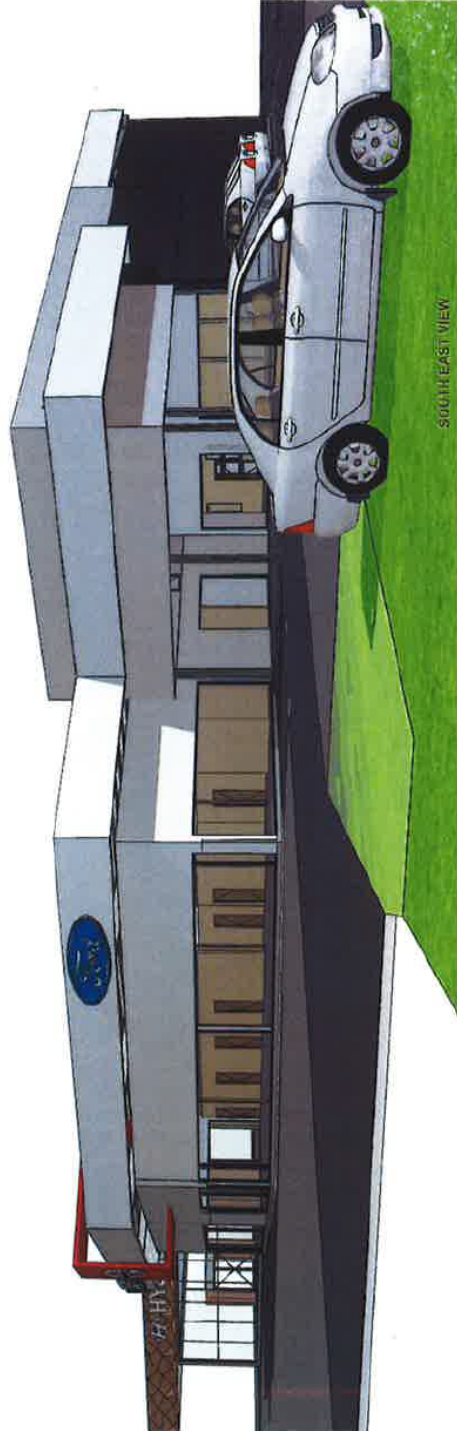




SOUTH WEST VIEW



SOUTH EAST VIEW

Rev. Amendment Date

<p>SUNSTRUCTURE ARCHITECTURAL ABN 66 14 144 Address: PO Box 100, University BLVD, Adelaide, SA Phone: 08 8333 7777 Email: info@sunstructure.com.au All trademarks and services subject to change.</p>	<p>Drawn by: AS Checked: AS</p>	<p>Scale: Drawing: 0:1-3D VIEWS</p>	<p>Number: RAU (QLD) PTY LTD ROGERS DRIVE KINGARROY QLD 4610</p>	<p>Issue - Drawing No.: DAG-DA600</p>	<p>Revision: "10"</p>
	<p>TO 1 MINOR CHANGE ISSUE TS 15-07-2023</p>	<p>Project Name: The Builder will check all dimensions and levels for site prior to construction. All work to be completed in accordance with the approved drawings and to be used for construction purposes only. All trademarks and services subject to change.</p>	<p>Version: 1, Version Date: 26/07/2023</p>		

**GENERAL NOTES
CLASS 2-9 BUILDINGS**

- GENERALLY**
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE REFERENCED DOCUMENTS:
 - 1. THE BUILDING CODE OF AUSTRALIA (BCA 2019/2021)
 - 2. AUSTRALIAN STANDARDS

THE CONTRACTOR IS TO MAKE HIMSELF FULLY AWARE OF THE SITE ITS LOCATION, CONDITIONS AND THE EXTENT OF WORK PRIOR TO TENDERING AND ANY CONSTRUCTION WORK ON SITE

ANY DISCREPANCIES FOUND BETWEEN DESIGNERS AND CONSULTANTS DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER FOR RESOLUTION

ALL DIMENSIONS ARE IN MILLIMETRES (UNLESS NOTED OTHERWISE USE FRACTIONAL DIMENSIONS ONLY - DO NOT SCALE

THE HIERARCHY OF DOCUMENTATION IS:

- THE BUILDING CONTRACT
- WRITTEN SPECIFICATIONS (IF ANY)
- REFERENCED DOCUMENTS
- ENGINEERS DRAWINGS
- ARCHITECTURAL DRAWINGS
- SCHEDULES (IF ANY)
- MANUFACTURERS SPECIFICATIONS

MATERIALS

- ALL MATERIALS SHALL BE NEW (UNLESS OTHERWISE SPECIFIED)
- ALL MATERIALS SHALL COMPLY WITH REGULATED CODEBOOKS OR ALTERNATIVELY APPROVED WITH EXPERT ADVICE BY THE ENGINEER
- MATERIALS SHALL BE STORED AND PROTECTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION
- PROVIDE PROTECTIVE COVERINGS, AND THE LIKE, FOR THE PROPER PERFORMANCE OF THE WORK

CHANGE ORDER/CONSTRUCTION

- UNDER NO CIRCUMSTANCES MAY THE DRAWINGS, OR THE SPECIFICATION, BE DEPARTED FROM WITHOUT WRITTEN AUTHORIZATION OF THE DESIGNER OR THE BUILDING CERTIFIER
- THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE ENTIRE BUILDING OR STRUCTURE IF CHANGES OR ALTERATIONS ARE MADE TO ANY PART PRIOR TO OR DURING CONSTRUCTION WITHOUT WRITTEN APPROVAL

TERMITE MANAGEMENT

- TERMITE TREATMENT TO BE IN ACCORDANCE WITH CODE ON MORE THAN ONE FLOOR
- AT LEAST TWO USABLE SENSORS MUST BE PERMANENTLY FIXED TO THE BUILDING IN PROMINENT LOCATIONS SUCH AS IN A METAL BOX AND A BITCHER CUPBOARD, OR THE LIKE, DESCRIBING METHOD OF TREATMENT, DATE OF INSTALLATION, LIFE EXPECTANCY WHERE CHEMICAL BARRIER IS USED, AND THE INSTALLERS
- RECOMMENDATIONS FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY.

FOOTINGS AND SLABS

- REFER TO ENGINEERS DRAWINGS FOR EXCAVATION OF FOOTING AND REINFORCING
- IN VOID CONCRETE SLABS AND FOR DETAILS OF CONCRETE CASTING
- IF A VOID BARREL MUST BE INSTALLED UNDER ALL SLABS, THEN APPROXIMATELY SURROUNDING THE BUILDING SHALL FALL ABOVE THE RESISTANCE AT A SLOPE OF MINIMUM 1 IN 20
- ANY CUT AND FILL IN GROUND EXCEEDING 300MM SHALL BE PROTECTED BY AN ENGINEER RETAINING WALL
- ALL LEVELS MENTIONED ON THE DRAWINGS SHALL BE VERIFIED ON SITE DURING SET-OUT AND PRIOR TO COMMENCEMENT OF ANY FILL OR EXCAVATION
- PROVIDE AGRICULTURAL DRAIN TO BACK OF EXTERNAL BLOCKWORK RETAINING WALL WHERE ANY CUT AND FILL IS DONE
- UNRETAINED WATER WALL, IF ANY, SHALL NOT EXCEED 4500MM CLAY AND JOBS FOR SAND
- EXTERNAL PAVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS 1061.1:2006

MASONRY

- MASONRY STRUCTURES SHALL COMPLY WITH AS 2700
- REFER TO ENGINEERS DETAILS FOR REINFORCEMENT AND CONTROL JOINTS IN MASONRY WALLS
- IN BRICK VENEER AND CAVITY MASONRY CONSTRUCTION, THE CAVITY BETWEEN THE INNER AND OUTER WALLS FOR BRICK VENEER SHALL NOT BE LESS THAN 25 MM WIDTH AND CAVITY MASONRY NOT LESS THAN 30MM OR MORE IN MAXIMUM WIDTH
- OPEN PERPENDICULAR JOINTS (NEED HOLES) MUST BE CREATED IN THE COURSE IMMEDIATELY ABOVE ANY JPCOR FLASHING AT CENTRES NOT EXCEEDING 1.2M
- HEIGHT OF JPCOR SHALL BE NOT LESS THAN 150MM ABOVE THE SURFACE OF EXAM ABOVE (UNREINFORCED) CONCRETE OR OF WEATHER BY A CARPORT, VERANDAH OR THE LIKE

TIMBER STRUCTURE

- TIMBER STRUCTURES SHALL COMPLY WITH AS 1984
- CONCRETE PROTECTION
- ALL FASTENERS EXPOSED EXTERNALLY SHALL BE HOT DIPPED GALVANIZED
- WHERE IN CONTACT WITH COA TREATED TIMBER, THEY SHALL BE HOT DIPPED GALVANIZED AND COATED WITH EPOXY PAINT OR AS OTHERWISE APPROVED

ROOF TILING

- ROOF TILES SHALL COMPLY WITH AS 2949-2002 AND AS 2050-2002

METAL ROOF SHEETING

- ROOF SHEETING SHALL COMPLY WITH AS 1562-1992
- SHEETS MUST BE LAPPED USING COMPLETE LENGTHS FROM EAVES TO RIDGE
- ROOF FLASHING AND CURPING MUST BE PURCHASE MADE MATCHING ROLLED SHEET METAL SECTION OF MATERIALS COMPATIBLE WITH ALL UP AND DOWNS/STREAM METAL ROOF COVERING MATERIALS
- COLLAR FLASHING MUST PERMIT THE TOTAL DRAINAGE OF THE AREA ABOVE THE PENETRATION

ROOF SAFETY PLATFORM CONSTRUCTION

- WHEN REQUIRED
- ROOF SAFETY SHALL COMPLY WITH AS 1884
- IF A SAFETY PLATFORM IS TO BE USED, IT SHALL BE INSTALLED IN ACCORDANCE WITH AS 1884
- ROOF SAFETY PLATFORMS & LADDERS SHALL COMPLY WITH AS 1884
- ROOF SAFETY PLATFORMS TO BE FITTED
- ROOF SAFETY PLATFORM SHALL BE APPROVED AND CERTIFIED

STORMWATER DRAINAGE

- THE ROOF DRAINAGE SYSTEM SHALL NOT ALLOW ANY OVERFLOW DURING HEAVY RAIN PERIODS TO FLOW BACK INTO THE BUILDING
- VALUET GUTTERS AND DOWNPIPES SHALL BE IN ACCORDANCE WITH AS 1500 PART 1
- 1:300 FOR LEAKS GUTTERS AND 1:100 FOR ROOF GUTTERS
- ENRIG GUTTERS MUST BE FIXED BY BRACKETS SECURELY FIXED AT STOP BACK AT MAXIMUM 1.2M CENTRES
- VALLEY GUTTERS ON A ROOF WITH A PITCH GREATER THAN 1:50 MUST HAVE WIDTH OF NO LESS THAN 400MM AND BE WIDE ENOUGH TO ALLOW THE ROOF COVERINGS TO OVERHANG NOT LESS THAN 150MM EACH SIDE OF THE GUTTER
- VALLEY GUTTERS ON A ROOF WITH NOT MORE THAN 1:5 DIPS MUST BE DESCRIBED AS BOX GUTTERS
- DOWNPIPES MUST NOT BE MORE THAN 12M OF GUTTER LENGTH FOR EACH DOWNPIPE AND BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS. IF DOWNPIPES ARE MORE THAN 1.2M FROM THE VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER
- SURFACE DRAINAGE SHALL BE DISCHARGED DIGITALLY WITHIN THE SITE AND WITHOUT TOLERANCE TO ADJOINING PROPERTIES

BUILDING SERVICES

- SERVICES MUST NOT BE CHASED INTO CONCRETE OR MASONRY WALLS
- LABLING AND DRAINAGE WORK TO BE IN ACCORDANCE WITH AUSTRALIAN NATIONAL PLUMBING CODE (AS 4840) AND LOCAL COUNCIL WATER SUPPLY AND PLUMBING CODE (SERVAGE AND LOCAL COUNCIL WATER SUPPLY)
- GRADES SHALL BE 10MM ON UNLESS NOTED OTHERWISE. PPE (DOWN DRAIN AND 1 IN 100 FOR STORMWATER LINES)
- PIPES SHALL BE AND COMPLETE WITH ALL NECESSARY BENDS, TRAPS, JUNCTIONS AND INSPECTION OPENINGS
- ALL TRAPS AND STORM WATER GULLIES ARE TO BE ENCASED IN CONCRETE WITH GRATES
- TEST ALL TRAPS IN THE PRESENCE OF THE REGULATORY AUTHORITY'S INSPECTOR, BEFORE BACKFILLING OR ENGAGING
- BACK FLOW PREVENTION DEVICES SHALL BE FITTED TO ALL TRAPS

GLAZING

- PERFORMANCE REQUIREMENTS ARE SATISFIED FOR GLAZING AND WINDOWS IN EXTERNAL WALLS IF DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 2047-1998
- ENERGY EFFICIENCY ASSESSMENT REPORT FORMS PART OF THE BUILDING APPROVAL. ANY REQUIREMENTS LISTED ON THIS REPORT SHALL BE ASSUMED TO BE ALSO ON THE DRAWINGS AND BE INCORPORATED INTO THE PROJECT
- THE BUILDER SHALL NOTIFY THE SPECIFIED USE, MATERIALS, WORKING PARTS AND FINISHES OF THE BUILDING WITHOUT CONSULTING THE DESIGNER, AS THESE COULD AFFECT THE ENERGY ASSESSMENT REPORT

GLAZING

- PERFORMANCE REQUIREMENTS ARE SATISFIED FOR GLAZING AND WINDOWS IN EXTERNAL WALLS IF DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 2047-1998
- ENERGY EFFICIENCY ASSESSMENT REPORT FORMS PART OF THE BUILDING APPROVAL. ANY REQUIREMENTS LISTED ON THIS REPORT SHALL BE ASSUMED TO BE ALSO ON THE DRAWINGS AND BE INCORPORATED INTO THE PROJECT
- THE BUILDER SHALL NOTIFY THE SPECIFIED USE, MATERIALS, WORKING PARTS AND FINISHES OF THE BUILDING WITHOUT CONSULTING THE DESIGNER, AS THESE COULD AFFECT THE ENERGY ASSESSMENT REPORT

ENERGY EFFICIENCY

- THE BUILDING FABRIC, EXTERNAL GLAZING, SEALED AIR MOVEMENT, AIR CONDITIONING - VENTILATION SYSTEMS, ARTIFICIAL LIGHT - POWER, HOT WATER SUPPLY AND ACCESS FOR MAINTENANCE SHALL BE IN ACCORDANCE WITH BCA 2019 SECTION 4
- THE ROOF AND WALL INSULATION MUST OVERLAP SO THAT THEY FORM A CONTINUOUS THERMAL BARRIER
- AN ENERGY EFFICIENCY ASSESSMENT REPORT FORMS PART OF THE BUILDING APPROVAL. ANY REQUIREMENTS LISTED ON THIS REPORT SHALL BE ASSUMED TO BE ALSO ON THE DRAWINGS AND BE INCORPORATED INTO THE PROJECT
- THE BUILDER SHALL NOTIFY THE SPECIFIED USE, MATERIALS, WORKING PARTS AND FINISHES OF THE BUILDING WITHOUT CONSULTING THE DESIGNER, AS THESE COULD AFFECT THE ENERGY ASSESSMENT REPORT

STAIRS AND BALUSTRADES

- STAIRS AND BALUSTRADES CONSTRUCTION SHALL BE IN ACCORDANCE WITH BCA 2019 PART 2
- RISER AND GOINGS SHALL BE CONSISTENT THROUGHOUT EACH FLOOR (EXCEPT IN WINDERS)
- RISERS MUST BE GRAPABLE
- TREADS MUST HAVE SLIP RESISTANCE FINISH OR A SUITABLE NON-SLIP STRIP NEAR THE EDGE OF TROSKING
- THE GOING (G), RISE (R) AND SLOPE RELATIONSHIP QUANTITY (2R+G) MUST BE IN ACCORDANCE WITH BCA 2019 TABLE D2.13
- TSSR MUST BE INSTALLED IN ACCORDANCE WITH AS 2244.1:2008

PAINTING

- APPLY STRUCTURE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
- A MINIMUM COAT SYSTEMS TO BE PROVIDED
- ALL EXTERNAL TIMBER TO BE PAINTED IS TO BE FINISHED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

DISABLED ACCESS

- SHALL BE IN ACCORDANCE WITH AS 1529-2009 AND BCA 2019 PART 2
- CONTROL LIGHT SWITCHES, POWER POINTS, DOOR HANDLES, ETC ARE TO BE INSTALLED IN ACCORDANCE WITH AS 1529.1:2009

COMPLETION

- ON COMPLETION OF THE WORKS, CLEAR THE SITE OF ALL DEBRIS, RUBBER, ETC.
- INTERNALLY REMOVE ALL STAINS, DIRT, DUST, PAINT DROPPINGS, ETC AND CLEAN ALL WINDOWS, FLOORS, WALLS AND CEILING
- COLLECT AND LABEL KEYS AND HAND OVER TO CLIENT
- SUPPLY A COPY OF THE APPLICABLE FOLLOWING REPORTS / CERTIFICATES TO THE CERTIFIER TO ENABLE A CERTIFICATE OF OCCUPANCY / CLASSIFICATION TO BE ISSUED:

- SITE CLASSIFICATION REPORT
- ENGINEERS CERTIFICATE
- SURVEYORS CERTIFICATE
- SOIL COMPACTON REPORT (IF ANY)
- TERMITE MANAGEMENT CERTIFICATE
- WALL FRAMING MANUFACTURERS CERTIFICATE
- ROOF TRUSS MANUFACTURERS CERTIFICATE
- WATERPROOFING OF WET AREAS CERTIFICATE
- GLAZING CERTIFICATE
- ELECTRICITY AUTHORITY TEST NOTICE
- WAS SUPPLY TEST NOTICE
- WATER SUPPLY AUTHORITY TEST NOTICE
- ROOF SAFETY CERTIFICATE AS REQUIRED
- ANY OTHER RELEVANT CERTIFICATE

<p>Project Name: RAJ (QLD) PTY LTD Address: ROGERS DRIVE KINGARROY QLD 4610</p>		<p>Scale: AS</p> <p>Drawn by: AS</p> <p>Checked: AS</p>	<p>Drawing: GENERAL NOTES 2-9</p> <p>Issue - Drawing No.: F21-024</p> <p>Revision: DA7-DA701</p> <p>Job No.: F21-024</p> <p>Checked: AS</p>
<p>Rev. Amendment Date</p>		<p>10 MINOR CHANGE ISSUE TS 15-07-2023</p>	
<p>Comments: The drawings are to be used for construction purposes only. The drawings are not to be used for construction purposes without the approval of the designer. All dimensions are in millimeters unless otherwise stated.</p>			

Delegated Authority

Date: 9 October 2023

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.

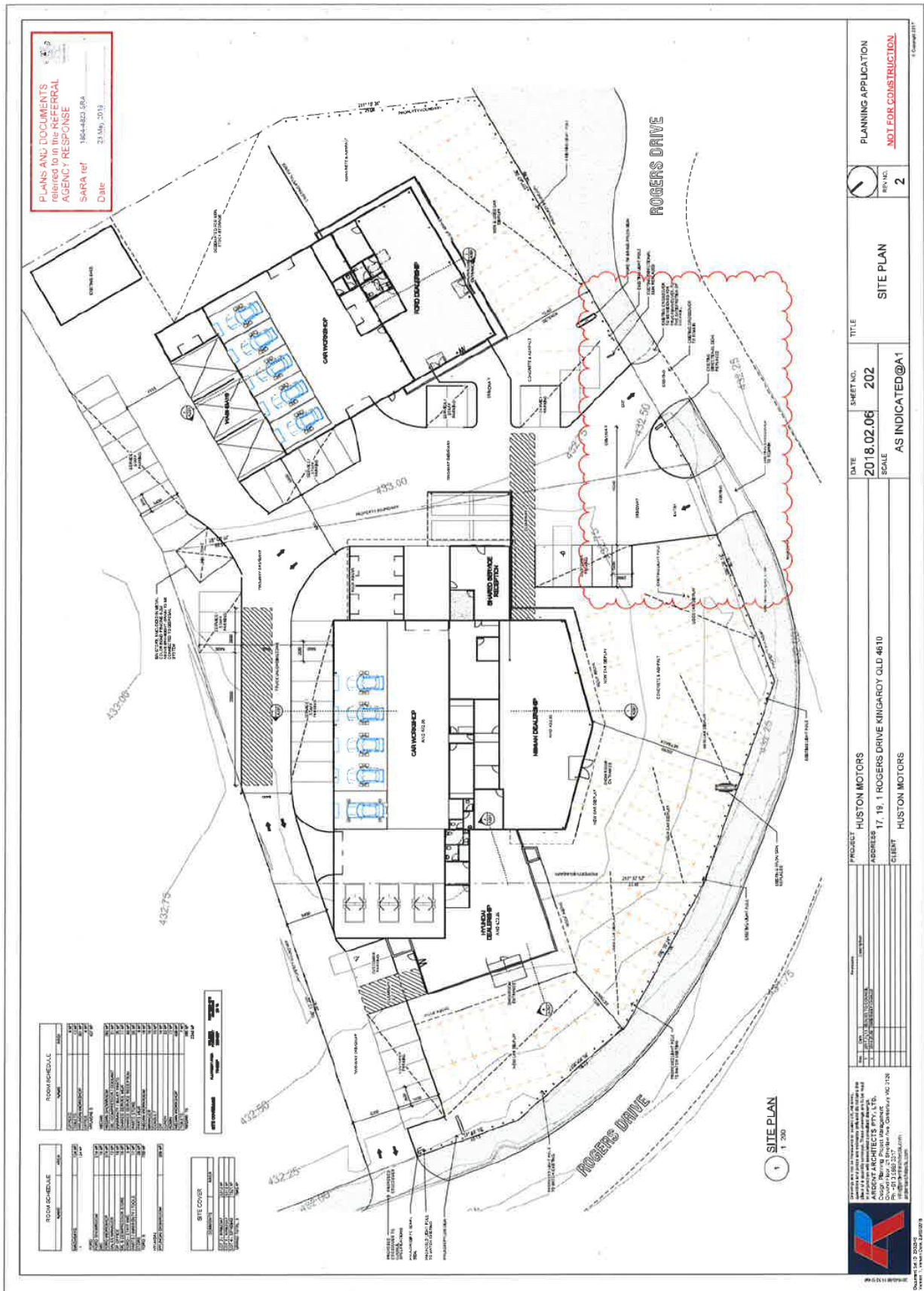
CHANGE TO CONDITIONS

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 Condition**



GE78-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1804-4823 SRA

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

Departmental role: Referral agency

Applicant details

Applicant name: InsiteSJC
Applicant contact details: 67 Barolin Street
Bundaberg QLD 4670
shane@insitesjc.com.au

Location details

Street address: 1-19 Rogers Drive, Kingaroy
Real property description: Lot 2 on RP862347, lot 3 on RP862347 and lot 4 on SP180642
Local government area: South Burnett Regional Council

Development details

Development permit: Material change of use for showroom (car dealership) and low impact industry (ancillary service workshop)

Assessment matters

Aspect of development requiring code assessment	Applicable codes
1. Material change of use	State Development Assessment Provisions, version 2.2 – State Code 1: Development in a state-controlled road environment is provided below

Reasons for the department's decision

The reasons for the decision are:

- The application does not involve access to a state controlled road and will not adversely affect the safe and efficient operation of the state controlled road.
- The application included a stormwater management plan which demonstrated that stormwater discharged from the site will not impact the state controlled road.

Decision

- The proposed development is for material change of use for a showroom (car sales yard) and low impact industry (car servicing workshop). The development is a reconfiguration and expansion of the existing car sales yard located on the site.
- The concurrence agency response includes one condition to ensure stormwater from the development does not adversely impact the nearby state controlled road.
- The condition will ensure the development complies with the requirements of State Code 1.
- The concurrence agency response was issued on 23 May 2018.

Page 1

Wide Bay – Burnett Region
PO Box 979 Bundaberg
Queensland 4670 Australia
Telephone (07) 4331 5614
Website www.dsdmp.qld.gov.au

Document Set ID: 2502548
Version: 1, Version Date: 23/05/2018

1804-4823 SRA

Evidence or other material on which the findings were based

- Development application common material.
- State Development Assessment Provisions, version 2.2
- *Planning Act 2016*
- Planning Regulation 2017

RA6-N



Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

Our reference: 1804-4823 SRA
 Your reference: MCU18/0005

23 May 2018

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

Attention: Chris Du Plessis

Dear Mr Du Plessis

Referral agency response—with conditions
 (Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 18 April 2018.

Applicant details

Applicant name:	InsiteSJC
Applicant contact details:	67 Barolin Street Bundaberg QLD 4670 shane@insitesjc.com.au

Location details

Street address:	1 – 19 Rogers Drive, Kingaroy
Real property description:	Lot 2 on RP862347, lot 3 on RP862347 and lot 4 on SP180642
Local government area:	South Burnett Regional Council

Application details

Development permit	Material change of use for showroom (car dealership) and low impact industry (ancillary service workshop)
--------------------	---

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Page 1

Wide Bay – Burnett Region
 PO Box 979 Bundaberg
 Queensland 4670 Australia
 Telephone (07) 4331 5614
 Website www.dsdmp.qld.gov.au

Document Set ID: 2502548
 Version: 1, Version Date: 23/05/2018

1804-4823 SRA

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material Change of Use				
Site Plan	Ardent Architects Pty Ltd	2018.02.06	202	2

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

For further information please contact Holly Sorohan, Principal Planner, on 4331 5605 or via email WBBSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Luke Lankowski
Manager, Planning

cc InsiteSJC, shane@insitesjc.com.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Approved plans and specifications
Statement of reasons

1804-4823 SRA

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
State transport corridors and future State transport corridors —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the D'Aguilar Highway. (b) Any works on the land must not: (i) interfere with and/or cause damage to the existing stormwater drainage on the D'Aguilar Highway; (ii) surcharge any existing culvert or drain on the D'Aguilar Highway. (iii) reduce the quality of stormwater discharge onto the D'Aguilar Highway.	At all times

1804-4823 SRA

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.

Delegated Authority

Date:

0.0 MATERIAL CHANGE OF USE - EXTENSION TO EXISTING BUILDING AT 1 RINGTAIL LANE, BUNYA MOUNTAINS (AND DESCRIBED AS LOT 22 ON GTP4160). APPLICANT: ROBYN & JOHN CONNELL C/- SWEP CONSULTING.

File Number: MCU23/0020
Author: Planning Consultant
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER		17/10/2023
GM		17/10/23
CEO		14.10.23

PRECIS

Material Change of Use for Extension to Existing Building at 1 Ringtail Lane, Bunya Mountains (and described as Lot 22 on GTP4160). Applicant: Robyn and John Connell C/- Sweb Consulting.

SUMMARY

- The application is for Material Change of Use (Extension to an Existing Building) - Development Permit;
- The proposal involves extensions to the existing dwelling house to construct a new garage and extensions to northern deck;
- The subject site is located in the Low Density Residential Zone (LD1 – Bunya Mountains Precinct) under the South Burnett Regional Council Planning Scheme;
- The subject site is part of the Bunya Mountains Rainforest Estate Group Titles Plan area;
- The subject site is 2,213m² in area;
- The application triggers a code assessment as the proposal does not meet the 'accepted development subject to requirement provisions;
- The development application has been assessed against the relevant codes of the South Burnett Regional Council Planning Scheme including the Low Density Residential Zone Code;
- No referrals are triggered;
- Council did not issue an information request;
- The application has been assessed and the proposal complies with the acceptable outcomes or is considered to meet the performance outcomes of the relevant planning scheme codes (refer Attachment A – Statement of Reasons);
- Refer to Attachment B – Infrastructure Charges;
- The application is recommended for approval subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve the development application for a Material Change of Use (Extension to an Existing Building) at 1 Ringtail Lane, Bunya Mountains (and described as Lot 22 on GTP4160) 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 generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Plan No.	Revision	Date
Cover Page	WD Building Design	BA-000	C	14/07/23
Site Plan	WD Building Design	BA-050	C	14/07/23
Extent of Work Site Plan	WD Building Design	BA-070	C	14/07/23
Existing Floor Plan	WD Building Design	BA-100	C	14/07/23

Delegated Authority

Date:

Drawing Title	Prepared by	Plan No.	Revision	Date
Proposed Floor Plan Master	WD Building Design	BA-101	C	14/07/23
Proposed Floor Plan Deck Extension	WD Building Design	BA-102	C	14/07/23
Proposed Floor Plan Garage Extension	WD Building Design	BA-103	C	14/07/23
Elevations	WD Building Design	BA-200	C	14/07/23
Elevations	WD Building Design	BA-201	C	14/07/23
Elevation Visibility	WD Building Design	BA-202	C	14/07/23
Sections	WD Building Design	BA-300	C	14/07/23
Sections	WD Building Design	BA-301	C	14/07/23

- GEN2. The development herein approved may not start until the following development permits have been issued and complied with as required:
- Development Permit for Building Works.
- GEN3. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.
- GEN4. All works, including the repair or relocation of services (Telstra, lighting) is to be completed at no cost to Council.
- GEN5. Maintain the site in a clean and orderly state at all times.
- GEN6. Dust prevention measures must be undertaken to ensure that dust does not cause a nuisance to occupiers of adjacent properties.
- GEN7. The development (including landscaping, parking, driveway and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified by any conditions of this approval.

DEVELOPMENT PERIOD - MCU

- GEN8. The currency period for this development approval for Material Change of Use is six (6) years after the development approval starts to have effect. The development approval will lapse unless the survey plan for all works and stages required to be given to Council for approval is provided within this period.

HERITAGE

- ADV1. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

APPEAL RIGHTS

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

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	1 Ringtail Lane, Bunya Mountains, Qld 4405		
Real property description	Lot 22 on GTP4160		
Easements or encumbrances on title	No site easements or encumbrances		
Area of Site	2,213m ²		
Current Use	Dwelling house with ancillary garage		
Environmental Management Register or Contaminated Land Register	Site is not listed on either Environmental Management Register or the Contaminated Land Register		
Applicant's name	Robyn and John Connell, c/- Swep Consulting		
Zone	Low Density Residential (LD1 Bunya Mountains Precinct)		
Applicable Overlays	No applicable overlays		
Proposed use as defined	Dwelling House		
Details of proposal	Material Change of Use (MCU's)		
	▪ Gross Floor Area (GFA)	Not applicable	
	▪ Impervious area	Not applicable	
	▪ Building height	6.24m to new garage	
	▪ Site Cover	21% (proposed)	
	▪ Access	Vehicular access via 6.0m wide crossover to Ringtail Lane	
	▪ Landscape	Established landscaping comprising shrubs and small trees to all site boundaries	
	▪ Number of car parks	Two	
	▪ Number of units/tenancies	Not applicable	
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	Code Assessment		
Pre-lodgement Consultation history /	No prelodgement meeting undertaken		
Key planning issues e.g. vegetation, waterway corridors, overland flow	No key planning issues identified		

Delegated Authority

Date:

Referral agencies	Agency	Concurrence/ Advice
	NA	NA
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.

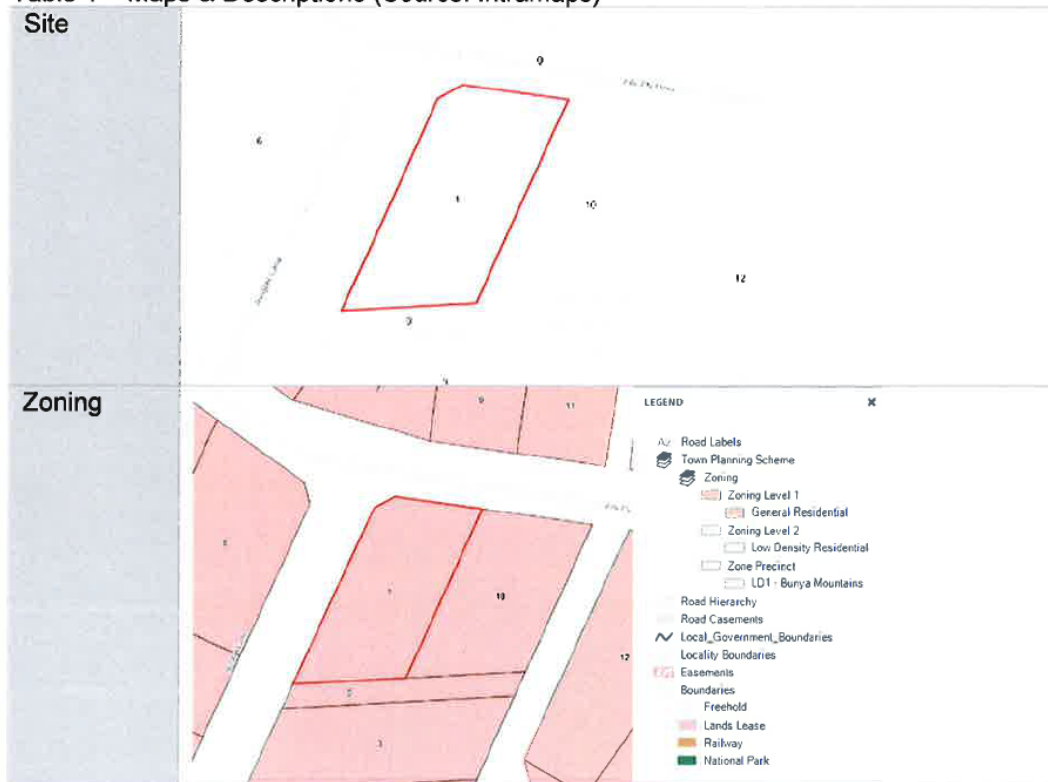
2.1. SITE DESCRIPTION & EXISTING USE

The site is a regular shaped allotment with frontage to Firefly Drive (north) and Ringtail Lane (west). The site is situated within the Bunya Mountains Rainforest Estate Group Titles Plan area and is approximately 320m from the Bunya Mountains General Store.

As the site is outside of Council's reticulated water and sewerage network, the property has an on-site potable water supply and wastewater disposal system.

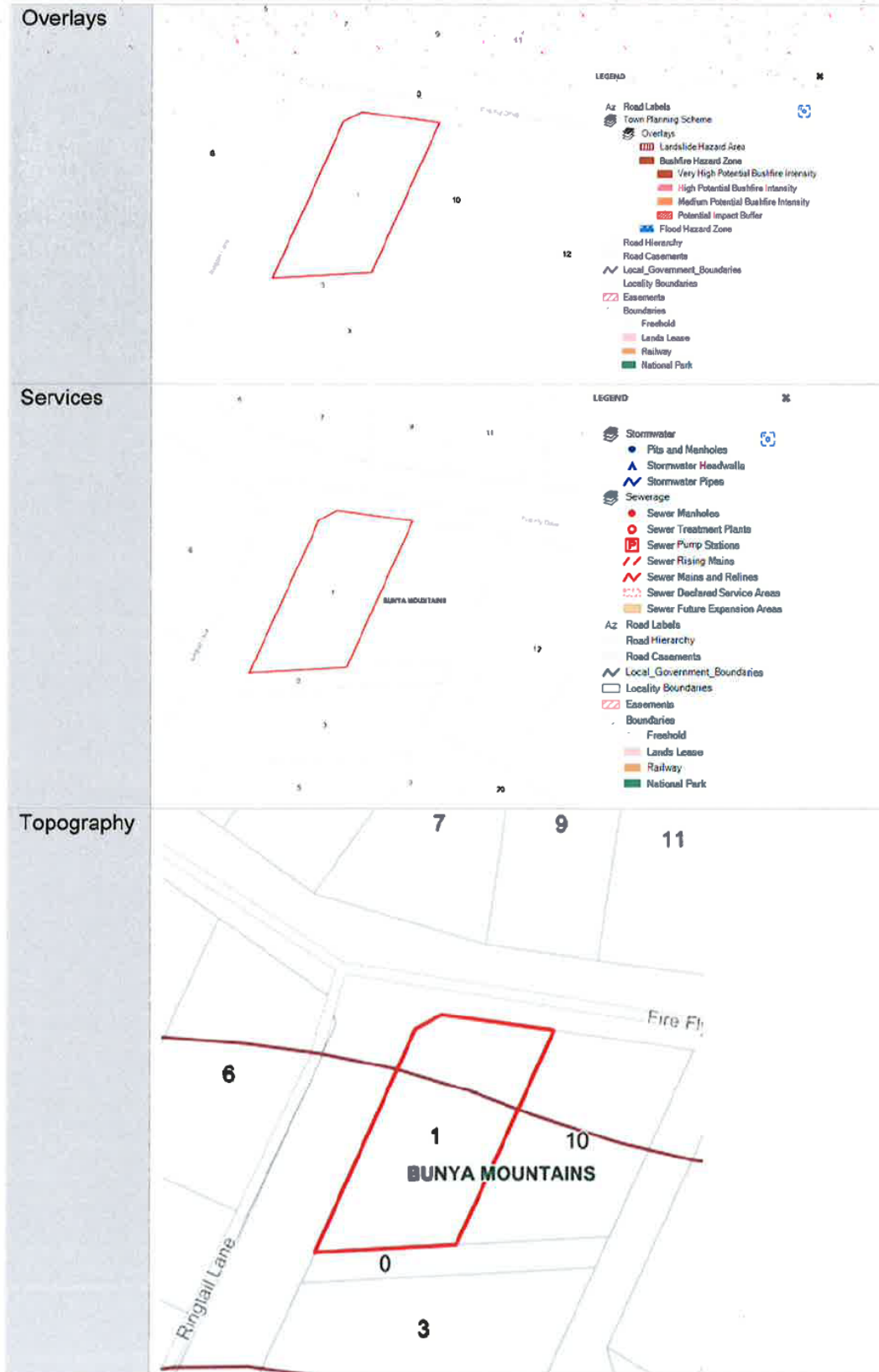
Surrounding land uses in Ringtail Lane and Firefly Drive consist of single dwelling houses on large allotments, of similar size to the subject site.

Table 1 – Maps & Descriptions (Source: Intramaps)



Delegated Authority

Date:



Delegated Authority _____

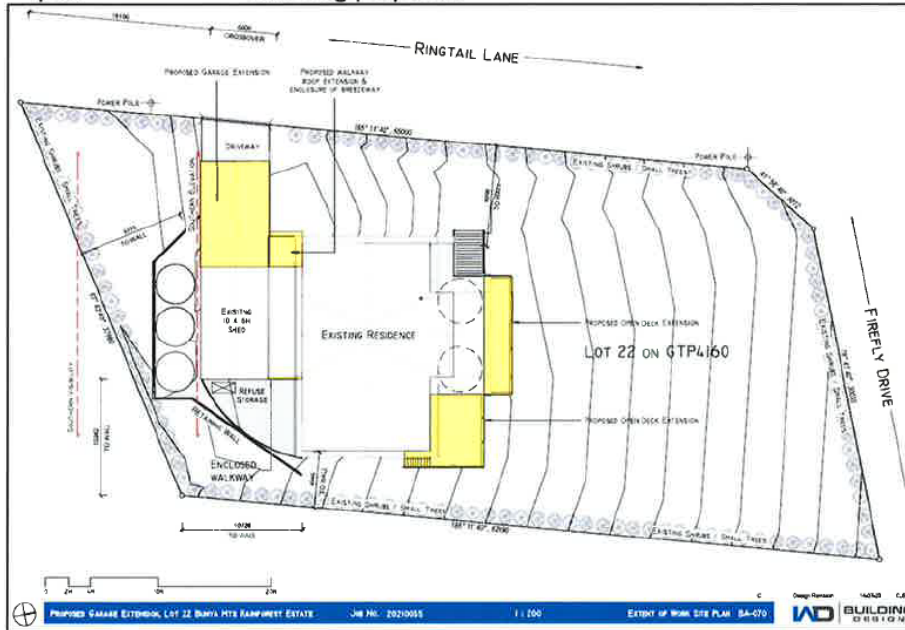
Date: _____

3. PROPOSAL DETAILS

The application is for extensions to the existing dwelling house, specifically:

- convert existing double width garage into a lockable storage shed and 'Man Cave';
- construct new garage in front of the existing garage (ie. proposed 'Man Cave') with a central breezeway in between and providing a covered link to the dwelling house; and
- extension to existing decks to the northern side of the house.

Refer to plan extract below showing proposed new works.



The Body Corporate for the Bunya Mountains Rainforest Estate has approved the building extensions – refer below.

**BODY CORPORATE FOR
BUNYA MOUNTAINS RAINFOREST ESTATE**
Community Title Scheme ~ 19214

<p>Chairman: John Lobban E: jlobban58@gmail.com</p>	<p>Secretary: Jenepher Hintz 38 Ringtail Lane Bunya Mountains Qld 4405 P: 0419644894 E: bunyarainforestact@gmail.com</p>	<p>Treasurer: Mircea Whelan 72 Kirra Road Maroochy River Qld 4561 Phone: (07) 54467133 E: marcewhelan58@gmail.com</p>
---	---	---

17 February 2023

Via Email: robynherb@bigpond.com

Dear Herb and Robyn

Re: Extension Approval Lot 24, Firefly Drive, Bunya Mountains Rainforest Estate, Bunya Mountains

The committee reviewed and agreed to the planned extension and noted that a relaxation laws for the side boundary is required with the South Burnett Regional Council.

We look forward to your well-planned extensions being completed in a timely manner.

Regards

Jenepher Hintz
Jenepher Hintz
Secretary for the Body Corporate

Delegated Authority

Date:

Tenancies	Not applicable
Gross Floor Area and Outdoor Storage Area	Not applicable
Building Height	6.24m to new garage and no change to existing sections of the dwelling house
Storeys (height)	1 storey
Site Cover	21% (proposed)
Impervious Area	Not applicable
Landscape	Established landscaping comprising shrubs and small trees to all site boundaries
Number of Parking Spaces	Two
Access	Vehicular access via existing 6.0m wide crossover to Ringtail Lane
Design Vehicle	Car and van
Setbacks	Primary front boundary setback to Firefly Drive – greater than 6.0m to north facing decks Secondary front boundary setback to Ringtail Lane - 3.3m to 3.75m for new garage
Materials	External timber cladding to new garage, powder coated aluminium railings and glass front panels to new deck and timber privacy screening to new deck.

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.

Delegated Authority

Date:

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:	<p>Schedule 12A - Walkable Neighbourhoods – applicable only to applications for reconfiguring a lot and therefore, no relevance to this application.</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 building extensions to the existing dwelling house do 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>

Delegated Authority

Date:

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, as demonstrated in Table 3.

Note: Grey shading indicates no provisions.

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation

Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
1	Airport Land	N/A		N/A	N/A	N/A
2	Brothels	N/A	N/A	N/A		N/A
3	Clearing Native Vegetation	N/A	N/A	N/A	N/A	N/A
4	Contaminated Land	N/A		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works	N/A N/A N/A N/A		N/A	N/A	N/A
7	Hazardous Chemical Facilities	N/A		N/A	N/A	N/A
8	Heritage Place: - Local Heritage Place - Queensland Heritage Place	N/A		N/A	N/A	N/A
9	Infrastructure Related: - Designated Premises - Electricity - Oil and Gas - State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and future state-controlled transport tunnels	N/A N/A N/A N/A N/A			N/A	N/A

Delegated Authority

Date:

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
10	Koala Habitat in SEQ region	N/A	N/A			N/A
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A			
12	Operational Work for Reconfiguring a Lot	N/A		N/A		
12A	Walkable Neighbourhoods – particular reconfiguring a lot	N/A		N/A		N/A
13	Ports: - Brisbane Core Port Land - Within the port limits of the Port of Brisbane - Within the limits of another port - Strategic Port Land	N/A N/A N/A N/A		N/A	N/A	N/A
14	Reconfiguring a Lot under the Land Title Act	N/A		N/A	N/A	N/A
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: - Community Activity - Indoor Recreation - Residential Development - Urban Activity	N/A	N/A	N/A	N/A	N/A
16A	Southport Spit	N/A	N/A			
17	Tidal Works or Work in a Coastal Management District	N/A		N/A	N/A	N/A
18	Urban Design	N/A			N/A	N/A
19	Water Related Development:	N/A N/A		N/A	N/A	N/A

Delegated Authority

Date:

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
	- Taking or interfering with water - Removing quarry material - Referral dams - Levees	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	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. 	No applicable assessment benchmarks.

Delegated Authority

Date:

4.3. DEVELOPMENT CODE ASSESSMENTS

Assessment Benchmark	Performance Outcomes	Responses
Low Density Residential Zone Code	<p>AO2.1 Site cover does not exceed 50% except for the Bunya Mountains Precinct where the maximum site cover is 10%.</p>	<p>Performance outcome accepted.</p> <p>Proposed site cover will be 21%, however it is noted that existing site cover for the dwelling house and ancillary structures exceeds 10%. The contribution of the proposed building extensions to overall site cover is approximately 5.3% with half of this amount attributed to the additional deck areas.</p> <p>The extended deck is a lightweight, unroofed area which does not contribute to building bulk. The northerly aspect of the deck is maintained which is climatically responsive for access to sunlight. Casual surveillance of street frontages is available from the deck area.</p> <p>The garage is 48m² in size and contributes approximately 2% to overall site cover.</p> <p>It is considered that the dwelling house will remain consistent with the intended low density nature of the Bunya Mountains Precinct with a detached single dwelling house on a large lot.</p>
	<p>AO2.4 The maximum length of any façade without articulation or change of materials is 10m.</p>	<p>Complies</p> <p>The extension for the garage results in a southern wall length of 17.87m (9.8m to shed and 'man cave' and 8.07m to the garage) and finished with timber cladding.</p> <p>The central breezeway which separates these two areas acts to break up the southern façade. The breezeway is not a fully enclosed space, finished only with a plastic pull down blind to the exterior.</p> <p>The visual appearance of this façade will not present as unattractive as there is a change in materials and a break in the built form. Additionally, the use of colourbond fencing and open aluminium fencing assists in providing screening to the southern façade.</p> <p>Existing landscaping to the boundaries of the site will also minimise views of the southern façade from Ringtail Lane.</p>
	<p>AO2.5 Buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 6m from the primary street frontage; (b) 4.5m from any secondary street frontage; (c) 1.5m from side boundaries; and (d) 6m from rear boundaries. 	<p>Performance outcome accepted.</p> <p>The site is a corner lot with Firefly Drive considered to be the primary street frontage, being the higher order road within the Bunya Mountains Rainforest Estate.</p> <p>The front boundary setback of the new garage to Ringtail Lane (ie. secondary street frontage) is 3.3m to 3.75m.</p>

Delegated Authority

Date:

Assessment Benchmark	Performance Outcomes	Responses
		It is considered that the minor reduction of 0.75m to 1.2m will not adversely impact upon the visual attributes of Ringtail Lane. This degree of non-compliance is not perceptible within the streetscape where neighbouring properties are large lots and there are ample separation distances between dwelling houses.
	AO2.6 A 1.8m high screen fence is provided to the side and rear boundaries.	Performance outcome accepted. No fencing to side and rear boundaries is proposed as part of this development. This is in line with the character of the Bunya Mountains Rainforest Estate which restricts screen fencing within the estate area.
	AO2.8 Garages are at or behind the ground level front building setback.	Performance outcome accepted. The new garage is to be built forward of the front building line. The length of the front boundary line to Ringtail Lane is 65.0m and the garage has a width of 6.0m. Therefore, the garage will occupy only 9.5% of the total frontage and in this respect, it is considered that the garage will not dominate the frontage of the dwelling house. Existing landscaping treatments to the front boundary will also soften the appearance of the new garage. The garage is to be constructed on existing driveway hardstand which minimises the need for cut or fill which would otherwise be required if the garage extensions were undertaken to the rear of the property. An acceptable balance between not disrupting the natural landform and the new garage being slightly forward of the main building line is achieved.
	AO3.1 Cut and fill is minimised.	Complies The development minimises cut and fill. Proposed new area of deck does not require any cut or fill as it is an extension to the existing deck which is elevated above ground. The new garage is to be built upon part of the existing constructed driveway and therefore, there is no requirement for cut or fill.
	AO4.1 Development is connected to reticulated water supply and sewerage.	Complies The site has an on-site potable water supply and wastewater disposal system which is not affected by the development.
	AO12.1 Roofs are pitched to at least 40° and incorporate at least 400mm eaves.	Performance outcome accepted. The proposed new garage roof has a pitch of 22.5° which is the same as the pitch to the existing garage. The pitch to the main part of the dwelling house is also 22.5°.

Page 14

Delegated Authority

Date:

Assessment Benchmark	Performance Outcomes	Responses
		The proposed roof pitch to the garage is considered acceptable as it complements the existing roof form.
	AO12.2 Buildings are of predominantly timber construction.	Complies External materials to the new garage is timber cladding to match the existing dwelling house. The deck is finished with powder coated aluminium railings, glass front panels and timber privacy screening. The use of the glass panels is considered acceptable as it contributes to the openness of the deck as a light weight building component.

5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	NA
Other	NA

Council Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	Council's Development Engineer has reviewed the application.
Infrastructure Charges Unit	NA

6. RECOMMENDATION

The application for a Development Permit - Material Change of Use (Extension to an Existing Building) at 1 Ringtail Lane, Bunya Mountains (and described as Lot 22 on GTP4160) 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:	Robyn and John Connell C/- Swep Consulting
Application No:	MCU23/0020
Proposal:	Material Change of Use for Extension to Existing Building
Street Address:	1 Ringtail Lane BUNYA MOUNTAINS
RP Description:	Lot 22 on GTP4160
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:

- Proposed site cover will be 21% and the building extensions will contribute approximately 5.3% to total site cover as the existing site cover for the dwelling house and ancillary structures exceeds 10%.
- The extended deck is a lightweight, unroofed area which does not contribute to building bulk. The northerly aspect of the deck is maintained which is climatically responsive for access to sunlight. Casual surveillance of street frontages is available from the deck area.
- The scale, built form and appearance of the dwelling house will remain consistent with the intended low density nature of the Bunya Mountains Precinct with a detached single dwelling house on a large lot.
- The inclusion of a central breezeway between the shed / 'man cave' and the new garage acts as a break in the southern façade and together, with fencing and landscaping treatments, the southern façade will not present as a long, blank wall.
- The proposed garage has a reduced secondary front boundary setback of between 0.75m and 1.2m. This degree of non-compliance is not perceptible within the streetscape where neighbouring properties are large lots and there are ample separation distances between dwelling houses.
- The new 6.0m wide garage is to be built forward of the main building line but given that it will occupy only 9.5% of the total frontage length, it will not dominate the frontage of the dwelling house. Existing landscaping treatments to the front boundary will also soften the appearance of the new garage.
- The development minimises the requirement for any cut and fill.
- Proposed garage roof has a pitch of 22.5° which is complementary to the existing roof form of the dwelling house.
- External material to the new garage is timber cladding to match the existing dwelling house.

- The deck is finished with powder coated aluminium railings, glass front panels and timber privacy screening. The use of glass panels is acceptable as it contributes to the openness of the deck as a light weight building component.

2. Assessment Benchmarks

The Low Density Residential Zone Code is the relevant assessment benchmarks that applies to this development.

3. Compliance with Benchmarks

The application has been assessed and the proposal complies with the acceptable outcomes or is considered to be meet the performance outcomes of the relevant planning scheme codes.

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

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

APPLICANT: R & J Connell
C/- Swep Consulting
6 Sheridan Street
CHINCHILLA QLD 4413

APPLICATION: Material Change of Use (Dwelling House)

DATE: 17/10/2023

FILE REFERENCE: MCU23/0020

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: 22GTP4160

SITE ADDRESS: 1 Ringtail Lane
BUNYA MOUNTAINS QLD 4405

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
Not Applicable			\$0.00		\$0.00

Discounts*

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

Parks and Land for Community Facilities

Adopted Charges

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

Discounts*

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

Stormwater**Adopted Charges**

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable					

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
Material Change of Use (Dwelling House)	\$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:

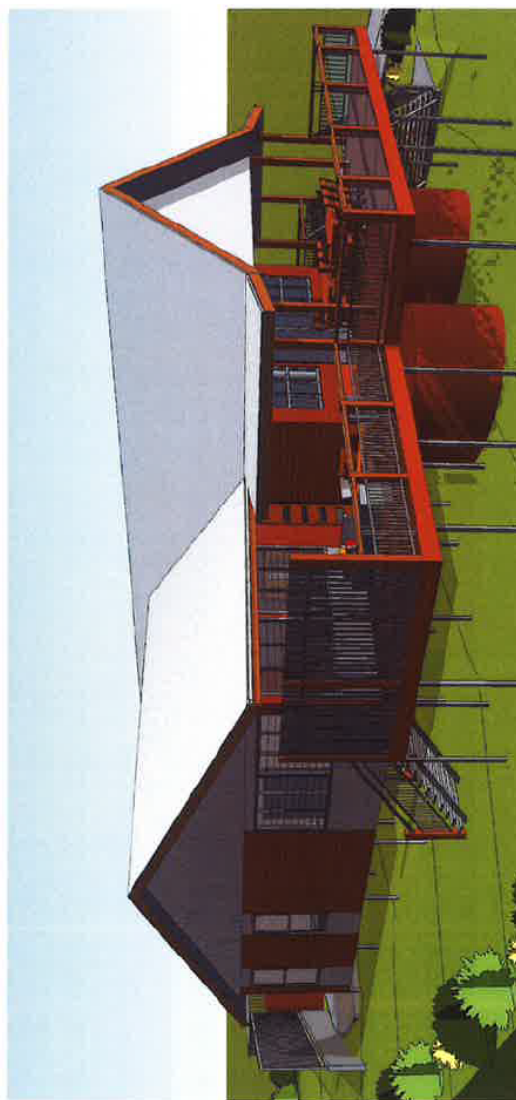
- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, ~~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

LOT 22 BUNYA MTS RAINFOREST ESTATE

H. & R. CONNELL

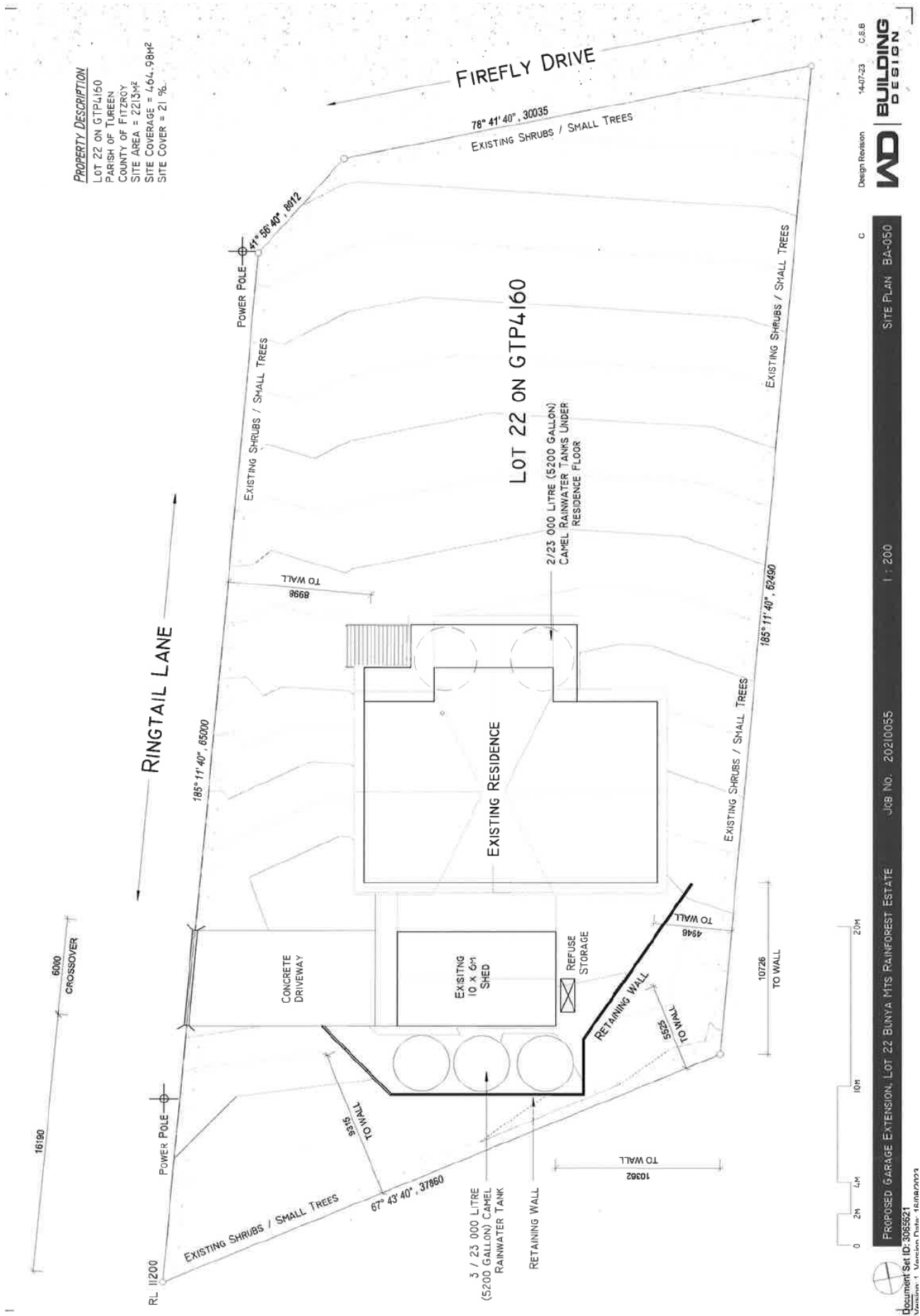


SHEET LIST

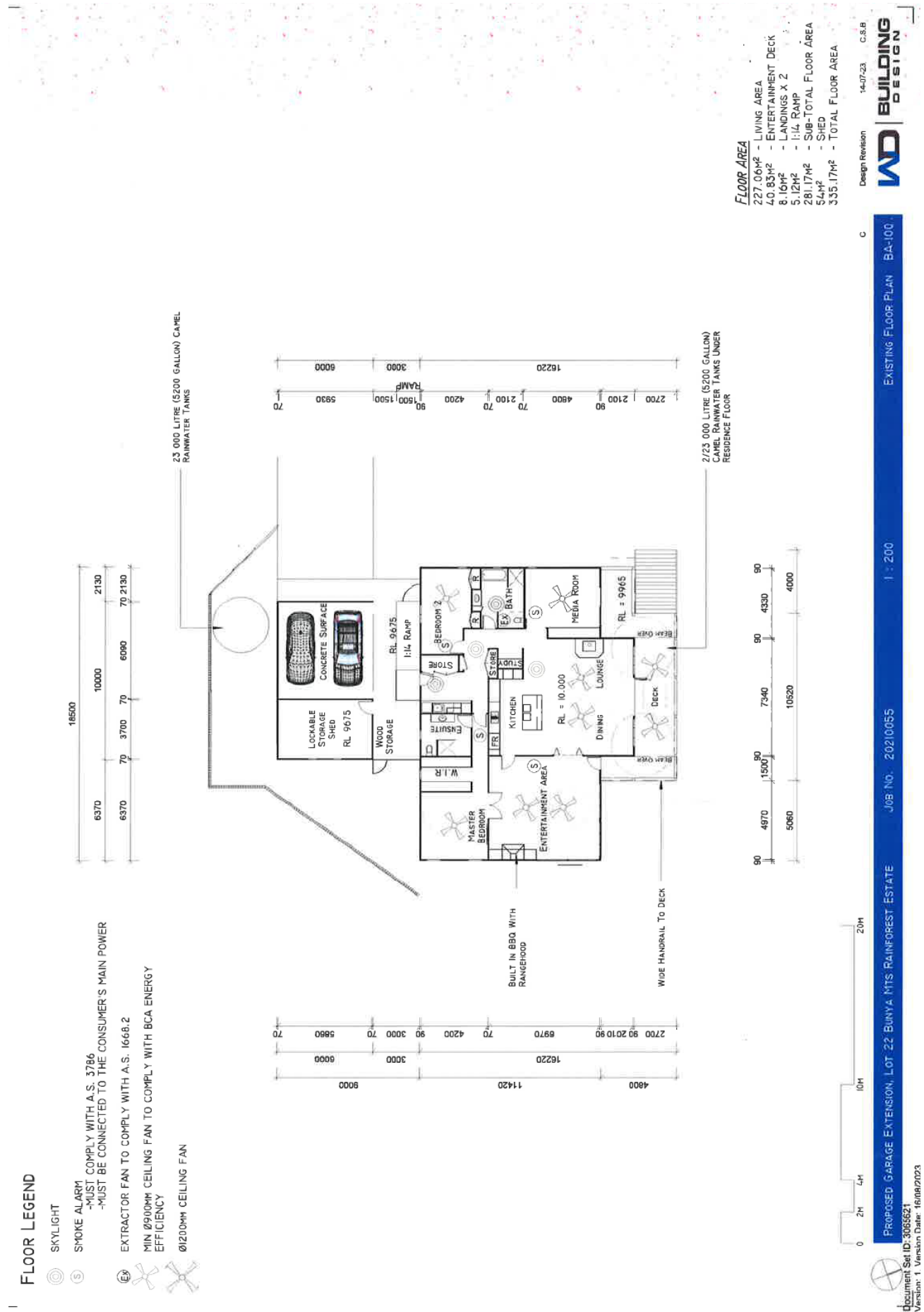
BA-000	COVER PAGE	C
BA-050	SITE PLAN	C
BA-070	EXTENT OF WORK SITE PLAN	C
BA-100	EXISTING FLOOR PLAN	C
BA-101	PROPOSED FLOOR PLAN MASTER	C
BA-102	PROPOSED FLOOR PLAN DECK EXTENSION	C
BA-105	PROPOSED FLOOR PLAN GARAGE EXTENSION	C
BA-200	ELEVATIONS	C
BA-202	ELEVATION VISIBILITY	C
BA-300	SECTIONS	C
BA-301	SECTIONS	C
BA-400	PERSPECTIVES	C
BA-401	PERSPECTIVES	C
BA-402	SITE VISIBILITY	C
BA-403	SITE VISIBILITY	C
BA-500	DECK SUB FLOOR PLAN	C
BA-501	GARAGE SUB-FLOOR PLAN	C
BA-600	TIE-DOWN DETAIL	C
BA-700	DECK STORMWATER PLAN	C
BA-701	GARAGE STORMWATER PLAN	C

C	Design Revision	14-07-23	C.S.B
B	RFI Details	04-05-23	J.M.P
A	Conceptual Design	21-10-22	C.S.B



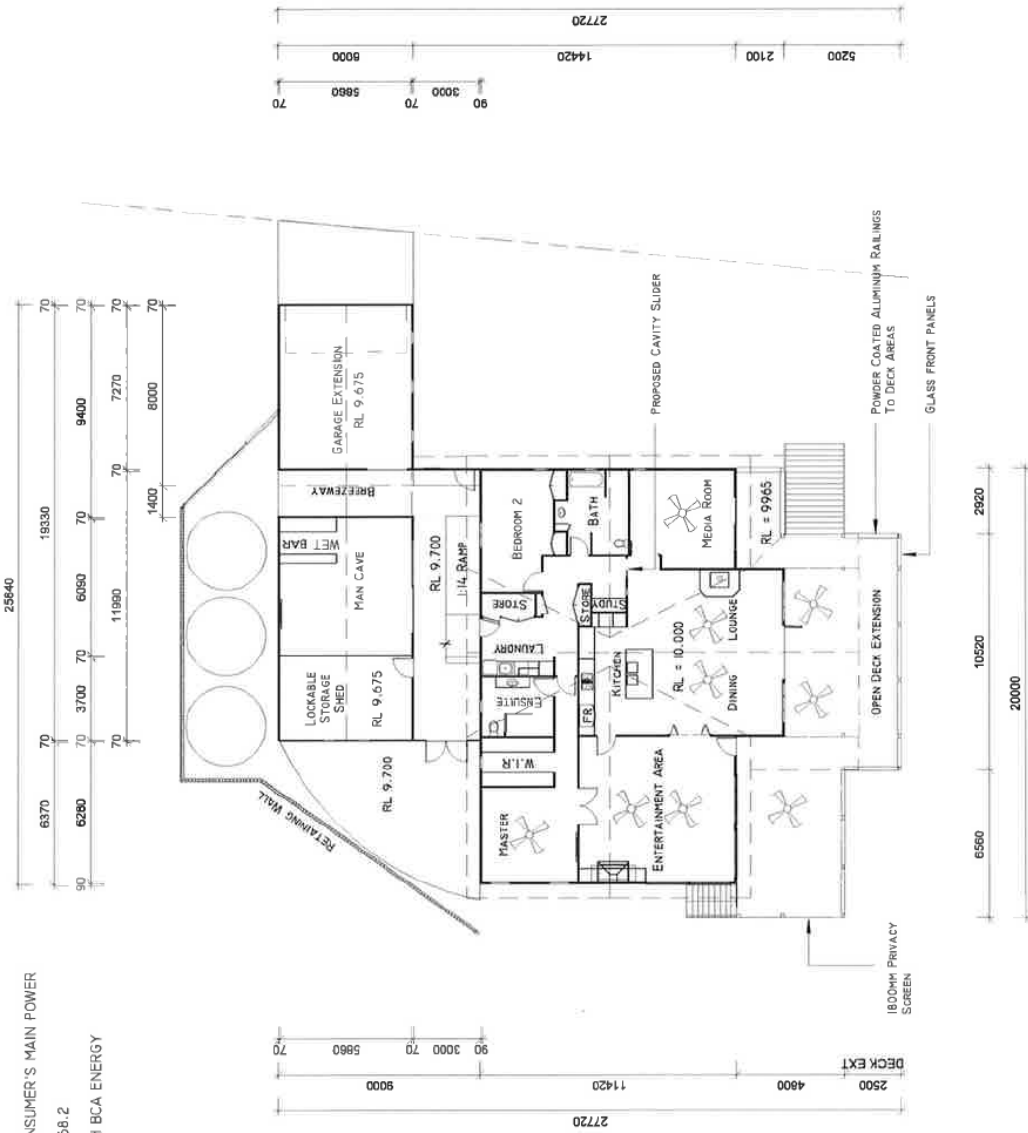






FLOOR LEGEND

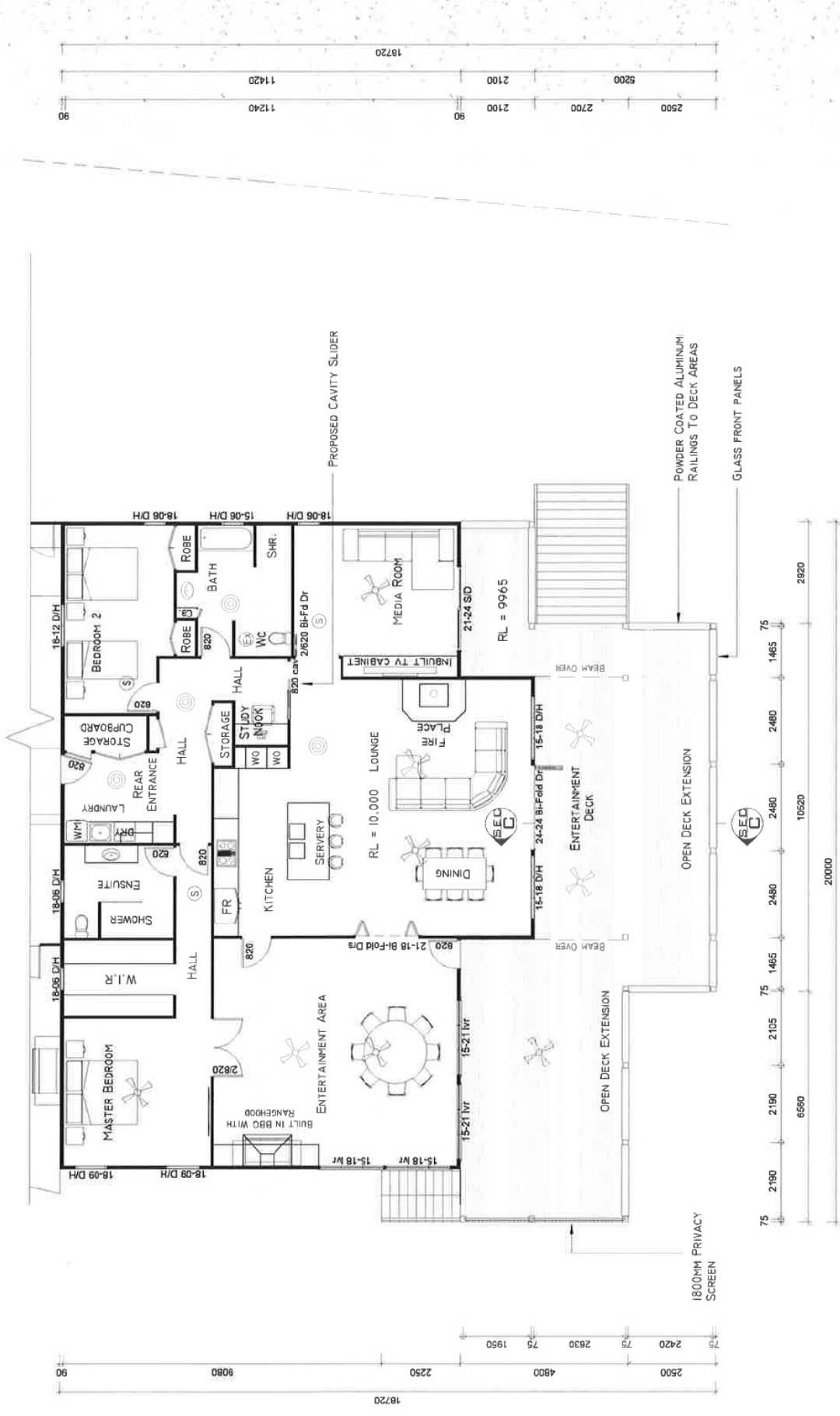
- ☉ SKYLIGHT
- Ⓢ SMOKE ALARM
-MUST COMPLY WITH A.S. 3786
-MUST BE CONNECTED TO THE CONSUMER'S MAIN POWER
- ⊕ EXTRACTOR FAN TO COMPLY WITH A.S. 1669:2
- ⊕ MIN Ø900MM CEILING FAN TO COMPLY WITH BCA ENERGY EFFICIENCY
- ⊕ Ø1200MM CEILING FAN



Design Revision 14-07-23 C.S.B
WD BUILDING DESIGN

PROPOSED GARAGE EXTENSION, LOT 22 BUNYA MTS RAINFOREST ESTATE
 JOB NO. 20210055
 SCALE 1:200
 PROPOSED FLOOR PLAN MASTER BA-101

Version: 1
 Document Set ID: 3065521
 Version Date: 16/09/2023



Design Revision 15-07-23 C.S.B. **WD BUILDING DESIGN**

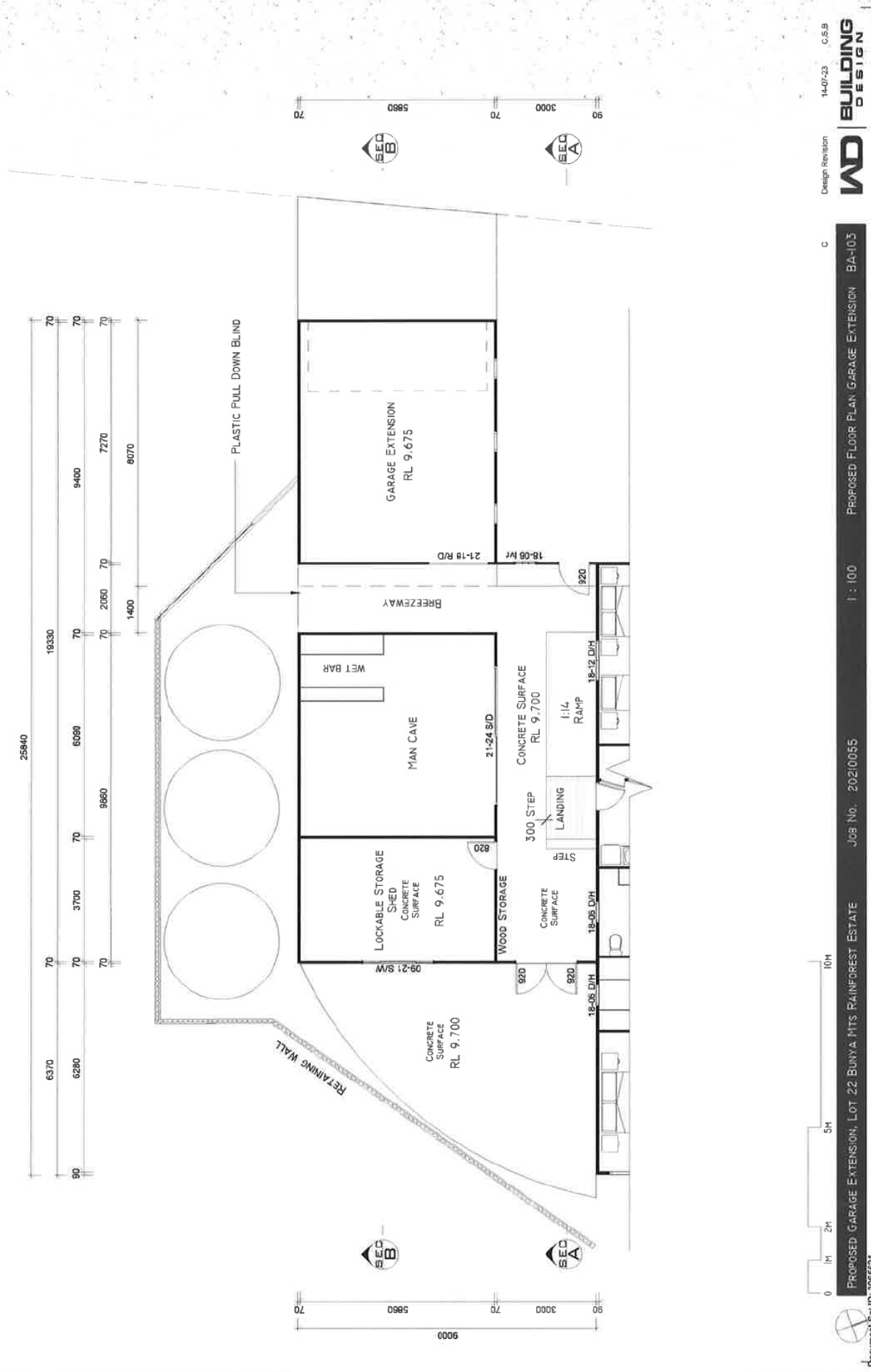
C PROPOSED GARAGE EXTENSION, LOT 22 BUVAVA MTS RAINFOREST ESTATE

JOB No. 20230055

PROPOSED GARAGE EXTENSION, LOT 22 BUVAVA MTS RAINFOREST ESTATE

Document Set ID: 3055521
Version: 1, Revision Date: 16/09/2023

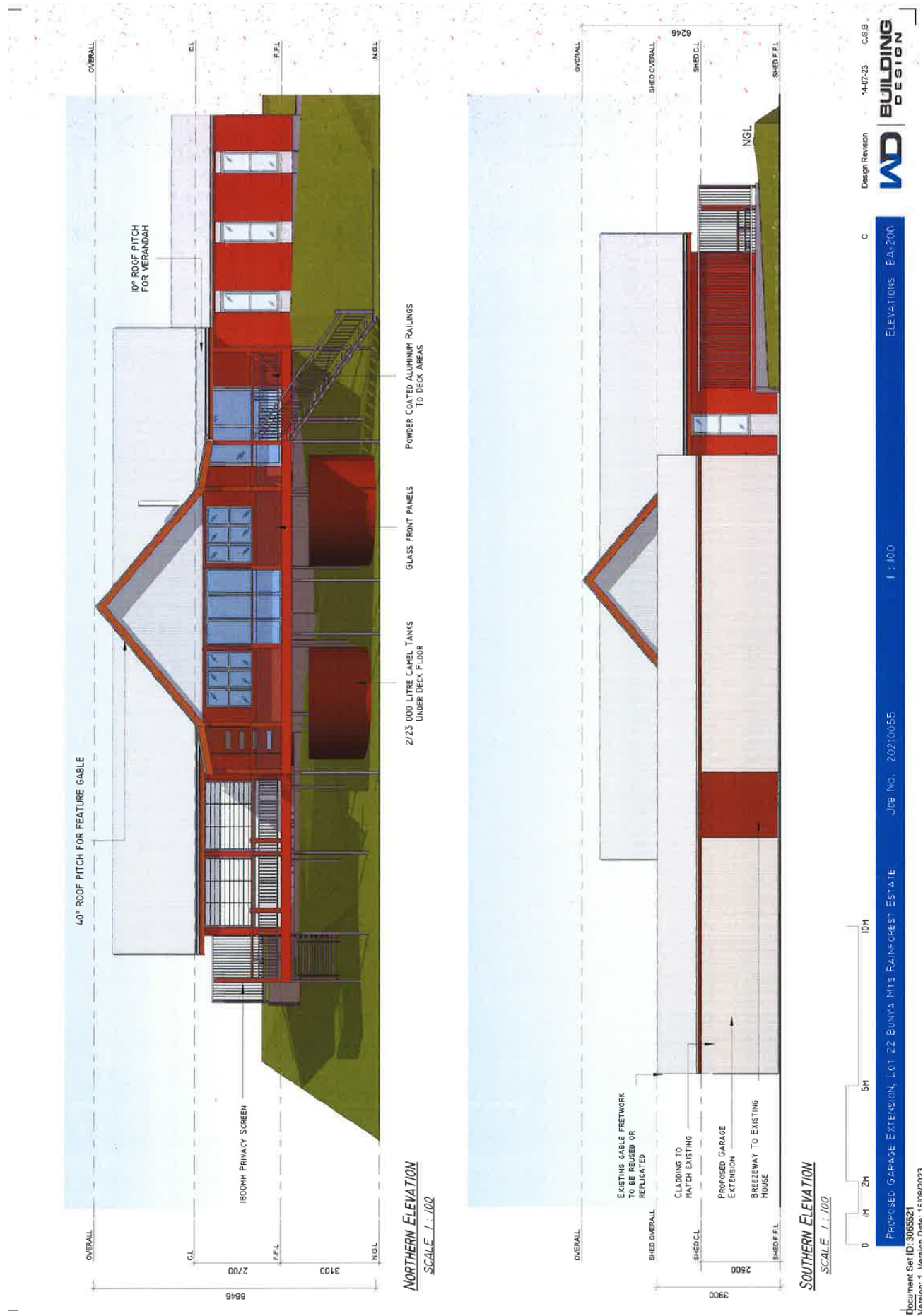


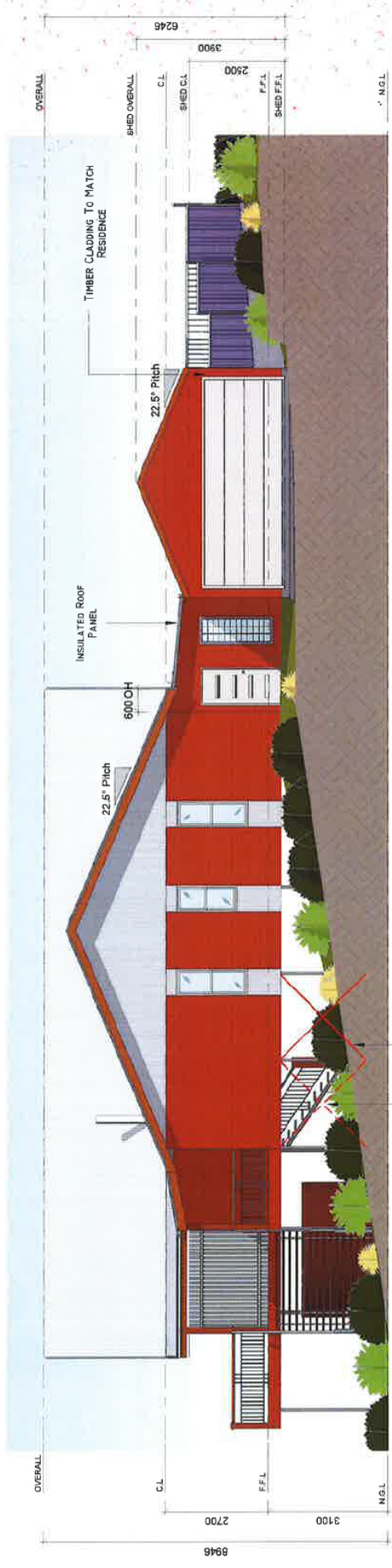


Design Revision 14-07-23 C.S.B
WD BUILDING DESIGN

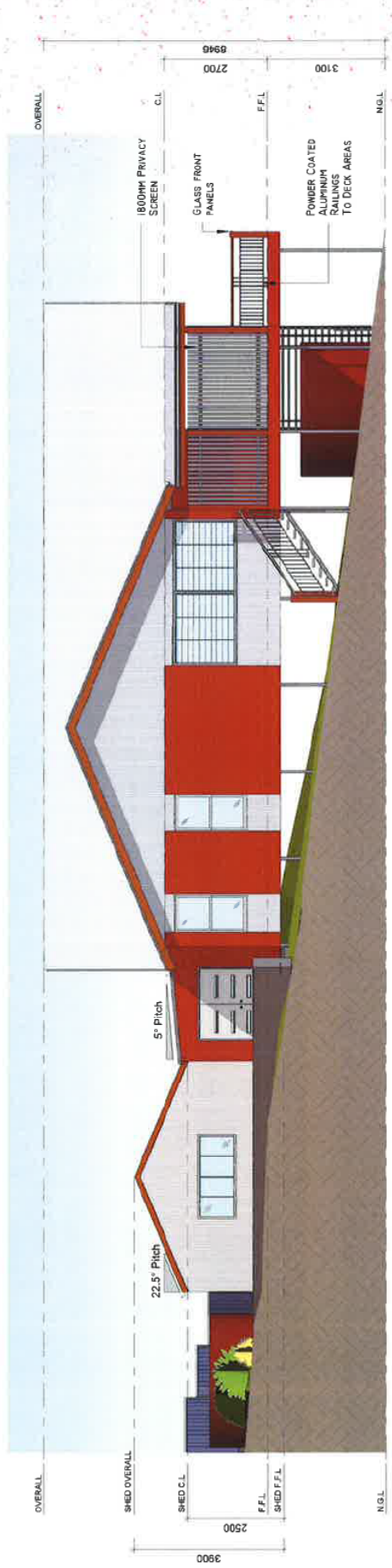
PROPOSED GARAGE EXTENSION, LOT 22 BUNYA MTS RAINFOREST ESTATE
 JOB No. 20210055
 1 : 100
 PROPOSED FLOOR PLAN GARAGE EXTENSION BA-103

0 1m 2m 5m 10m
 Version 4, Version Date: 16/08/2023
 Document Set ID: 3065621

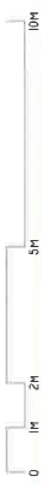




WESTERN ELEVATION
SCALE 1 : 100



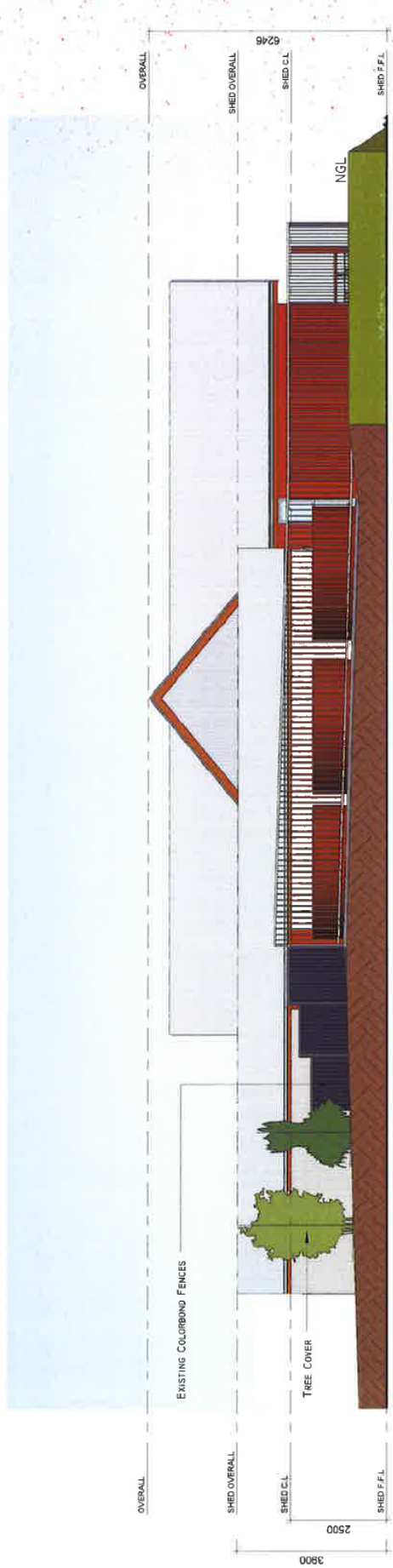
EASTERN ELEVATION
SCALE 1 : 100



Design Revision 14/07/23 C.S.B
WD BUILDING DESIGN

PROPOSED GARAGE EXTENSION, LOT 22 BUNYA MTS RAINFOREST ESTATE JOB NO. 202 0035
ELEVATIONS EA-201
SCALE 1 : 100

Document Set ID: 3065621
Version: 1 - Revision Order: 4610402023



SOUTHERN VISIBILITY
SCALE 1 : 100



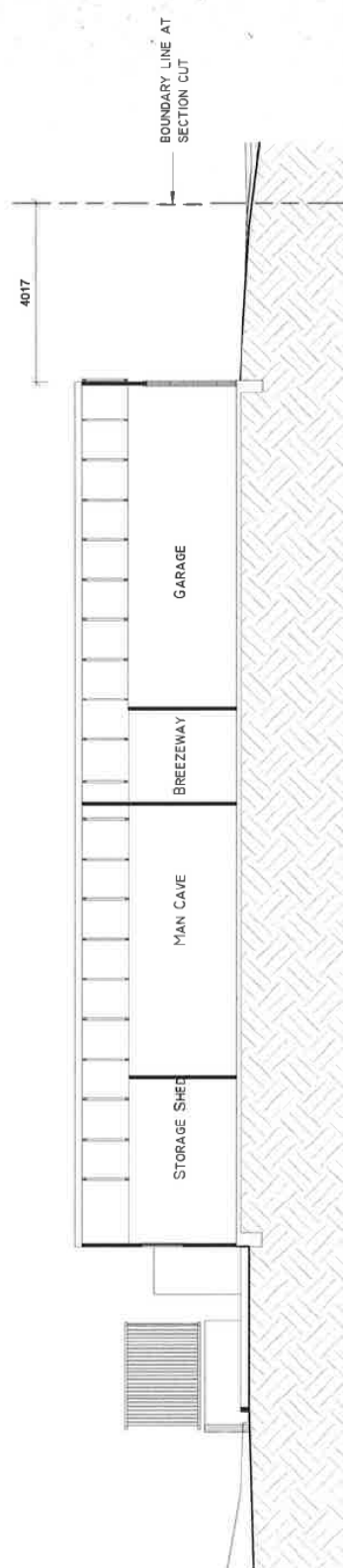
PROPOSED GARAGE EXTENSION, LOT 22 BUVA MTS RAINFOREST ESTATE JOB No. 20210055 ELEVATION VISIBILITY BA-202 1 : 100

Design Revision 14/07/23 C.S.B
WD BUILDING DESIGN

Document Set ID: 3065621
 Version: 1 - Revision Order: 469927024



SECTION A
SCALE 1 : 100



SECTION B
SCALE 1 : 100

Design Revision 14-07-23 C.S.8



C

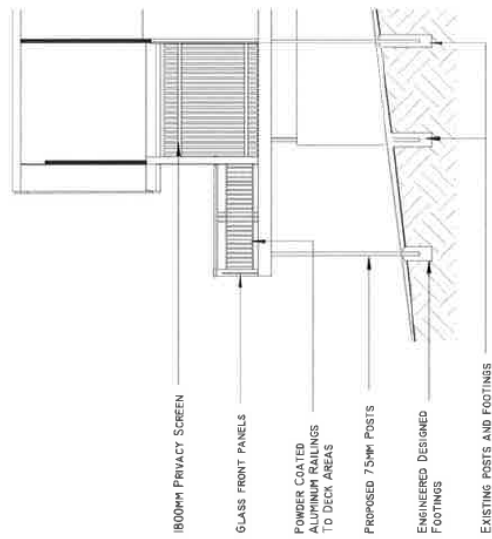
SECTIONS BA-300

1 : 100

JOB No. 20210055

PROPOSED GARAGE EXTENSION, LOT 22, BUNYA MTS RAINFOREST ESTATE

Document Set ID: 3005921
Version: 1
Version Date: 14/07/2023



Design Revision 14/07/23 C.S.B



C

SECTIONS BA-301

1 : 100

JOB NO. 20210055

PROPOSED GARAGE EXTENSION, LOT 22, BUNYA MTS RAINFOREST ESTATE

Document Set ID: 3055621
Version: 1, Version Date: 16/09/2023

14.2 LIST OF CORRESPONDENCE PENDING COMPLETION OF ASSESSMENT REPORT

File Number: 08-11-2023

Author: Administration Officer

Authoriser: Chief Executive Officer

PRECIS

List of correspondence pending completion of assessment report.

SUMMARY

Reports pending completion of assessment as of 31 October 2023.

OFFICER'S RECOMMENDATION

That the List of correspondence pending completion of assessment report as of 31 October 2023 be received.

REPORT

Reconfiguration of a Lot (RAL) applications

1. RAL22/0011 – Easement associated with MCU22/0004 at 79 Zerners Road MURGON
2. RAL23/0002 – Reconfiguration of a lot – Boundary Realignment at 858 Memerambi Gordonbrook Road GORDONBROOK
3. RAL23/0015 – Reconfiguration of a Lot – Subdivision (2 Lots into 15 Lots), New Road and Drainage Easements at 189 & 193 Crumpton Drive BLACKBUTT NORTH
4. RAL23/0020 – Minor Change to Existing Approval (RAL19/0011) at 116-120 Harris Road KINGAROY
5. RAL23/0021 – Reconfiguration of a Lot – Subdivision (1 Lot into 3 Lots) at 20-28 Glendon Street KINGAROY
6. RAL23/0022 - Minor Change to Existing Approval (RAL22/0031) at 6 Cherbourg Road MURGON
7. RAL23/0023 – Reconfiguration of a Lot – Subdivision (5 Lots into 25 Lots), New Road and Drainage Easements at 70, 84 & 104 Crumpton Drive BLACKBUTT NORTH
8. RAL23/0026 – Reconfiguration of a Lot – Subdivision (1 lot into 2 lots) at 92 Anita Road BLACKBUTT NORTH
9. RAL23/0027 – Reconfiguration of a Lot – Boundary Realignment (2 lot into 2 lots) at 394-415 Crumpton Drive, BLACKBUTT NORTH
10. RAL23/0028 – Reconfiguration of a Lot – Boundary Realignment (2 Lots into 2 Lots) at Haly Street, KINGAROY
11. RAL23/0029 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 2 Moore Street, KINGAROY
12. RAL23/0030 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 4 Gilliland Crescent, BLACKBUTT NORTH
13. RAL23/0031 – Reconfiguration of a Lot – Boundary Realignment (4 Lots into 3 Lots) at 102 Drayton Street, NANANGO
14. RAL23/0032 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 91 Maidenwell Bunya Mountains Road, MAIDENWELL
15. RAL23/0033 – Reconfiguration of a Lot – Boundary Realignment (4 Lots into 4 Lots) at 524 Brooklands Pimpimbudgee Road BROOKLANDS

Material Change of Use (MCU) Applications

1. MCU21/0017 – Material Change of Use – Expansion of the existing piggery (57,000SPU) at 592 Morgans Road, WINDERA (and described as Lot 49 on MZ555 & Lot 203 on SP251979)
2. MCU21/0019 – Other Change to Existing Approval – Material Change of Use (Master Planned Community and Development Permit for Reconfiguration of a lot (1 lot into 6 lots plus parkland dedication) at Corner Bunya Highway & Taylors Road KINGAROY
3. MCU22/0004 – Extractive Industry and Easement at 79 Zerners Road MURGON
4. MCU22/0011 – Motorsport and Ancillary Facilities and Caretakers' Residence and ERA (63) for Sewerage Treatment at Lewis Duff Road BALLOGIE
5. MCU22/0034 – Major Utility Infrastructure – Solar Farm at Bowman Road BLACKBUTT
6. MCU23/0008 – Material Change of Use – Food & Drink Outlet and Function Facility (associated with RAL23/0008) at 20 Fork Hill Drive MOFFATDALE
7. MCU23/0009 – Material Change of Use – Three (3) Additional Multi Dwelling Units at 42 & 44 Markwell Street KINGAROY
8. MCU23/0010 – Material Change of Use – Bulk Landscape Supplies Yard at 100 River Road KINGAROY
9. MCU23/0013 – Other Change to Existing Approval (MCU22/0022) – Short-term Accommodation Units at 17 Fork Hill Drive MOFFATDALE
10. MCU23/0014 – Material Change of Use – Short-term Accommodation (5 Farm Stay Units) at 18 Millers Road BOOIE
11. MCU23/0016 – Material Change of Use – Accommodation Building providing 14 Short-term Accommodation Units at 1 Hodge Street KINGAROY
12. MCU23/0017 – Material Change of Use – Short-Term Accommodation (24 x Accommodation Units) at 27-31 Pound Street KINGAROY
13. MCU23/0018 – Material Change of Use – Multiple Dwelling (15 Units) at 44 Stephens Street West MURGON
14. MCU23/0021 – Material Change of Use – Multiple Dwelling (3 Units) at 1 Kelvyn Street KINGAROY
15. MCU23/0022 – Material Change of Use – Utility Installation (Waste Transfer Station) at 91 Maidenwell Bunya Mountain Road, MAIDENWELL
16. MCU23/0023 – Extension to Currency Period for Existing Preliminary Approval and Development Permit (IR1252673) at Cnr of Youngman Street and Taylors Road, KINGAROY
17. MCU23/0024 – Material Change of Use – Hospital, Residential Care Facility, Health Care Services & Child Care Centre at 25 & 31 Markwell Street & 7 Glendon Street KINGAROY
18. MCU23/0025 – Material Change of Use – High Impact Industry (Wooden & Laminated Manufacturing) & ERA at 2-30 Kemp Street WONDAI
19. MCU23/0026 – Material Change of Use – Showroom at 7 Rogers Drive KINGAROY
20. MCU23/0027 – Material Change of Use – Shop at 75-79 Haly Street WONDAI

Operational Work (OPW) Applications

1. OPW23/0015 – Operational Work associated with MCU23/0026 (Roadworks, Stormwater, Drainage work, Earthworks, Access/driveway & Landscaping) at 7 Rogers Drive KINGAROY

ATTACHMENTS

Nil

15 QUESTIONS ON NOTICE

15.1 QUESTION ON NOTICE - CHRISTMAS TREE COSTINGS

File Number: 11/10/2023

Author: Manager Facilities and Parks

Authoriser: Chief Executive Officer

The following question on notice was received from Councillor Henschen.

Question

When was the last time there was a budget of this calibre and how long did the decorations last?

Response

In 2015 Council purchase decorations for trees in Proston, Kingaroy, Wondai and Murgon for a total of \$22,410.78. The same year also saw the start of the design and structure of the Nanango Christmas tree with decorations purchased the following year.

According to our current supplier the decorations could last up to five seasons depending on weather events.

RECOMMENDATION

That the response to the question regarding costings for Christmas tree decorations and how long do the decorations last raised by Councillor Henschen be received and noted.

ATTACHMENTS

Nil

15.2 QUESTION WITH NOTICE - POOL COMPARISONS

File Number: 8/11/2023

Author: Manager Facilities and Parks

Authoriser: Chief Executive Officer

The following question on notice was received from Councillor Jane Erkens.

Question

How do our pools compare with other places?

Response

The original Question on Notice was received in July 2023 Infrastructure, Environment and Compliance Standing Committee Meeting. Limited information was supplied at the time, however more research has been conducted.

To review swimming pool management models and industry trends the Manager of Facilities and Parks would recommend an independent review across all four Council owned pools and 2 Education owned pools. The review would focus on three Management Models –

- Direct Council Management – Council has full control of the pools.
- Public Private Partnership Management – Council to manage the pool and outsources the swim coaches, swim trainers etc.
- Short Term Management Contacts – Council Leases management responsibilities, council pays a management fee.

This would also include contacting neighbouring Regional Councils to discuss their management models.

Council officers would be able to provide data to assist with the review. This data would include pool operating and capital expenditure, pool equipment and chemical usage data, pool attendance records, and school swimming attendance records.

Council has over the past years invested capital improvements by incorporating heat pumps, water play and other items to make them more attractive community facilities. Despite the increased investment made by Council, the pools have continued to show increasing operating deficits, characterised by increasing operational costs and decreasing pool attendance.

Management entities of all the pool facilities are paid a management fee by council. The current management agreements are at different stages with each expiring at different times.

The current model is based on a community service, where South Burnett Regional Council does not receive any income from any of the pool facilities. The management review would also look at improving the key performance indicators for Pool Managers to reflect future operations and industry trends in public swimming pool management.

Council officers sourced quotations through Vendor Panel for an independent management review of the Councils public swimming pools, the responses ranged from \$20,960 to \$61,500.

Council Facilities and Parks team do not currently have the capacity or budget to undertake this review by internal staff and would recommend this review as a new project in 2023/24.

RECOMMENDATION

That the response to the question regarding How do our pools compare with other places raised by Councillor Jane Erkens be received and noted.

ATTACHMENTS

Nil

16 CONFIDENTIAL SECTION

17 CLOSURE OF MEETING