



SOUTH BURNETT
REGIONAL COUNCIL

Officer: Planning Officer - Thomas
Direct Telephone: 07 4189 9100
Our Reference: OPW25/0010

29 August 2025

Real Impact Signs & Multimedia
C/- ONF Surveyors
PO Box 896
KINGARROY QLD 4610

South Burnett Regional Council

ABN 89 972 463 351

PO Box 336

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✉ info@southburnett.qld.gov.au

🌐 www.southburnett.qld.gov.au

Dear Sir/Madam

Decision Notice

Planning Act 2016

I refer to your application and advise that on 27 August 2025, Council's delegated authority decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: OPW25/0010
Street Address: 9 Boobir Dam Road BLACKBUTT QLD 4314
Real Property Description: Lot 3 on RP175420
Planning Scheme: South Burnett Regional Council

DECISION DETAILS

Type of Decision: Approval
Type of Approval: Development Permit for Operational Works (Third Party Sign)
Date of Decision: 27 August 2025

CURRENCY PERIOD OF APPROVAL

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

INFRASTRUCTURE

Not Applicable.

ASSESSMENT MANAGER CONDITIONS

GENERAL

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

Drawing title	Prepared by	Ref no	Revision	Date
Structural Details – Proposed Sign 9 Boobir Dam Road Blackbutt	Consulting Structural Engineers	25-162	Rev A	17 June 25

DEVELOPMENT PERIOD – OPERATIONAL WORKS

- GEN2. Access for servicing/maintenance to be available at all times.
- GEN3. The currency period for this development approval for Operational Work - Third Party Sign is two (2) years after the development approval starts to have effect. The development approval will lapse unless otherwise agreed.

OPERATIONAL WORKS GENERAL

- OPW1. Any new earthworks must be confined to the area identified on approved site plan.
- OPW2. All conditions of this approval are to be satisfied prior to the commencement of use of Third Party Sign.
- OPW3. Approved structure to be retained in the nominated location per the plans referred to in this approval.
- OPW4. Approved structure shall not exceed peak heights nominated on the elevations referred to in this approval.
- OPW5. Approved sign face shall not exceed the dimensions specified in the approved elevations.
- OPW6. Approved sign face must comply with applicable Australian Standards for illumination and must remain unobtrusive at all times.
- OPW7. The approved Third Party Sign must be constructed in accordance with the approved structural notes or as required by other relevant standards, as determined by a suitably qualified professional.

ENGINEERING WORKS

- ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standards, relevant design guides, and Australian Standards.
- ENG3. Be responsible for the full cost of any alterations necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

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

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

EROSION AND SEDIMENT CONTROL – GENERAL

- ENG6. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
- ENG7. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
25-162	A	<i>Structural Details – Proposed Sign 9 Boobir Dam Road Blackbutt, prepared by Consulting Structural Engineers.</i>	17 June 25

REFERENCED DOCUMENTS

Not Applicable.

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

ADVICE

- ADV1. The **relevant period** for the development approval (Operational Work) shall be **two (2) years** starting the day the approval is granted or takes effect. In accordance with Section 85(1)(c) of the *Planning Act 2016* the development approval for Operational Work lapses if the development does not substantially start within the abovementioned **relevant period**.
- ADV2. An applicant may request Council extend the **relevant period** provided that such request is made in accordance with Section 86 of *Planning Act 2016* and before the development approval lapses under Section 85 of the *Planning Act 2016*.
- ADV3. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "*A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage.*" Council does not warrant that the

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

ADV4. Development approval does not omit the need for other relevant permits or approvals. It is incumbent upon the applicant to determine which other permits will be relevant or required.

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

PROPERTY NOTES

Not Applicable.

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

Not Applicable.

SUBMISSIONS

Not Applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a “negotiated decision notice” will be issued. Only one “negotiated decision notice” may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at www.southburnett.qld.gov.au, or at Council Offices.

Yours faithfully



DAVID HURSTHOUSE
COORDINATOR DEVELOPMENT SERVICES

Enc: Approved Plans
 Appeal Rights

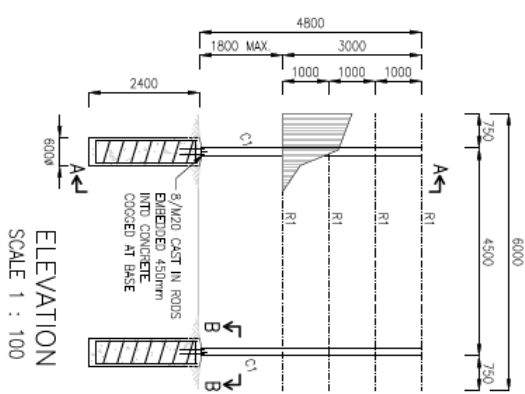
STRUCTURAL STEELWORK NOTES

WORKMANSHIP AND MATERIALS

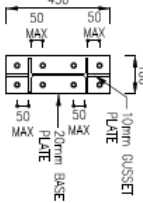
- ALL STEEL WORKMANSHIP AND MATERIAL IS TO BE CARRIED OUT IN ACCORDANCE WITH AS4100 AND AS4680.
- SUBSTITUTIONS AND VARIATIONS
- SUBSTITUTION FOR THE STEEL SECTIONS SHOWN ON THE DRAWINGS SHALL NOT BE MADE WITHOUT PRIOR APPROVAL BY THE ENGINEER.
- YIELD STRESS
- AS4100 - ALL STEEL FRAMING MEMBERS, PLATES etc. TO HAVE A MINIMUM YIELD STRENGTH OF 350MPa U.N.O.
- AS4680 - ALL WELDS TO BE CARRIED OUT USING 2.0mm TO MINIMUM YIELD STRENGTH OF 450MPa.
- WELDING
- 1. ELECTRODES
- AS4100 - ALL WELDING OF STEELWORK TO BE CARRIED OUT USING E60XX/ES6XX ELECTRODES OR EQUIVALENT
- AS4680 - ALL WELDING OF COLD FORMED FRAMING TO BE CARRIED OUT USING ELECTRODES SUITABLE FOR WELDING ZINC-COATED STEEL.
- 2. SIZE
- AS4100 - ALL WELDS TO BE A MINIMUM 6mm U.N.O.
- AS4680 - ALL WELDS TO BE CARRIED OUT USING 2.0mm TO 2.6mm ELECTRODES OR EQUIVALENT.
- 3. FINISH
- AS4100 - ALL WELDS TO BE WIRE BRUSHED, PRIMED AND PAINTED AFTER WELDING.
- AS4680 - ALL WELDS TO BE CLEANED AND TOUCHED UP USING ZINC-RICH PAINT.
- BOLTS
- 1. BOLT CONNECTORS
- ALL BOLTS USED IN THE CONNECTION OF BASE AND KNEE PLATES TO BE TYPE 4.6/5 OR 8.8/5 AS NOMINATED.
- BOLTS USED IN CONNECTING BRACES, TIES, BRIDGING AND THE LIKE MAY BE LYSAGHT'S PB1250 OR PB1230HS FOR EQUIVALENT AS REQUIRED U.N.O.
- 2. HOLDING DOWN BOLTS
- BOLTS OTHER THAN CHESEBET ANCHORS TO BE SUITABLY CONNECTED TO FOOTING STEEL.
- PAINTING
- THE STEELWORK IS TO BE CLEAN OF ALL RUST, MILLSCALE, GREASE etc. TO AN AS1627 CLASS 1 PREPARATION.
- ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED OR COATED IN ACCORDANCE WITH NCC REQUIREMENTS.
- FINISHING
- ALL DAMAGE TO THE SURFACE OF STEELWORK AND COLD FORMED SECTIONS TO BE REPAIRED PRIOR TO THE STRUCTURAL CERTIFICATION INSPECTION.

CONCRETE NOTES

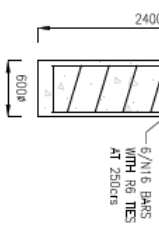
1. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH AS3600 & AS3610.
2. CONCRETE QUALITY U.N.O.
- CEMENT SHALL BE TYPE A, NORMAL CLASS PORTLAND CEMENT
- CONCRETE SHALL HAVE 80mm SLUMP DURING PLACEMENT
- MAXIMUM AGGREGATE SIZE SHALL BE 20mm.
3. CONCRETE STRENGTH U.N.O.
- FOOTINGS
- 25MPa
4. CONCRETE COVER U.N.O.
- 50mm TOP & BOTTOM
- FOOTINGS
5. CONCRETE IS TO BE VIBRATED.
6. PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
7. ALL REINFORCEMENT TO BE IN ACCORDANCE WITH AS3600 AND AS4671.
8. REINFORCEMENT IS REPRESENTED DIAGNOMATICALLY. IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
9. REINFORCEMENT SHALL BE FREE OF LOOSE RUST AND SCALES.
10. FABRIC SHALL BE LAPPED A MINIMUM OF ONE PANEL WIDTH PLUS 25mm. DEFORMED BARS SHALL BE LAPPED A MINIMUM OF 40 TIMES THE RELEVANT BAR DIAMETER. ALL LABS ARE TO BE CHAINED AT 800mm CENTRES.
11. ALL REINFORCEMENT IS TO BE CHAINED OR HUNG AT 800mm MAX CENTRES IN BOTH DIRECTIONS.
12. DO NOT CUT REINFORCEMENT ON SITE TO CLEAR PENETRATIONS.
13. DISPLACE REINFORCEMENT SLIGHTLY AS NECESSARY TO CLEAR BLOCKOUTS.
14. ALL SERVICE CONDUITS AND PENETRATIONS ALONG THE STRUCTURAL ELEMENT ARE TO BE LOCATED CENTRALLY IN THE STRUCTURAL MEMBER. SUCH CONDUITS ARE TO HAVE THE MINIMUM COVER SPECIFIED ABOVE.
15. WELDING OF REINFORCEMENT IS NOT PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
16. THE CONCRETE FINISH IS TO SATISFY AS3600 AND AS3610. THE SURFACE IS TO BE CLEAN AND SMOOTH AND GENERALLY FREE FROM HOLES AND EXTENSIVE SURFACE MARKS.
17. SUBSTITUTION FOR THE CLASS, DIMENSIONS AND REINFORCEMENTS SHALL NOT BE MADE WITHOUT PRIOR APPROVAL BY THE ENGINEER.
18. FOOTINGS TO BE FOUND ON FIRM, COMPACTED MATERIAL OF 100Pa OR GREATER BEARING CAPACITY



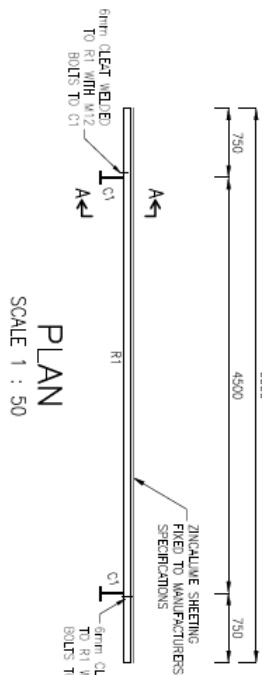
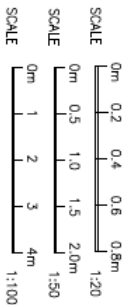
ELEVATION
SCALE 1 : 100



SECTION B
SCALE 1 : 20



SECTION A
SCALE 1 : 50



PLAN
SCALE 1 : 50

MEMBER SCHEDULE		
MARK	DESCRIPTION	MEMBER
CI	COLUMN	250UB37
RI	RAFTER	75x4 SHS

REV	DATE	AMENDMENT	DRAWING TITLE		PROJECT	CLIENT REAL IMPACT SIGNS
A	17/06/23	AMENDED TO SINGLE SIZED SIGN	STRUCTURAL DETAILS		PROPOSED SIGN	STATUS: CONSTRUCTION ISSUE
					9 BOOBIR DAM ROAD	REVISIONS
					BLACKBUTT	DATE
						SCALE
						AS SHOWN
						FILE
						REV: A

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the Planning Act 2016 states –
 - (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
 - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and

- (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The **service period** is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
 - (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
 - (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –

decision includes-

 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or failure to make a decision; and
 - (d) a purported decision ; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-

 - (a) is final and conclusive; and
 - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal. However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.