 2.2	\$3,084.16
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Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	267.25	m ² GFA	\$24.00	CR Table 2.2	\$6,414.00
Other Industry – Low Impact Industry	587.24	m ² GFA	\$8.00	CR Table 2.2	\$4,697.92

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	614.60	m ² GFA	\$0.00	CR Table 2.2	\$0.00
Other Industry – Low Impact Industry	385.52	m ² GFA	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	267.25	m ² GFA	\$0.00	CR Table 2.2	\$0.00
Other Industry – Low Impact Industry	587.24	m ² GFA	\$0.00	CR Table 2.2	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom & Other Industry – Low Impact Industry	2,961.19	Impervious m ²	\$2.00	CR Table 2.2	\$5,922.38

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom & Other Industry	2,961.19	Impervious m ²	\$2.00	CR Table 2.2	\$5,922.38

- Low Impact Industry

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Commercial (Bulk Goods) – Showroom	\$17,020.15	\$9,378.45	\$9,378.45	\$0.00	\$0.00	\$35,777.05
Other Industry – Low Impact Industry	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$17,020.15	\$9,378.45	\$9,378.45	\$0.00	\$0.00	\$35,777.05

** 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 thrae 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, Town Planning Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

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

APPLICANT: RAJ(Qld) Pty Ltd atf
C/-Alan Holliday Pty Ltd - Consulting Town
Planners
P.O Box 6191
MAROOCHYDORE QLD 4558

APPLICATION: Stage 2 of the Minor Change to Existing
Development Approvals MCU18/0005 &
MCU21/0024

DATE: 03/10/2023

FILE REFERENCE: MCU23/0019

AMOUNT OF THE LEVIED CHARGE: **\$34,898.40** **Total**
*(Details of how these charges
were calculated are shown overleaf)*

\$15,801.52	Water Supply Network
\$8,706.96	Sewerage Network
\$7,739.52	Transport Network
\$0.00	Parks and Land for Community Facilities Network
\$2,650.40	Stormwater Network

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

LAND TO WHICH CHARGE APPLIES: Lot 2 & 3 on SP862347 & Lot 4 on SP180642

SITE ADDRESS: 1, 17 & 19 Rogers Drive, Kingaroy

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE:
*(In accordance with the timing stated
in Section 122 of the Planning Act
2016)* Material Change of Use – When the change
happens.

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
Commercial (Bulk Goods) – Showroom	1015.37	m ² GFA	\$49.00	CR Table 2.2	\$49,753.13
Other Industry – Low Impact Industry	789.99	m ² GFA	\$18.00	CR Table 2.2	\$14,219.82

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	692.89	m ² GFA	\$49.00	CR Table 2.2	\$33,951.61
Other Industry – Low Impact Industry	923.15	m ² GFA	\$18.00	CR Table 2.2	\$16,616.70

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	1015.37	m ² GFA	\$27.00	CR Table 2.2	\$27,414.99
Other Industry – Low Impact Industry	789.99	m ² GFA	\$10.00	CR Table 2.2	\$7,899.90

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	692.89	m ² GFA	\$27.00	CR Table 2.2	\$18,708.03
Other Industry – Low Impact Industry	923.15	m ² GFA	\$10.00	CR Table 2.2	\$9,231.50

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	1015.37	m ² GFA	\$24.00	CR Table 2.2	\$24,368.88

Other Industry – Low Impact Industry	789.99	m ² GFA	\$8.00	CR Table 2.2	\$6,319.92
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Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	692.89	m ² GFA	\$24.00	CR Table 2.2	\$16,629.36
Other Industry – Low Impact Industry	923.15	m ² GFA	\$8.00	CR Table 2.2	\$7,385.20

Parks and Land for Community Facilities**Adopted Charges**

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	1015.37	m ² GFA	\$0.00	CR Table 2.2	\$0.00
Other Industry – Low Impact Industry	789.99	m ² GFA	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	692.89	m ² GFA	\$0.00	CR Table 2.2	\$0.00
Other Industry – Low Impact Industry	923.15	m ² GFA	\$0.00	CR Table 2.2	\$0.00

Stormwater**Adopted Charges**

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom and Other Industry – Low Impact Industry	4481.40	Impervious m ²	\$2.00	CR Table 2.2	\$8,962.80

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom and Other Industry	3156.20	Impervious m ²	\$2.00	CR Table 2.2	\$6,312.40

– Low Impact Industry

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Commercial (Bulk Goods) – Showroom	\$15,801.52	\$8,706.96	\$7,739.52	\$0.00	\$0.00	\$32,248.00
Other Industry – Low Impact Industry	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Commercial (Bulk Goods) – Showroom and Other Industry – Low Impact Industry	\$0.00	\$0.00	\$0.00	\$0.00	\$2,650.40	\$2,650.40
Total	\$15,801.52	\$8,706.96	\$7,739.52	\$0.00	\$2,650.40	\$34,898.40

** 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.
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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>

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APPLICATION: Stage 3 of the Minor Change to Existing
Development Approvals MCU18/0005 &
MCU21/0024

DATE: 03/10/2023

FILE REFERENCE: MCU23/0019

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

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OFFSET OR REFUND: Not Applicable.

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Other Industry – Low Impact Industry	\$0.00	m ² GFA	\$0.00	CR Table 2.2	\$0.00
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Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	\$0.00	m ² GFA	\$0.00	CR Table 2.2	\$0.00
Other Industry – Low Impact Industry	\$0.00	m ² GFA	\$0.00	CR Table 2.2	\$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	\$0.00	m ² GFA	\$0.00	CR Table 2.2	\$0.00
Other Industry – Low Impact Industry	\$0.00	m ² GFA	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom	\$0.00	m ² GFA	\$0.00	CR Table 2.2	\$0.00
Other Industry – Low Impact Industry	\$0.00	m ² GFA	\$0.00	CR Table 2.2	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom & Other Industry – Low Impact Industry	285.21	Impervious m ²	\$2.00	CR Table 2.2	\$570.42

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Commercial (Bulk Goods) – Showroom & Other Industry	285.21	Impervious m ²	\$2.00	CR Table 2.2	\$570.42

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