

Delegated Authority

Date:

Performance Outcomes	Requirements for accepted development and assessment benchmarks	Responses
	<p>AO6.2 Development is provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO6.3 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>PO7 The site is landscaped so that it makes a positive contribution to the streetscape and to the area generally.</p>	<p>AO7.1 At least 10% of the site is landscaped, including a landscaped strip with a minimum width of 1m along each street frontage.</p> <p>and</p> <p>AO7.2 Where adjoining or opposite residential areas, a 2m wide buffer along the interface boundary of the site is landscaped.</p>	<p>Future development over the site is not known and landscaping would be redundant at this stage.</p>
<p>PO8 Development responds to the slope of steep land in the siting, design and form of buildings and structures, to minimise risk associated with unstable ground.</p>	<p>AO8.1 The development area has a gradient less than 15%.</p> <p>and</p> <p>AO8.2 Building design utilises 'post and pier' type foundations and appear as a series of separate blocks that step down the slope.</p> <p>and</p> <p>AO8.3 The height of benching, cut and fill and the construction of retaining walls does not exceed 1m.</p> <p>and</p> <p>AO8.4 Any voids between the floor of the building and ground level are screened from view by using lattice/batten screening and/or landscaping.</p>	<p>Land is flat due to the zoning for public utilities and adjacent to a stormwater drainage system. No changes to the site are proposed as part of this development application.</p>
<p>PO9 to PO11 Not Applicable to the Reconfiguring a Lot</p>		
<p>Section 3 For development affected by one or more overlay</p>		
<p>Airport environs overlay</p>		

Delegated Authority

Date:

Performance Outcomes	Requirements for accepted development and assessment benchmarks	Responses
Aviation Facilities		
<p>PO12 Development does not interfere with the function of aviation facilities.</p>	<p>AO12.1 Development located within the building restricted area identified on Overlay Map 01 does not create:</p> <ul style="list-style-type: none"> (a) permanent or temporary physical obstructions in the line of site between antennas (b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility <p>Editor's Note. A development proposal on land in a building restricted area should be referred to Airservices Australia for assessment. Airservices Australia will provide Council and proponents with authoritative advice about the impact of a proposal on the function of the aviation facility, requirements for risk assessment process and mitigation methods. It is recommended that advice be sought before lodgement of an application to reduce the potential for objection.</p>	<p>The application is for Reconfiguring a lot – boundary realignment.</p>
PO13 to PO20 Not applicable to the Reconfiguring a lot		
Flood Hazard Overlay		
<p>PO21 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO21.1 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>The existing lots are entirely encapsulated by the nominated flood hazard. The boundary realignment does not configure a lot or even a portion of the lot outside of the hazard. The purpose of the current zone is for public utilities which suitable for land uses such as Major electricity infrastructure,</p>

Delegated Authority

Date:

Performance Outcomes	Requirements for accepted development and assessment benchmarks	Responses
	<p>AO21.2 New buildings are not located within the area identified on Overlay Map 03;</p> <p>or</p> <p>AO21.3 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>or</p> <p>AO21.4 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</p> <p>AO21.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building</p>	<p>Substation, Telecommunications facility or what is current on site ie: Stormwater or drainage infrastructure.</p> <p>A property note is included as part of the conditions of approval stating: <i>"The following notation applies to approved Lot 156 (existing Lot 55): All future purchasers/landowners of the subject land should note that the lot is within the Flood Hazard Area Overlay of the South Burnett Regional Council Planning Scheme."</i></p>

Delegated Authority

Date:

Performance Outcomes	Requirements for accepted development and assessment benchmarks	Responses
	assessment provisions. and AO21.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.	
PO22 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.	AO22.1 Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; 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; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times. 	No filling or excavation is proposed as part of the development application.
PO23 Development avoids the release of hazardous materials into floodwaters	AO23.1 Materials manufactured or stored on site are not hazardous in nature. or AO23.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.	Not applicable.

Delegated Authority

Date:

Performance Outcomes	Requirements for accepted development and assessment benchmarks	Responses
PO24 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.	No community infrastructure is proposed.
PO25 to PO27 Not Applicable to the Reconfiguring a Lot		

Reconfiguring a lot code

Performance Outcomes	Requirements for accepted development and assessment benchmarks	Responses
Section 1 Boundary realignment		
PO1 The boundary realignment: (a) results in lots that are consistent with the established subdivision pattern of the local area; (b) maintains or improves the utility of the lots; (c) does not create a situation where the use or buildings on the resulting lots become unlawful.	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. and AO1.2 The utility of the lots is maintained or improved where: (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; and AO1.3 The realignment does not result in a building contravening the setback, standards required by this Planning Scheme or	The boundary realignment is proposed to improve lot 55 as the change to the common boundary follows the stormwater drainage. Future development over proposed Lot 155 will be subject to further assessment otherwise land uses as outlined in PO21 of the zone code above do not require further assessment. Complies – Development Engineer condition proposed lot 155.

Delegated Authority

Date:

	relevant building regulations. and AO1.4 The realignment results in a larger lot that is a more viable farming unit.	
PO2 The boundary realignment facilitates the creation or consolidation of a viable farming unit.	AO2.1 Where covered by the Overlay Map 08: (a) new lot boundaries enhance viable farming units; and (b) the boundaries ensure that a new dwelling is not on agricultural land. and (c) the reconfiguration satisfies the acceptable outcomes in section 6 of the Rural Zone code.	Not applicable.
PO3 to PO16 Not applicable to the Reconfiguring a lot		
Section 3 For development affected by one or more overlay		
Airport environs overlay		
Aviation Facilities		
PO17 Development located at the end of runways does not increase the risk to public safety.	AO17.1 Development does not include a significant increase in the number of people living, working or congregating in an airport's public safety area as depicted on Overlay Map 01	The application is for Reconfiguring a lot – boundary realignment.
PO18 to PO19 Not applicable to the Reconfiguring a lot		
Flood Hazard Overlay		
PO20 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	AO20.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.	The existing lots are entirely encapsulated by the nominated flood hazard. The boundary realignment does not configure a lot or even a portion of the lot outside of the hazard. The purpose of the current zone is for public utilities which suitable for land uses such as Major electricity infrastructure, Substation, Telecommunications facility or what is current on site ie: Stormwater or drainage infrastructure.
PO21 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not	AO22.1 Works associated with the proposed development do not: (d) involve a net increase in filling greater than 50m3; or	No filling or excavation is proposed as part of the development application.

Delegated Authority

Date:

<p>increase the potential for flood damage either on site or other properties.</p>	<p>(e) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (f) change flood characteristics outside the site in ways that result in: (v) loss of flood storage; (vi) loss of/changes to flow paths; (vii) acceleration or retardation of flows; or (viii) any reduction in flood warning times.</p>	
<p>PO22 to PO23 Not Applicable to the Reconfiguring a Lot</p>		

Services and works code

Performance Outcomes	Requirements for accepted development and assessment benchmarks	Responses
<p>Section 1 General</p>		
<p>PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.</p>	<p>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</p>	<p>The application is for Reconfiguring a lot – boundary realignment.</p>
<p>PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.</p>	<p>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</p>	<p>The application is for Reconfiguring a lot – boundary realignment.</p>

Delegated Authority

Date:

	accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.	The application is for Reconfiguring a lot – boundary realignment.
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.	The application is for Reconfiguring a lot – boundary realignment.
Section 2 Infrastructure		
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5. Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	Standard conditions to be imposed in accordance with PSP1.
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	The application is for Reconfiguring a lot – boundary realignment.

Delegated Authority

Date:

	Construction Standards. and AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.	
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 groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers	The application is for Reconfiguring a lot – boundary realignment.
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping. and AO8.2 Species selection avoids non-invasive plants. Editor's Note: Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.	The application is for Reconfiguring a lot – boundary realignment.
Section 5 Filling and excavation		
PO9 Development results in ground levels that retain: (a) access to	AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b)	The application is for Reconfiguring a lot – boundary realignment.

Delegated Authority

Date:

<p>natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.</p>	<p>excavation is less than 2m below ground level. and AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. and AO9.3 Works do not occur on slopes over 15% in grade. and AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. and AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. and AO9.6 Filling or excavation for the purpose or retention of water: (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots</p>	
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system</p>	<p>The application is for Reconfiguring a lot – boundary realignment.</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p>AO11.1 Following filling or excavation: (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.</p>	<p>The application is for Reconfiguring a lot – boundary realignment.</p>

Delegated Authority

Date:

Section 6 All operational work subject to an overlay		
PO12 to PO14 Not Applicable to the Reconfiguring a Lot		
Flood hazard overlay		
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO15.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ 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: (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	No filling or excavation is proposed as part of the development application.
PO16 to PO18 Not Applicable to the Reconfiguring a Lot		

5. CONSULTATION

Referral Agencies

N/A

Council Referrals

<i>INTERNAL REFERRAL SPECIALIST</i>	<i>REFERRAL / RESPONSE</i>
Development Engineer	Council's Development Engineer provided standard engineering conditions.
Infrastructure Charges Unit	<p>Council adopted a LGIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The types of development that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> a) Reconfiguring a lot; b) Making a Material change of use; c) Carrying out Building Work. <p>As the boundary realignment does not create an additional lot no infrastructure charges are levied.</p>

Delegated Authority

Date:

Public Notification

N/A.

6. RECOMMENDATION

The application for a Development Permit for Reconfiguring a Lot (boundary realignment – 2 lots into 2 lots) at Haly Street, Kingaroy (and described as Lots 55 & 56 on RP37004) 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 - APPROVED PLAN**
3. **ATTACHMENT C - INFRASTRUCTURE CHARGES NOTICE**

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	South Burnett Regional Council
Application No:	RAL23/0028
Proposal:	Reconfiguring a lot – Boundary realignment (2 lots into 2 lots)
Street Address:	Haly Street, Kingaroy
RP Description:	Lots 55 & 56 on RP37004
Assessment Type:	Code
Number of Submissions:	Not applicable

On 1 November 2023 the above development was recommended for:

- Approval
 Refusal

1. Reasons for the Decision

The reasons for this decision are:

- There is no minimum lot size for the Community facilities zone;
- The boundary realignment consolidates the existing stormwater drainage in proposed lot 155;
- Proposed lot 156 will have direct access to Haly Street which is a major urban collector road;
- Frontage widths are appropriate for the lawful construction of driveway crossovers that meet adequate separation distances and maintain safety.
- Proposed lot 156 remains for future public utilities development in accordance with the zone.

2. Assessment Benchmarks

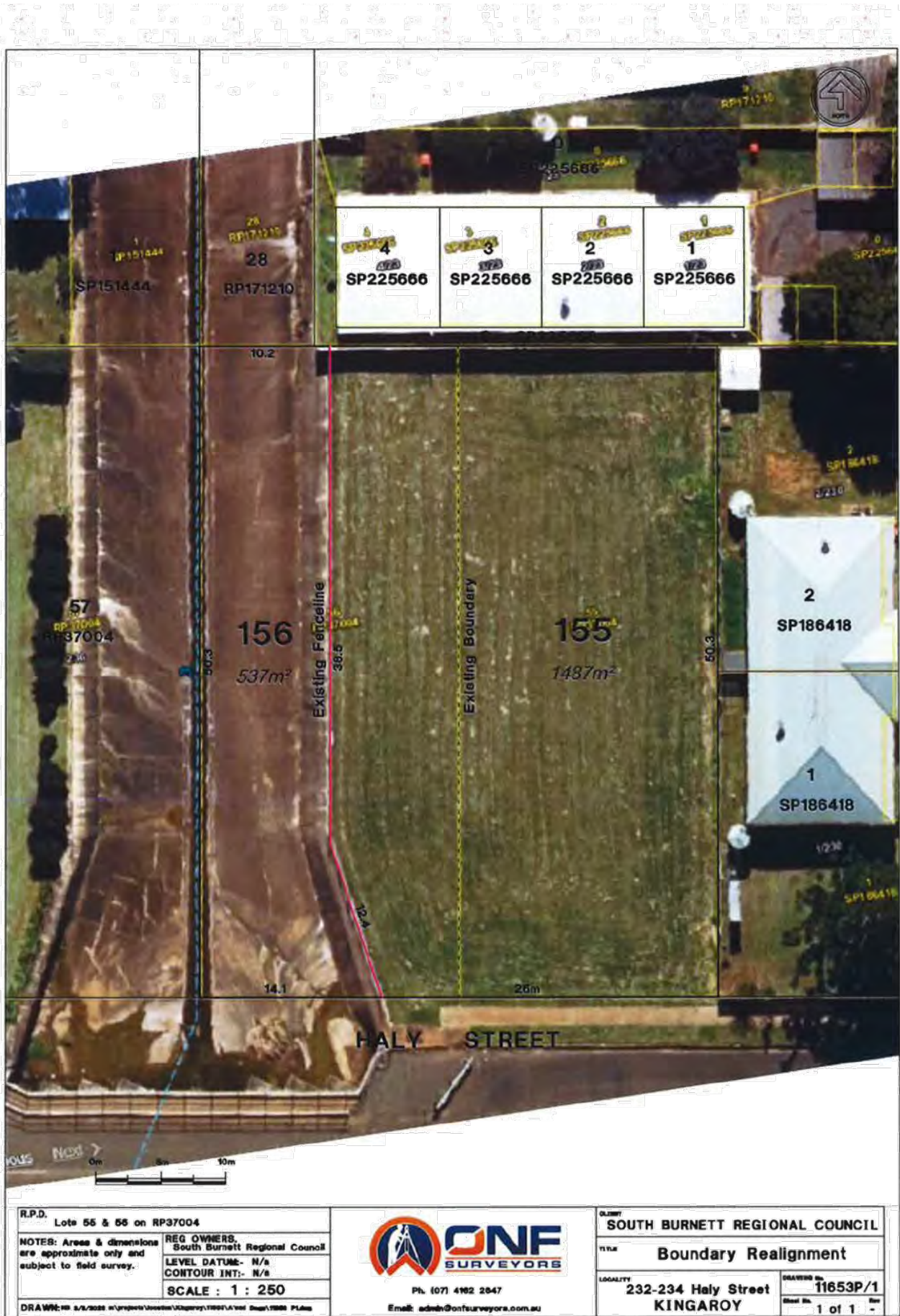
The following are the benchmarks apply to this development:

- Public utilities zone code;
- Reconfiguring a lot code; and
- 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.

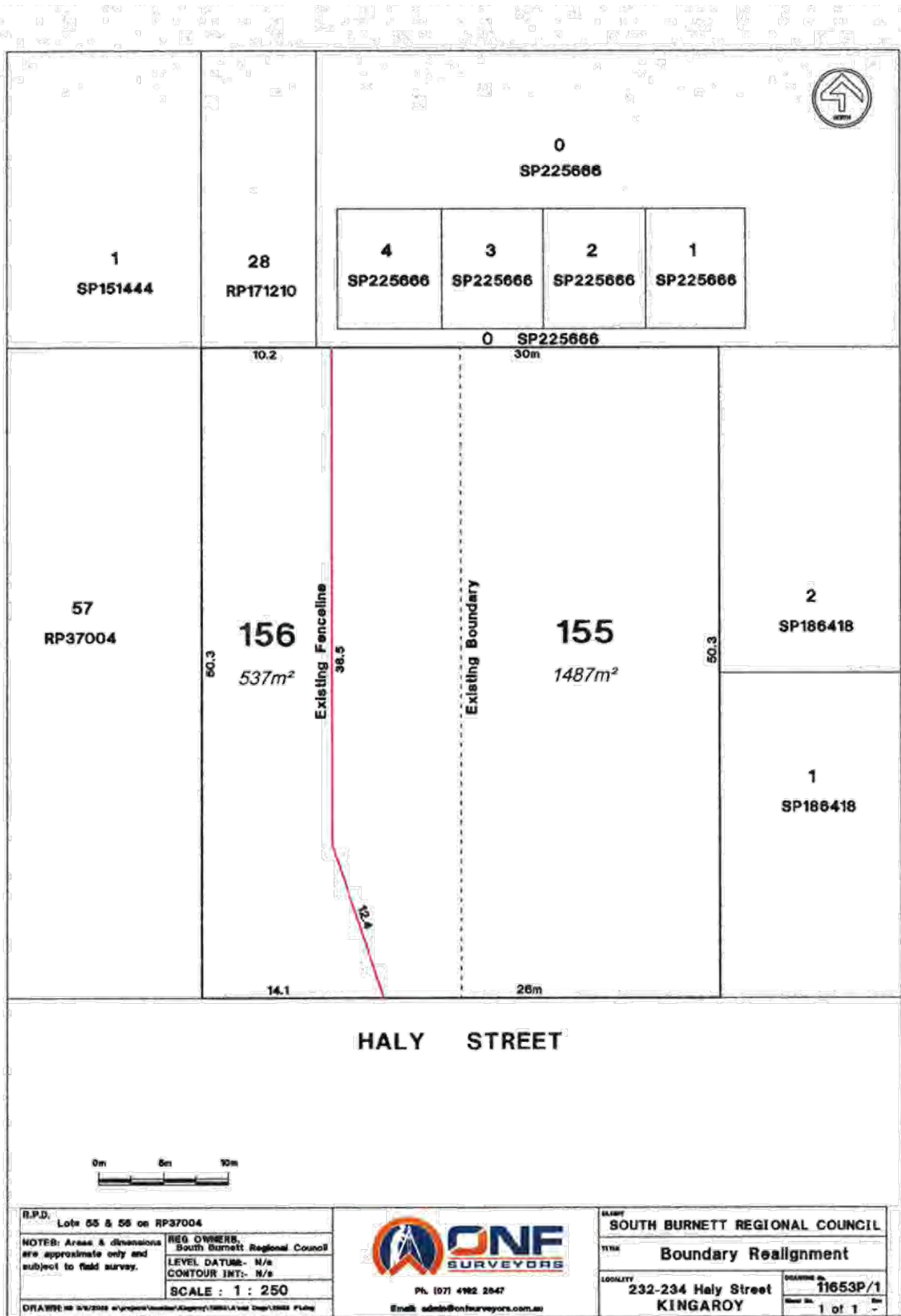


R.P.D. Lots 55 & 56 on RP37004	
NOTES: Areas & dimensions are approximate only and subject to field survey.	REG OWNERS: South Burnett Regional Council
	LEVEL DATUM:- N/A
	CONTOUR INT:- N/A
	SCALE : 1 : 250
DRAWN: 04/09/2023	

ONE SURVEYORS
Ph. (07) 4162 2647
Email: admin@onesurveyors.com.au

CLIENT: SOUTH BURNETT REGIONAL COUNCIL	
TITLE: Boundary Realignment	
LOCALITY: 232-234 Haly Street KINGAROY	DRAWING No: 11653P/1 Sheet No: 1 of 1

current Set ID: 3073003
revision: 1, Version Date: 04/09/2023



Document Set ID: 3073003
 Version: 1, Version Date: 04/09/2023

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

APPLICANT:	South Burnett Regional Council C/- ONF Surveyors PO Box 896 KINGAROY QLD 4610	
APPLICATION:	Reconfiguration of a Lot - Boundary Realignment (2 Lots into 2 Lots) - Code Assessable	
DATE:	23/10/2023	
FILE REFERENCE:	RAL23/0028	
AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	\$0.00	Total
	\$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 55 & 56 on RP37004	
SITE ADDRESS:	Haly Street, Kingaroy	
PAYABLE TO:	South Burnett Regional Council	
WHEN PAYABLE: <i>(In accordance with the timing stated in Section 122 of the Planning Act 2016)</i>	Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.	
OFFSET OR REFUND:	Not Applicable.	

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

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (2 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	2	Allotments	\$9,842.00	CR Table 2.3	\$19,684.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (2 into 2)	2	allotments	\$5,243.00	CR Table 2.3	\$10,486.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	2	Allotments	\$5,243.00	CR Table 2.3	\$10,486.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (2 into 2)	2	allotments	\$2,4100.00	CR Table 2.3	\$4,820.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	2	Allotments	\$2,4100.00	CR Table 2.3	\$4,820.00

Parks and Land for Community Facilities

Adopted Charges

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

Discounts*

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

Vacant land	2	Allotments	\$2,009.00	CR Table 2.3	\$4,018.00
-------------	---	------------	------------	--------------	------------

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (2 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	2	Allotments	\$401.00	CR Table 2.3	\$802.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot 2 into 2	\$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

12.2 LIST OF CORRESPONDENCE PENDING COMPLETION OF ASSESSMENT REPORT**File Number: 06-12-2023****Author: Administration Officer****Authoriser: Chief Executive Officer****PRECIS**

List of correspondence pending completion of assessment report.

SUMMARY

Reports pending completion of assessment as of 28 November 2023.

OFFICER'S RECOMMENDATION

That the List of correspondence pending completion of assessment report as of 28 November 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. RAL23/0029 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 2 Moore Street, KINGAROY
10. RAL23/0030 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 4 Gilliland Crescent, BLACKBUTT NORTH
11. RAL23/0031 – Reconfiguration of a Lot – Boundary Realignment (4 Lots into 3 Lots) at 102 Drayton Street, NANANGO
12. RAL23/0032 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 91 Maidenwell Bunya Mountains Road, MAIDENWELL
13. RAL23/0033 – Reconfiguration of a Lot – Boundary Realignment (4 Lots into 4 Lots) at 524 Brooklands Pimpimbudgee Road BROOKLANDS
14. RAL23/0034 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at Haager Drive MOFFATDALE
15. RAL23/0035 – Reconfiguration of a Lot – Subdivision (2 Lots into 4 Lots) at 391 – 415 Crumpton Drive BLACKBUTT NORTH
16. RAL23/0036 – Reconfiguration of a Lot – Boundary Realignment (2 Lots into 2 Lots) at 11301 & 11319 Bunya Highway CRAWFORD
17. RAL23/0037 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 14-16 Frangipani Drive KINGAROY

18. RAL23/0038 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 5368 Kingaroy Burrandowan Road CHAPINGAH
19. RAL23/0039 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 2 Waterview Drive MOFFATDALE

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. MCU23/0008 – Material Change of Use – Food & Drink Outlet and Function Facility (associated with RAL23/0008) at 20 Fork Hill Drive MOFFATDALE
6. MCU23/0010 – Material Change of Use – Bulk Landscape Supplies Yard at 100 River Road KINGAROY
7. MCU23/0017 – Material Change of Use – Short-Term Accommodation (24 x Accommodation Units) at 27-31 Pound Street KINGAROY
8. MCU23/0018 – Material Change of Use – Multiple Dwelling (15 Units) at 44 Stephens Street West MURGON
9. MCU23/0021 – Material Change of Use – Multiple Dwelling (3 Units) at 1 Kelvyn Street KINGAROY
10. MCU23/0022 – Material Change of Use – Utility Installation (Waste Transfer Station) at 91 Maidenwell Bunya Mountain Road, MAIDENWELL
11. 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
12. MCU23/0025 – Material Change of Use – High Impact Industry (Wooden & Laminated Manufacturing) & ERA at 2-30 Kemp Street WONDAI
13. MCU23/0026 – Material Change of Use – Showroom at 7 Rogers Drive KINGAROY
14. MCU23/0027 – Material Change of Use – Shop at 75-79 Haly Street WONDAI
15. MCU23/0028 – Material Change of Use – Short-term Accommodation Units (10 x Units) at 32 Knight Street KINGAROY
16. MCU23/0030 – Change Request to Material Change of Use – Child Care Centre (MCU21/0023) at 101 Alford Street KINGAROY (not properly made)
17. MCU23/0031 – Material Change of Use – Extension of Feedlot at 1344 Memerambi Barkers Creek Road WATTLE CAMP (not properly made)

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

13 QUESTIONS ON NOTICE

13.1 RATING CATEGORIES PIGGERIES

File Number: 06/12/2023

Author: Manager Finance & Sustainability

Authoriser: Chief Executive Officer

The following question on notice was received from Councillor Henschen.

Question

Would there be any opportunity in category 611 to have a smaller differential category less than 3,499 SPU?

Response

Council currently has the following rating categories setup for piggeries

611	Piggery <3,499 SPU
612	Piggery 3,500 – 10,000 SPU
613	Piggery 10,001 – 20,000 SPU
614	Piggery >20,000 SPU

Council has the option to alter the above categories or increase the number of categories during budget deliberations each year. Based on this yes Council would have the opportunity to make a smaller category if this was deemed beneficial as part of the 2024/2025 budget.

RECOMMENDATION

That the response to the question regarding Rating Categories Piggeries raised by Councillor Henschen be received and noted.

ATTACHMENTS

Nil

14 CONFIDENTIAL SECTION

OFFICER'S RECOMMENDATION

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

14.1 Interest on Overdue Rates

This matter is considered to be confidential under Section 254J - d of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with rating concessions.

14.2 Dog Registration Write Off

This matter is considered to be confidential under Section 254J - c of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with the local government's budget.

14.3 Future use of Lot 19 on CP891608 - 9 Knowles Street, Nanango

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.

14.4 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.

15 CLOSURE OF MEETING