



Officer: Planning Officer - Thomas
Direct Telephone: 07 4189 9100
Our Reference: MCU25/0024

24 December 2025

ONF Surveyors
PO Box 896
KINGAROY QLD 4610

Dear Sir/Madam

Decision Notice

Planning Act 2016

I refer to your application and advise that on 17 December 2025, Council, at its Ordinary Council Meeting decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: MCU25/0024
Street Address: 3384 Bunya Mountains Road BUNYA MOUNTAINS QLD 4405
Real Property Description: Lot 80 on FY2562
Planning Scheme: South Burnett Regional Council

DECISION DETAILS

Type of Decision: Approval
Type of Approval: Development Permit for Material Change of Use for a Community Use – Community Centre
Date of Decision: 17 December 2025

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is 6 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

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a “**necessary infrastructure condition**” for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

GENERAL

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

Approved Plans

Drawing No.	Drawing Title	Prepared By	Rev	Date
25-31-TN	Proposed Site Plan (Amended) See Annotations in Red	Newman Design & Drafting	1D	01/06/2025
25-31-TN	Proposed Floor Plan	Newman Design & Drafting	1D	01/06/2025
25-31-TN	Parking Plan	Newman Design & Drafting	1D	01/06/2025
25-31-TN	Elevation Plans	Newman Design & Drafting	1D	01/06/2025

Approved Documents

Document No.	Document Title	Prepared By	Rev	Date
–	Preliminary Stormwater Management Report	ATC Consulting Engineers and Project Manager Pty Ltd	A	08/08/2025

Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

BUILDING, PLUMBING AND DRAINAGE WORKS

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; and
- Permit for Plumbing and Drainage 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. Prior to the commencement of the use, all plant and service equipment (including air conditioners, exhaust fans, lift motor rooms, refuse bins, telecommunication devices and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.

GEN5. A mailbox is to be located a maximum of 6m from the front property boundary. The mailbox is to be easily identifiable for emergency services from the frontage of the site.

DEVELOPMENT PERIOD - MCU

GEN6. The relevant period for this development approval for a material change of use is six (6) years after the development approval starts to have affect. The development approval will lapse unless otherwise agreed.

APPROVED USE

- GEN7. The approved development is a Material Change of Use – Community Centre, as shown on the Approved Plans and does not infer approval to use the premises for other land uses.

HOURS OF OPERATION

- GEN8. Upon commencement of the use, hours of operation are between 6am and 10pm.

COMPLIANCE, TIMING AND COSTS

- GEN9. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.
- GEN10. All works, including the repair or relocation of services is to be completed at no cost to Council.

ENVIRONMENTAL MANAGEMENT

- MCU1. At all times, noise generated must not exceed the background noise levels as follows:
(a) 6am – 10pm plus 10db(A).
- MCU2. At all times, any outdoor lighting must be installed and operated in accordance AS4282 – 1997 *“Control of Obstructive Effects of Outdoor Lighting”*.

Timing: At all times.

WASTE STORAGE/COLLECTION

- MCU3. Provision must be made for the storage and removal of waste in accordance with the Waste Reduction and Recycling Regulation 2023.
- MCU4. Any areas that are dedicated for the collection and/or storage of solid waste on the premises are to be:
a) level;
b) provided with impervious hard stand and drained; and
c) if facing either the street frontage or adjoining properties, screened by a 1.8m high fence around the full perimeter.

LANDSCAPING

- MCU5. Prior to commencement of use, landscaping is to be provided generally in accordance with the approved site Plan (as amended) in Condition GEN1 of this approval and the Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.
- MCU6. Prior to commencement of use, provide a landscape strip having a minimum width of 1m along southern boundary fronting Bunya Mountains Road to the proposed crossover on the eastern boundary generally in accordance with the approved site Plan (as amended) in Condition GEN1 of this approval.

LAWFUL COMMENCEMENT

- MCU7. Prior to the commencement of this use, submit to Council a Notice of Intention to Commence the Approved Use. The notice must:
- Be submitted to the Manager, Planning and Development with a minimum of ten (10) business days prior to the commencement of the approved use;
 - Nominate the day the approved use is intended to commence; and

- Include evidence (i.e. copies of decision notice(s), photographic proof, and statement(s) of compliance with the conditions of this approval which demonstrates that all conditions of this approval have been complied with.

Note: Council offers condition compliance inspections, which currently attracts a fee of \$453.50. However, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

ENGINEERING WORKS

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

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

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

STORMWATER MANAGEMENT

- ENG6. Provide stormwater management generally in accordance with the approved Preliminary Stormwater Management Report prepared by ATC Consulting Engineers and Project Manager Pty Ltd, Version 1.0, dated 08 August 2025, subject to detailed design and except as altered by conditions of this development approval.
- ENG7. Provide roof gutters to accommodate an AEP 1% storm event.
- ENG8. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG9. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.
- ENG10. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

WATER SUPPLY

ENG11. Provide a suitable on-site water supply to meet the need of the development. Monitor water quality continuously to ensure compliance with Australian Drinking Water Guidelines - current edition 2011 and enHealth Guidance of use of Rainwater standards for potable water.

ON-SITE WASTEWATER DISPOSAL

ENG12. Connect the development to an on-site wastewater disposal system, in accordance with the AS1547:2012 *On-site domestic wastewater management* and the Queensland Plumbing and Wastewater Code - 2019.

PARKING AND ACCESS - GENERAL

ENG13. Provide a minimum of 5 car parking spaces including a minimum of 1 person with disability (PWD) car parking spaces.

ENG14. Design & construct all PWD car parking spaces in accordance with AS2890.6.

ENG15. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

ENG16. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

ENG17. Provide longitudinal gradient and crossfall for all driveways to comply with the requirements of AS2890.1.

TELECOMMUNICATION

ENG18. Provide telecommunication services to the development in accordance with the standards and requirements of the relevant service provider.

ELECTRICITY

ENG19. Provide electricity supply to the development to comply with Ergon Energy's requirements.

ENG20. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG21. 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.

ENG22. 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

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
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Concurrence	State Assessment and Referral Agency (SARA) PO Box 979 BUNDABERG QLD 4670	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1	The agency provided its response on 24 September 2025 (Reference No. 2508-47912 SRA). A copy of the response is attached.
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A copy of any referral agency conditions is attached.

APPROVED PLANS

The following plans are Approved plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
25-31-TN	1D	<i>Proposed Site Plan (Amended) See Annotations in Red</i> , prepared by Newman Design & Drafting	01/06/2025
25-31-TN	1D	<i>Proposed Floor Plan</i> , prepared by Newman Design & Drafting	01/06/2025
25-31-TN	1D	<i>Parking Plan</i> , prepared by Newman Design & Drafting	01/06/2025
25-31-TN	1D	<i>Elevation Plans</i> , prepared by Newman Design & Drafting	01/06/2025

The following plans require amendment prior to becoming Approved Plans for the development:

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
-	A	<i>Preliminary Stormwater Management Report</i> , prepared by ATC Consulting Engineers and Project Manager Pty Ltd	08/08/2025

ADVISORY NOTES

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

STANDARD ADVICE

ADV1. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

ADV2. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2027. Eligible development under this scheme is required to be completed by 31 December 2027.

Note: For further information or application form please refer to the rules and procedures available on Council's website.

- ADV3. Section 85 (1)(a) of the *Planning Act 2016* provides that, if this approval is not acted upon within the period of six (6) years the approval will lapse.
- ADV4. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "*A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage.*" 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.
- ADV5. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights

PROPERTY NOTES

Not Applicable.

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Building Works
- Development Permit for Plumbing and Drainage Works

SUBMISSIONS

There were two (2) properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided and attached.

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 online at www.southburnett.qld.gov.au, or at Council Offices.

Yours faithfully



DAVID HURSTHOUSE
COORDINATOR DEVELOPMENT SERVICES

Enc: Adopted Infrastructure Charge Notice – Pages 9-13
 Referral Agency Response – Pages 14-27
 Approved Plans – Pages 28-33
 Approved Documents – Pages 34-55
 List of Submitters – Pages 56
 Appeal Rights – Page 57

cc SARA

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT:	Bunya Mountains Community Association Inc C/-ONF Surveyors PO Box 896 KINGAROY QLD 4610	
APPLICATION:	Material change of use (Community Use) - Community Centre - Impact Assessable	
DATE:	05/11/2025	
FILE REFERENCE:	MCU25/0024	
AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	\$945.00	Total
	\$0.00	Water Supply Network
	\$0.00	Sewerage Network
	\$945.00	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 80 on FY2562	
SITE ADDRESS:	3384 Bunya Mountains Road	
PAYABLE TO:	South Burnett Regional Council	
WHEN PAYABLE: <i>(In accordance with the timing stated in Section 122 of the Planning Act 2016)</i>	Material Change of Use – When the change happens.	
OFFSET OR REFUND:	Not Applicable.	

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

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.2	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.2	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Community Centre (Places of assembly)	305	Per GFA m ²	\$11.00	CR Table 2.2	\$3,355.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Residential Use (3 or more-bedroom dwelling)	1	Per Dwelling	\$2410.00	CR Table 2.1	\$2410.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Residential Use (3 or more-bedroom dwelling)	1	Per Dwelling	\$2009.00	CR Table 2.1	\$2009.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.2	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Community Centre (Places of assembly)	\$0.00	\$0.00	\$945.00	\$0.00	\$0.00	\$945.00
Total	\$0.00	\$0.00	\$945.00	\$0.00	\$0.00	\$945.00

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

Referral Agency Response - Pages 14-27

Our ref: TMR25-047391
Your ref: 12735K
Enquiries: Andrea McPherson



23 September 2025

Department of
Transport and Main Roads

Decision Notice – Permitted Road Access Location (s62(1) Transport Infrastructure Act 1994)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number MCU25/0024, lodged with South Burnett Regional Council involves constructing or changing a vehicular access between Lot 80FY2562 the land the subject of the application, and the Bunyan Mountains Road (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address: Bunya Mountains Community Association Inc c/- ONF
Surveyors
PO Box 896
Kingaroy QLD 4610

Application Details

Address of Property: 3384 Bunya Mountains Road, Bunya Mountains QLD 4405
Real Property Description: 80FY2562
Aspect/s of Development: Development Permit for Material Change of Use for a Community Centre

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	The Permitted Road Access location is in accordance with the proposed Site Plan prepared by Newman Design and Drafting, Job no. 25-31-TN (Issue 1D), 1-06-2025.	At all times.
2	A single road access junction of no greater than 10metres is permitted between the Bunya Mountains Road and 80FY2562 within the area identified on the Subject site plan prepared by the Department of Transport and Main Roads on the 23 September 2025.	At all times.

¹ Please refer to the further approvals required under the heading 'Further approvals'

Program Delivery and Operations
Southern Queensland Region
23 Quay Street Bundaberg QLD 4670
Locked Bag 486 Bundaberg DC QLD 4670

Telephone: +61 (07) 4154 0208
Website: www.tmr.qld.gov.au
Email: WBS.IDAS@tmr.qld.gov.au
ABN: 39 407 690 291

No.	Conditions of Approval	Condition Timing
3	Road Access Works comprising a 6metre wide Type B Property Access must be provided at the road access junction, generally in accordance with: a) The Department of Transport and Main Roads' Property Access Standard Drawing no.1807 (rev. A), dated 07/2020.	Prior to the commencement of the use of the Road Access Works and to be maintained at all times.
4	The road access works described in Condition 3 and the road access location, described in Condition 1, and an access between the property boundary and Bunya Mountains Road must be maintained at no cost to TMR.	At all times.

Reasons for the decision

The reasons for this decision are as follows:

- The management of access between a state-controlled road, Bunya Mountains Road and adjacent land is managed by the Department of Transport and Main Roads under the *Transport Infrastructure Act 1994*.
- No road access junction has been identified within application material.
- The landowner and/or any person with an interest in the land is responsible for ensuring access is maintained in accordance with Condition 3.
- Access to the subject site using the conditioned standard of access should not create an unreasonable impact on the safe operation of the Bunya Mountains Road, if used in accordance with the road rules and for the purposes identified within the application material.

Please refer to Attachment A for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

- There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
- In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as Attachment B, as required, for information.

Further information about the decision

- In accordance with section 67(7) of TIA, this decision notice:
 - starts to have effect when the development approval has effect; and
 - stops having effect if the development approval lapses or is cancelled; and
 - replaces any earlier decision made under section 62(1) in relation to the land.
- In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may

apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in Attachment C for information.

3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in Attachment C for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.
2. Clearing within the road reserve will be required to achieve access and create sightlines to and from the access. To undertake vegetation clearing within the road reserve a Road Corridor Permit is required to be obtained from the Department of Transport and Main Roads. Information on the Road Corridor Permit process is available from the following link - [Road Corridor Permit \(Department of Transport and Main Roads\)](#).

If further information about this approval or any other related query is required, Ms Andrea McPherson, Acting Principal Advisor (Corridor & Land Management) should be contacted by email at WBB.IDAS@tmr.qld.gov.au or on (07) 4154 0208.

Yours sincerely



Andrea McPherson
Acting Principal Advisor (Corridor & Land Management)

Attachments: Attachment A – Decision evidence and findings
Attachment B – Section 70 of TIA
Attachment C – Appeal Provisions
Attachment D – Permitted Road Access Location Plan

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- Access between a state-controlled road and adjacent land is managed by the Department of Transport and Main Roads under the *Transport Infrastructure Act 1994*.
- Section 62 of the *Transport Infrastructure Act 1994* allows the department to decide about road access including the location and standard of access required, including maintenance obligations.
- No road access location, as per the Department of Main Roads' Access Approval terminology plan no. D12-9D, revision D dated 20/09/04 has been identified. A review of flora in the road reserve at the site frontage identified no constraints to clearing of vegetation for both the creation of an area to construct an access and to provide sufficient sightlines to access and from the access.
- Vehicles using the proposed access location once the recommended standard of access has been constructed should not create an unreasonable impact on the safe operation of the Bunya Mountains Road, if used in accordance with the road rules.

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
DA Form 1	Applicant	For lodgement	12735K	--
Confirmation Notice	South Burnett Regional Council	27 August 2025	MCU25/0024	--
Proposal Plans	Newman Design and Drafting	01-06-2025	25-31-TN AD01-AD05	1D
Development Assessment Report	ONF Surveyors	August 2025	12735K	--

Attachment B
Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport Infrastructure
Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the *original decision*) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the *appeal court*) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

- (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.
- (5) The court may order—
 - (a) the appeals to be heard together or 1 immediately after the other; or
 - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entry means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

EXAMPLE ONLY

Abbreviated Definitions
(refer to Transport Infrastructure Act 1994 for legal definitions)

"road access works" - a physical means of entry or exit for traffic between land and a road, eg. a driveway
 "road access location" - a location on a property boundary between land and a road for the entry or exit of traffic, eg. at your front gate
(local definition)
 "road access junction" - the point where the centreline of "your road access works" meets "our pavement edge"

	Notes	Date	Issue	Checked
1	Example City	2020/01	PLA	MS
2	State Planning	2020/02	CPH	SLB
3	Local Access Location	2020/03	CPH	SLB
4	Original Drawing	2020/04	CPH	SLB

Access Approval Terminology

WIDE BAY DISTRICT

[Signature]

2021/11

Shire of Wide Bay

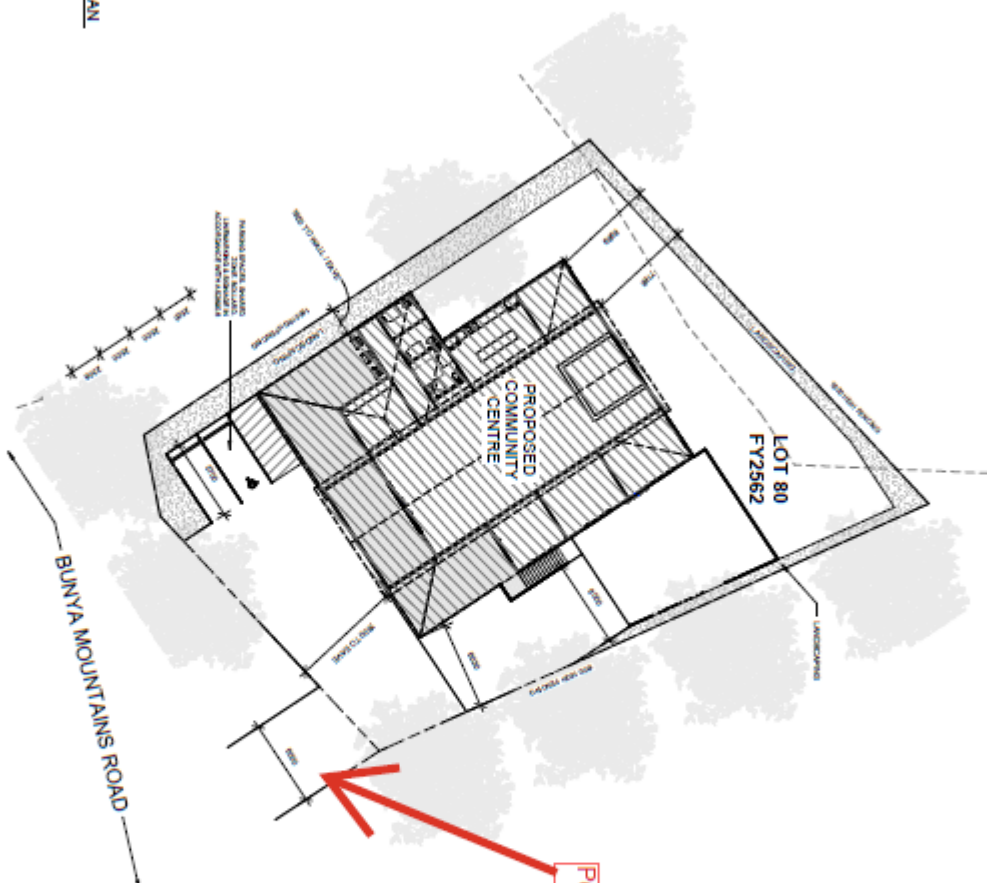
D12-9D

NOTE: GENERAL
1. RELATING BETWEEN BEHAVIOR AND TO BE
CONSIDERED ON BEHAVIOR PERSON TO
RELATING APPROPRIATE INSTRUCTION
CONTROL AND LITERARY BEHAVIOR AND
APPROPRIATE ONLY. PLATTING FROM COUNCIL
PRACTICE AND HANDBOOK ON BEHAVIOR



APPROX. SITE COVER
= 35.0%

Permitted Road Access Junction



1 PROPOSED SITE PLAN



Interior Design & Drafting
M: 0422 762 575
E: interiordesigndrafting@gmail.com
W: www.interiordesigndrafting.com.au

REF	CONTRACT	DATE	STATUS	NAME
01	2012-2013	11-08-2013	NA	COMMUNITY CENTRE
				BLAYA MOUNTAINS COMMUNITY
				ASSOCIATION INC.
				3334 BLAYA MOUNTAINS ROAD
				BLAYA MOUNTAINS

Case no.	A001
Location	TN
Year	1 : 2000
Area	25.31-TN

NOT FOR CONSTRUCTION
THESE PLANS ARE CONCEPTUAL ONLY & MUST
NOT BE USED FOR APPROVAL OR
CONSTRUCTION PURPOSES

Subject Site Plan



Prepared by the Department of Transport and Main Roads on the 23 September 2025

3384 BUNYA MOUNTAINS ROAD
BUNYA MOUNTAINS

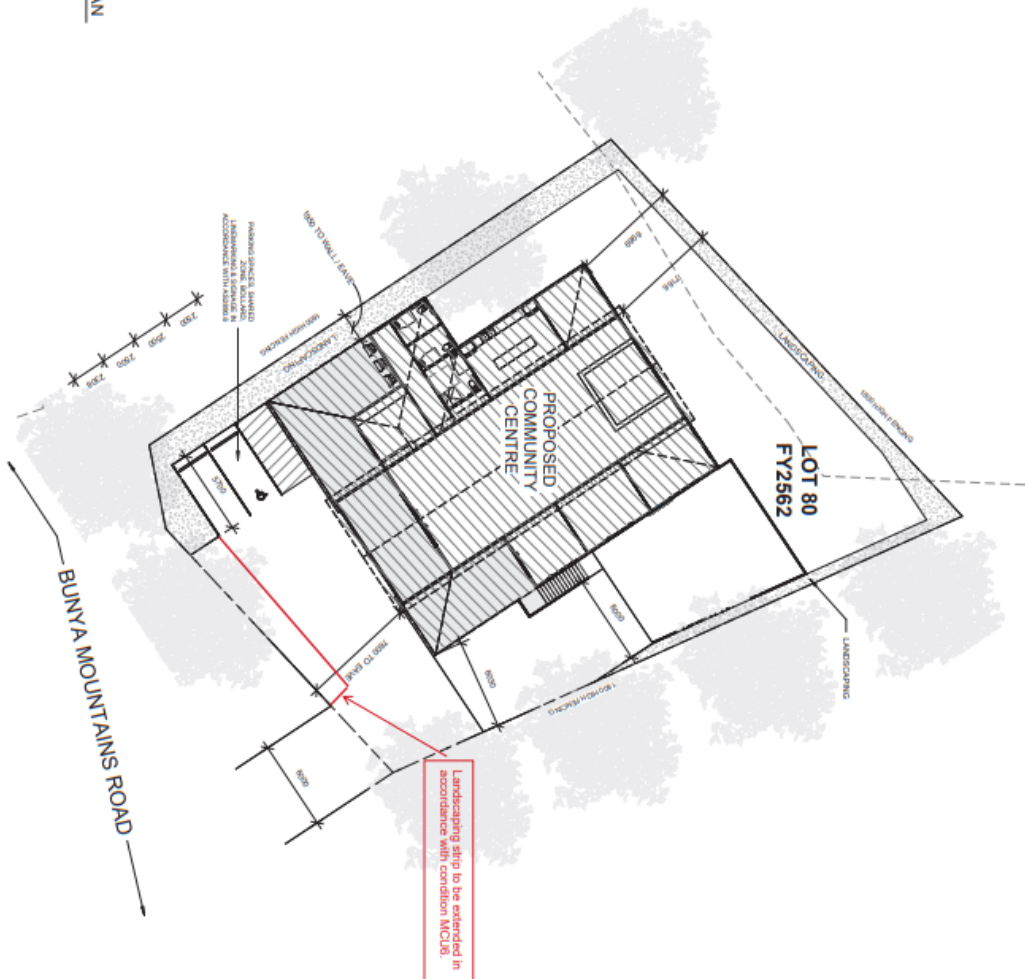


Document ID: J347234
Version: 1. Version Date: 20060225

[illegible]

- NOTES - GENERAL**
1. ALL DIMENSIONS SHOWN ARE TO BE CLAMPED ON SITE BY SURVEYOR PRIOR TO BUILDING APPROVAL CONSTRUCTION.
 2. APPROXIMATE ONLY / PLOTTED FROM COGNATE RECORDS AND MAY VARY ON SITE.

1 PROPOSED SITE PLAN 1:200



APPROX. SITE COVER
 = 35.0%



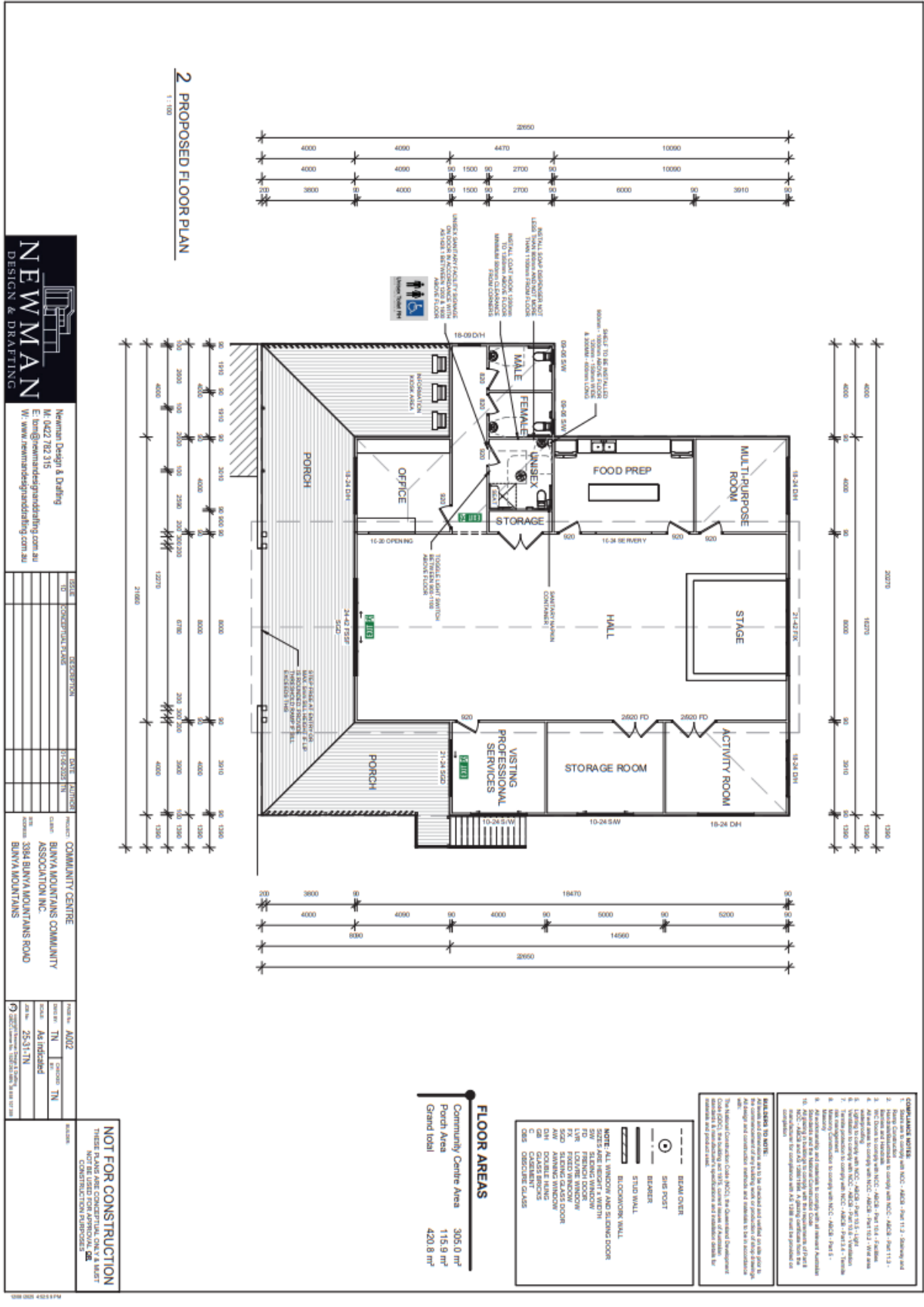
Newman Design & Drafting
 M. 0422 782 315
 E. bun@newmandesignanddrafting.com.au
 W. www.newmandesignanddrafting.com.au

DATE	DESCRIPTION	DATE	REVISION
10/01/2023	CONCEPTUAL SKETCH	10/01/2023	1

COMMUNITY CENTRE
 BUNYA MOUNTAINS COMMUNITY
 ASSOCIATION INC.
 3384 BUNYA MOUNTAINS ROAD
 BUNYA MOUNTAINS

SCALE	DATE
1:200	25/3/2023
25/3/2023	25/3/2023

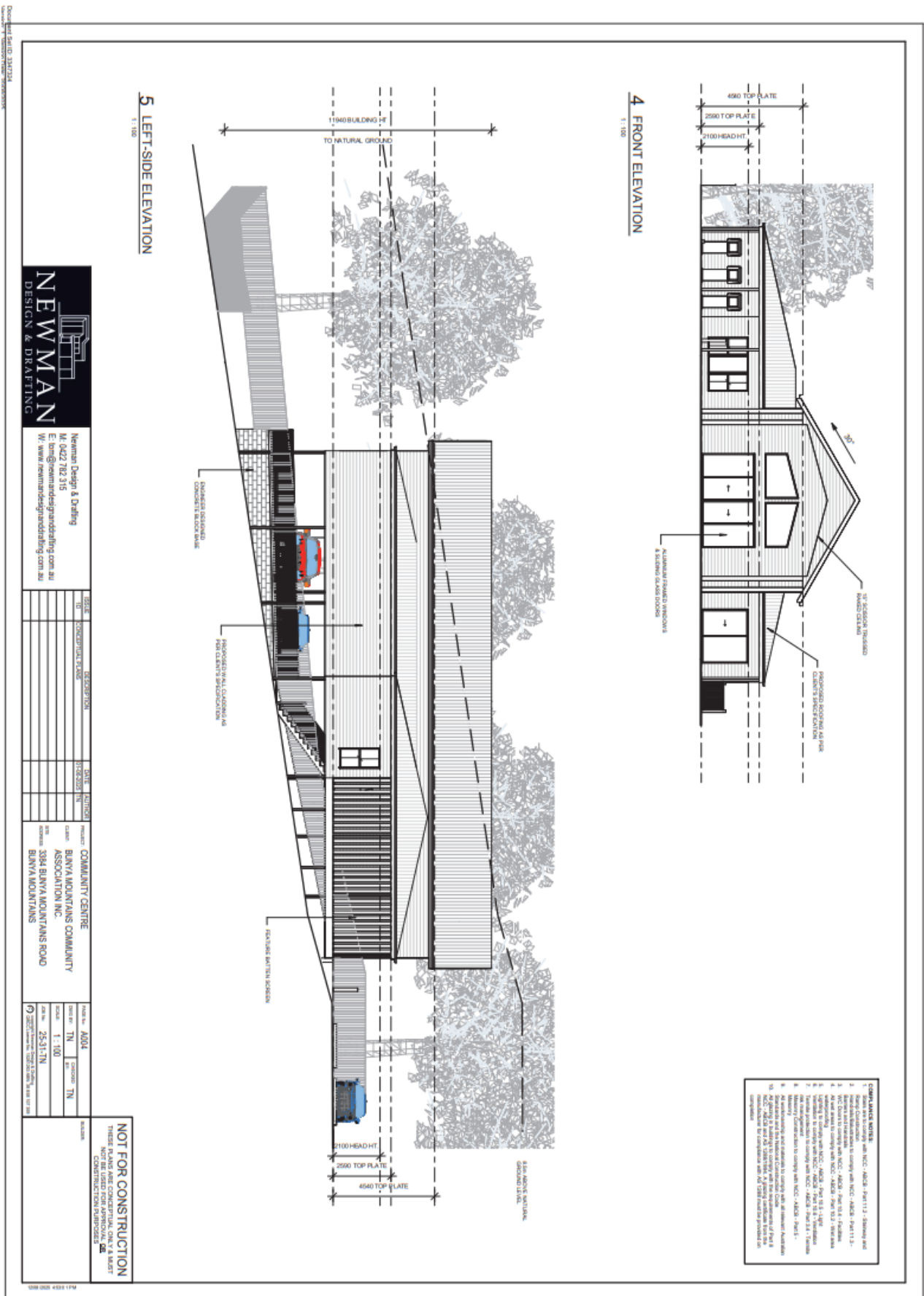
NOT FOR CONSTRUCTION
 THESE PLANS ARE CONFIDENTIAL, ONLY A SHORT
 SECTION MAY BE USED FOR APPROVAL. DO NOT
 REPRODUCE OR DISTRIBUTE WITHOUT WRITTEN
 PERMISSION FROM NEWMAN DESIGN & DRAFTING

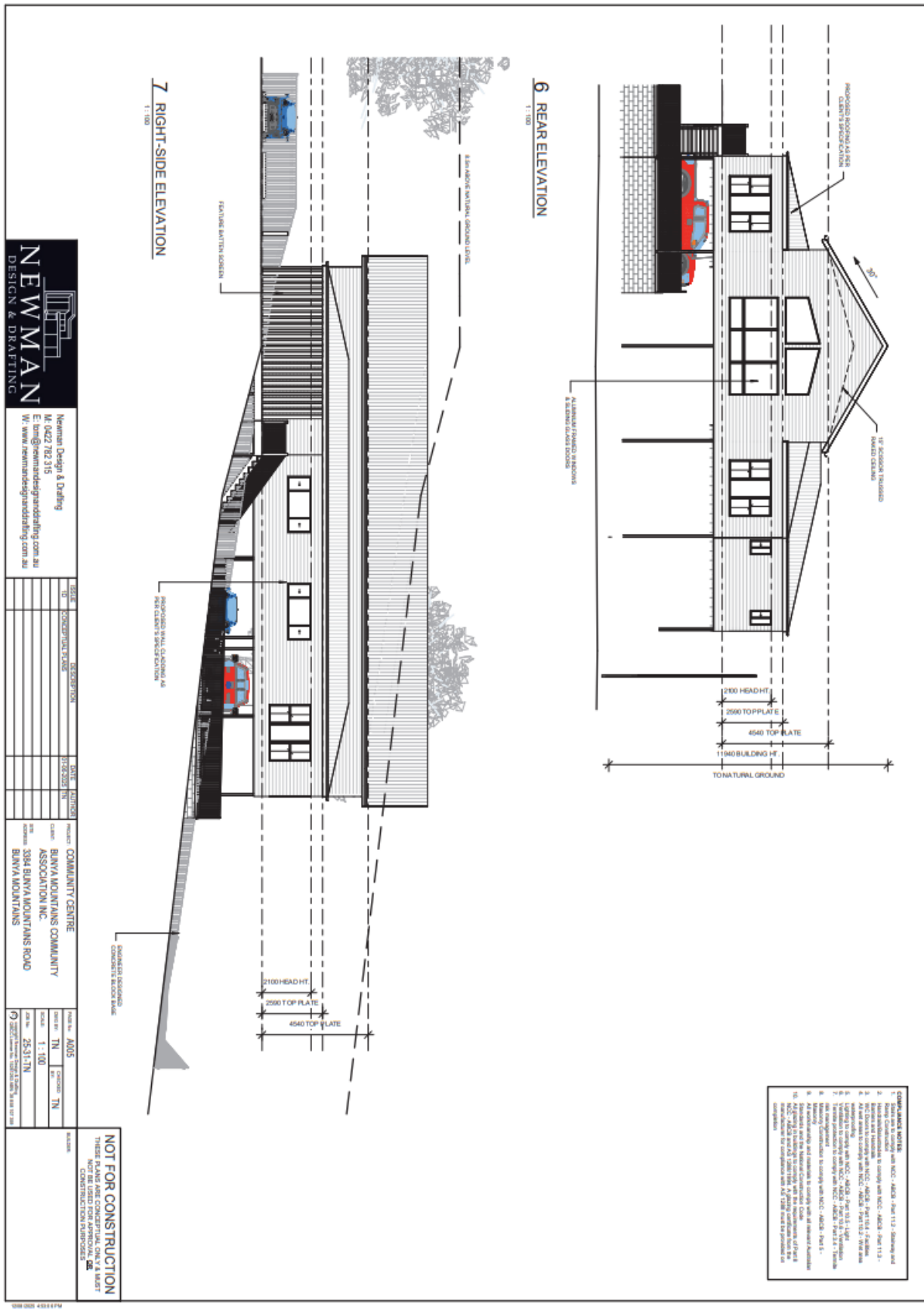


9 = 120



NOT FOR CONSTRUCTION
THESE PLANS ARE CONCEPTUAL ONLY & MUST
NOT BE USED FOR APPROVAL, **OR**
CONSTRUCTION PURPOSES





Preliminary Stormwater Management Report

Bunya Mountains Community Association

3384 Bunya Mountains Road, Bunya Mountains, 4405

Lot 80 FY2562

Version	Authored By	Checked By	Approved By	Date
1.0	Jordan Picton	Philip De Guzman	Allen Christensen	08 August 2025

This version replaces all previous versions of this report.

THE TRUSTED ENGINEERS

Document Set ID: 3347326

Version: 1, Version Date: 20/08/2025, Gary Old 4610 | [atcengineers.com.au](mailto:office@atcengineers.com.au) | office@atcengineers.com.au

This preliminary stormwater management plan forms part of the development requirements for a community facility at 3384 Bunya Mountains Road, Bunya Mountains, Queensland, 4405 (Lot 80 FY2562). The proposed development consists of a community centre with a driveway along the southern and eastern boundaries of the lot intended for access to parking spaces.

2. Site Characteristics

2.2. The site is located at 3384 Bunya Mountains Road, Bunya Mountains, as shown in Figure 1.



The existing site is a grassed vacant lot with an approximate 15-20% fall towards the northwest corner of the lot, with stormwater currently discharging to the north and west boundaries of the site, with a majority entering Lot 0 GTP4160 across the northern boundary as sheet flow (refer to Figure 2). The existing site features large trees along the eastern, western and southern boundaries with a row of small plantings along the northern boundary and a singular large tree within the site.

Page | 2



Figure 2 – Aerial Image of Site (Source: Queensland Globe).

The subject lot is situated within a low-density residential zone, as per the SBRC Planning Scheme zoning map as shown in Figure 3. The surrounding area predominantly consists of detached housing, with a number of undeveloped lots interspersed throughout. The rear boundary of the lot borders a common property area (Lot 0 GTP4160), which is associated with a group titles scheme that includes several of the neighbouring lots surrounding the common property.



Figure 3 – Zoning Map of Site and Surrounds.

(Source: South Burnett Regional Council Planning Scheme: Zone Map – 01).

There was no evidence of scouring or other erosion issues on site during an inspection undertaken on the 11th of July 2025. Sample site photos are shown in Figures 4 to 6.



Figure 4 – Site Photo – From Bunya Mountains Road.



Figure 5 – Site Photo from Southeast Corner of Lot.



Figure 6 – Site Photo from Northwest Corner of Lot.

The proposed development site plan features a community centre towards the western side of the lot with parking at the front and a driveway along the eastern boundary to more carparking underneath the building (refer to Figures 7 and 8).



Figure 7 – Proposed Development Site Plan (Conceptual).
(Source: Newman Design and Drafting, Drawn 05 June 2025).

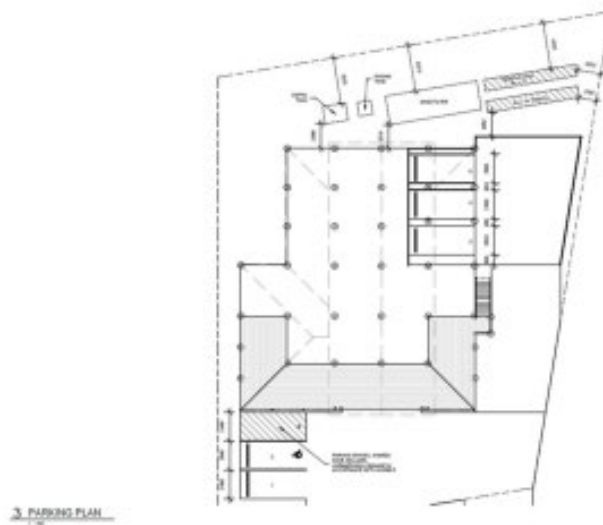
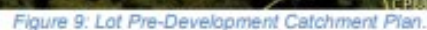


Figure 8 – Proposed Development Parking Plan (Conceptual).
(Source: Newman Design and Drafting, Drawn 05 June 2025).

The development requires on-site wastewater treatment with the area for the system being located toward the northern boundary of the site, as shown in Figure 8.

3.1. Point of Discharge

Photos taken on-site depicting the slope of the land downstream from the northern boundary of the site can be seen in Figure 12 and 13.



The stormwater runoff from the site is assumed to not significantly affect any other downstream lots, with runoff from the east of the site being directed northwest within Lot 0 GTP4160 to the table drain on Ringtail Lane and stormwater from the west of the site being captured within a created channel in Lot 0 GTP4160 after flowing through Lot 33 GTP4160, and is directed to the table drain on Firefly Drive (Figure 10). Note that the flow paths and ultimate discharge points from the site were determined based on on-site observations and perceived falls during the site inspection due to a lack of precise contour data in the area.



Figure 10: Lot Pre-Development Catchment Plan – Ultimate Discharge Points.

The point of discharge for the post-development site will be the northern site boundary (Figure 11), as per the pre-development site condition. Care should be taken to ensure that there is no nuisance is caused downstream as a result of the proposed development. Due to the existing building within Lot 33 GTP4160 being in the flow path of water discharged from the site, it is to be ensured that all runoff from the site is via sheet flow and that the total stormwater runoff from the site should be reduced to below pre-development levels.

NOTES GENERAL
 1. BUILDING OFF-ROADS SHOWN ARE TO BE
 CONSIDERED AS NOT BE SUBJECT TO THE
 BUILDING APPROVAL/CONSTRUCTION
 CONTROL AND LOTS 2 & 3 SHOWN ARE
 APPROVED TO ONLY PLANTING FROM EXISTING
 RESOURCES AND NOT PLANTING NEW



Figure 11: Lot Post-Development Catchment Plan.

(Base Drawing Source: Newman Design and Drafting, Drawn 05 June 2025)



Figure 12: Site Photo – Northern Site Boundary - Facing North.



Figure 13: Site Photo – Downstream Fall from Northern Site Boundary (Looking East).

The site is not situated within a designated flood zone (Figure 14), with the nearest flood affected area located west of the residential lots. The site has a continuous, steep slope toward the rear, which significantly reduces the risk of water ponding or flow backup due to downstream conditions.



Figure 14: Flood Hazard Overlay of Site Area (Source: SBRC Flood Hazard Overlay – Overlay Map 3.1).

3.2. Hydrologic Design

A hydrologic assessment to determine stormwater impacts has been undertaken for the development using the DRAINS software program (Version 2025.01.9147.24925). An analysis was conducted to determine the peak runoff flows for the pre- and post-development conditions, and any potential detention requirements. The 39.35% AEP minor (1-in-2 year) and 1% AEP major (1-in-100 year) storm events, with storm durations between 5 minutes to 4.5 hours, were used as part of the assessment. This does not consider any external impacts or overland flow conditions external to the site.

DRAINS Input

The inputs shown in Table 1 & 2 were used for the stormwater modelling process.

Table 1 - DRAINS Model Inputs.

Hydrological Model	ILSAX
Paved (impervious) area depression storage (mm)	1
Supplementary area depression storage (mm)	1
Grassed (pervious) area depression storage (mm)	5
Soil Type	3 (Slow Infiltration Rate)
Antecedent Moisture Condition	3 – Rather Wet

Catchment Information

The below areas and assumptions were used in the stormwater modelling process. For the purpose of this report, a conservative pre-development fraction impervious of zero was used (as per the existing conditions of the lot) to reduce the total discharge on downstream lots.

Table 2 – DRAINS Model Assumptions.

Catchment	Area	Impervious	Supplementary	Grassed
Pre-development	1,218m ²	0% (0m ²)	0% (0m ²)	100% (1,218m ²)
Post-development	1,218m ²	66.9% (815m ²)	0% (0m ²)	33.1% (403m ²)

Peak Flows

The peak flow rates for pre-development and post-development, without and with attenuation, are shown in Tables 3 & 4 below, respectively. Peak flow rates shown in the below tables may not be representative of the critical stormwater event under ARR guidelines.

Table 3 – Pre- and Post-Development (Unattenuated) Peak Flows.

Storm Duration	Peak Flow Discharges			
	Pre-development		Post-development	
	Minor 39.35% AEP (m3/s)	Major 1% AEP (m3/s)	Minor 39.35% AEP (m3/s)	Major 1% AEP (m3/s)
5 minutes	0.006	0.033	0.031	0.078
10	0.015	0.058	0.038	0.091
15	0.021	0.067	0.039	0.092
20	0.024	0.063	0.039	0.087
25	0.026	0.064	0.035	0.086
30	0.028	0.064	0.035	0.089
45	0.023	0.060	0.031	0.077
1 hour	0.022	0.053	0.030	0.069
1.5	0.022	0.042	0.025	0.047
2	0.015	0.037	0.032	0.044
3	0.016	0.033	0.019	0.034
4.5	0.012	0.021	0.014	0.026

The peak flow discharges in Table 3 demonstrate an increase in post-development (unattenuated) flow rates in critical storm events. With an increase greater than 5% for both minor and major storm, the development requires attenuation of peak flows leaving the site, with the following solution being proposed:

- Detention storage via 3 x 5000L tanks near the building perimeter.
- Detention storage via a 10m long bioretention / gravel-filled trench.

The results from modelling this proposed solution in DRAINS can be seen in Table 4, with comparison to the total pre-development peak flows leaving the site.

Table 4 – Pre- and Post-Development (Attenuated) Peak Flows.

Storm Duration	Peak Flow Discharges			
	Pre-development		Post-development (attenuated)	
	Minor 39.35% AEP (m3/s)	Major 1% AEP (m3/s)	Minor 39.35% AEP (m3/s)	Major 1% AEP (m3/s)
5 minutes	0.006	0.033	0.015	0.040
10	0.015	0.058	0.024	0.052
15	0.021	0.067	0.027	0.053
20	0.024	0.063	0.028	0.056
25	0.026	0.064	0.026	0.063
30	0.028	0.064	0.027	0.066
45	0.023	0.060	0.023	0.059
1 hour	0.022	0.053	0.023	0.049
1.5	0.022	0.042	0.021	0.038
2	0.015	0.037	0.021	0.038
3	0.016	0.033	0.017	0.030
4.5	0.012	0.021	0.013	0.021

From comparing total peak flow discharges from the site in Table 4, the model of the post-development site conditions with attenuation results in an equal volume of stormwater leaving the site in minor storms and a lesser volume in major storm events. Therefore, the post-development site with the proposed attenuation achieves a non-worsening discharge condition compared to pre-development conditions in both minor and major storm events.

A summary of the pre-development and post-development peak flows are shown in Table 5 below.

Table 5 - Peak Flow Discharges Summary.

Discharge Reference	Northern Site Boundary	
Storm Event	Minor 39.35% AEP	Major 1% AEP
Pre-Development (m ³ /s)	0.028	0.067
Post-Development (m ³ /s)	0.039 (+39.3%)	0.092 (+37.3%)
Post-Development (with detention) (m ³ /s)	0.028 (+0%)	0.066 (-1.5%)

Note: Percentages shown in Table 5 represent the difference in post-development peak discharges compared to the pre-development site condition. **Red** = increase of >5% (unacceptable), **Yellow** = increase <5% (negligible) or equal (non-worsening), **Green** = decrease (positive).

4. Stormwater Management Strategy

The results for the total stormwater runoff from the site demonstrate that the post-development flows lead to increases in stormwater discharges for both minor (1-in-2-year) and major (1-in-100-year) storm events, requiring attenuation of stormwater on-site to produce a non-worsening effect.

Therefore, the overall stormwater strategy is to:

- Adequately size all roof gutters for an AEP 1% storm event.
- Connect all roofed areas to 3 x 5,000L rainwater tanks as per the "Proposed Drainage Layout" in Appendix B (approximate 13.7m³ total detention storage required). The tanks are to be connected in series via a 150mm uPVC pipe at the base of the tanks. The final tank in series is to have a low flow discharge pipe, with a 60mm orifice plate located 200mm above the base of the tank, connected to a 100mm diameter uPVC low flow outlet pipe.
 - Additional (or larger) tanks will be required if retention storage is required for rainwater harvesting and reuse on-site. The final detention tank in the series (tank with orifice outlet) will require an overflow pipe at the top which is connected to the outlet pipe. See Appendix D for a diagram of a typical detention tank.
- Include a bioretention trench along the western end of the northern site boundary, to collect and discharge stormwater across the northern boundary as sheet flow. The bioretention trench is to be designed in accordance with IPWEAQ Standards with layers as per Standard Drawing DS-070 (Appendix C, note that the underdrain pipe will not be required). The trench is proposed as 1m wide x 10m long, located as per Appendix B. The side of the trench along the northern boundary is to have a lesser height than the opposing side (sloped top surface at 1:4 minimum) to ensure

discharge towards the north. Any planned boundary fence at this location should be pervious to avoid stormwater ponding within the site. Bioretention trench layer depths and details are subject to detailed design.

- The primary function of this bio-retention trench is to act as a dispersion trench, ensuring sheet flow instead of concentrated flow is discharged across the site boundary. The piped discharge from the detention tanks is to discharge into the bottom of this trench, to ensure there are no concentrated discharges as a result of piped outlets.
- The trench may be gravel-filled if preferred, requiring 550mm depth of gravel to allow for appropriate pipe cover at the outlet point (base of trench). Note that a gravel filled trench may not contribute towards the landscaping areas, as proposed along the northern boundary of the site (Figure 7).
- Include four (4) grated stormwater sag pits within the proposed driveway to capture water falling on paved ground areas. All pits are to be 450x450mm and are to be located in the approximate centre of the driveways, in locations resembling the proposed drainage layout in Appendix B.
 - There should be a low point along the centre of the driveways with appropriate falls towards the pits to ensure stormwater does not pond within the driveways or parking spaces.
 - All pits are to be connected with 100mm diameter uPVC pipes, with an outlet pipe connecting the final pit in series to the bio-retention trench at the northern boundary of the site.
- Monitor for erosion and adequately maintain all pits, pipe inlets/outlets, trenches and discharge points.
- Do not pond water within the site. All stormwater leaving the site as overland flow should be as sheet flow (not concentrated at any points).
- Finished floor levels shall be minimum 50mm above surrounding impermeable (paved or concreted) areas that slope away from the building at minimum fall of 1:40 (2.5%) for a minimum distance of 1m.

A copy of the DRAINS Model is attached in Appendix A.

5. Design Assumptions

The assumptions made in calculating the on-site flows are:

1. All water up to the 1% AEP event can be safely discharged to the site boundaries.
2. Site will not be affected from any stormwater flow backup or ponding issues downstream.
3. Stormwater will act generally in accordance with the assumptions made in the DRAINS model.
4. Overflow discharge level is constant across the length of the retention trench.
5. Bioretention trench (filter media) has a 0.2-0.3 effective porosity.

6. Conclusions

In summary:

- The development will lead to increases in stormwater flow discharging from the site for the specified design storm events.
- The effects of the increased discharge may be adequately managed by use of the proposed stormwater system, comprising of:
 - A 1m wide x 10m long retention trench (bio-retention or gravel-filled) at the northern boundary, to discharge stormwater across the boundary as sheet flow.
 - 3 x 5,000L rainwater tanks, connected with a 150mm diameter pipe between tanks and a 100mm uPVC diameter outlet pipe with a 60mm orifice at 0.2m above the base of the final tank in series discharging to the base of the retention trench. If different sized tanks are to be used, a minimum 13.7m³ detention storage volume is required.
 - 4 x grated stormwater sag pits (450 x 450mm) located in the centre of driveways with 100mm diameter uPVC pipes between pits and discharging to the base of the retention trench.
- The northern site boundary will be used as the legal point of discharge, as per the existing drainage conditions of the site.

I believe that the above response satisfies the requirements of QUDM and South Burnett Regional Council requirements with respect to stormwater management – subject to the application of reasonable and relevant conditions.

Should you require further assistance or information, please feel free to contact ATC on ☎ 07 4162 2378 or email ✉ office@atcengineers.com.au.

Regards



Philip De Guzman
Technical Services | Design Manager
BSCE *cum laude* MEng Phd RPEQ (Civil / Structural)

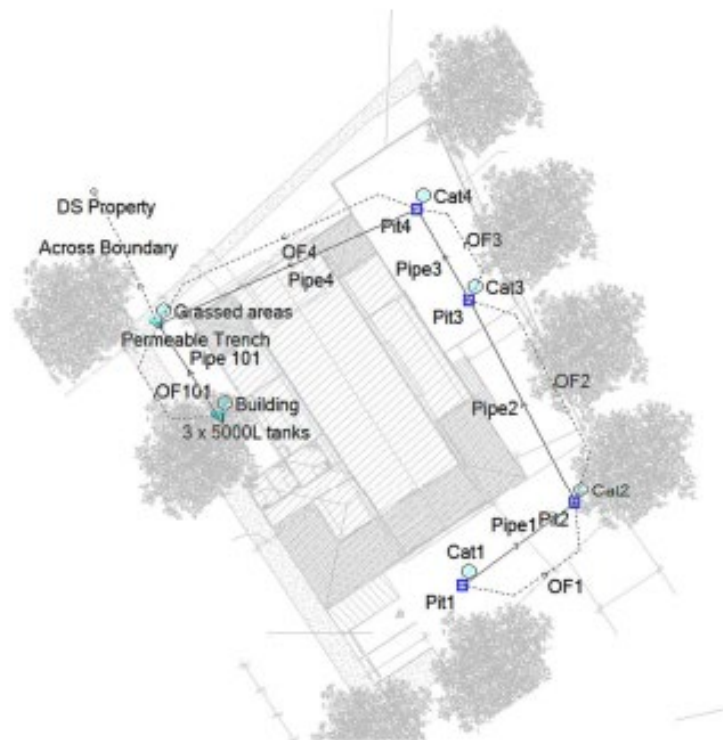
APPENDIX A

DRAINS Layout

Pre- & Post- Development



Post- Development with Attenuation



DRAINS Critical Storm Results

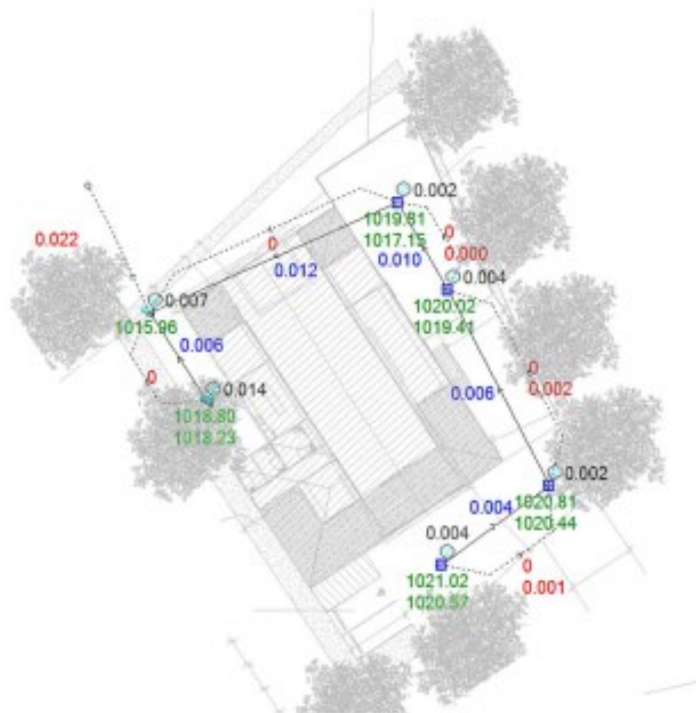
Note: Displayed flows are representative of median/critical storms as modelled using DRAINS software and do not reflect the peak or maximum flow conditions.

Minor (39.35% AEP)

Pre- & Post- Development



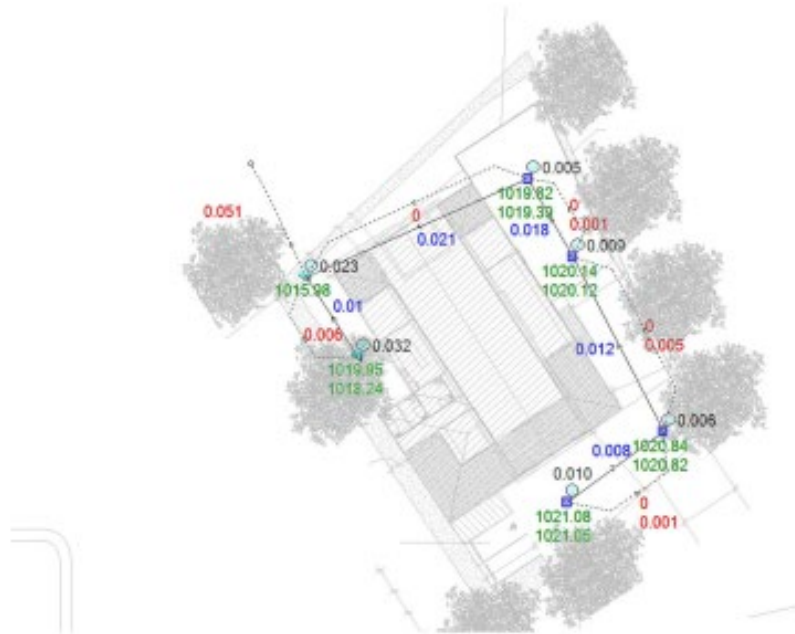
Post- Development with Detention



Pre- & Post- Development



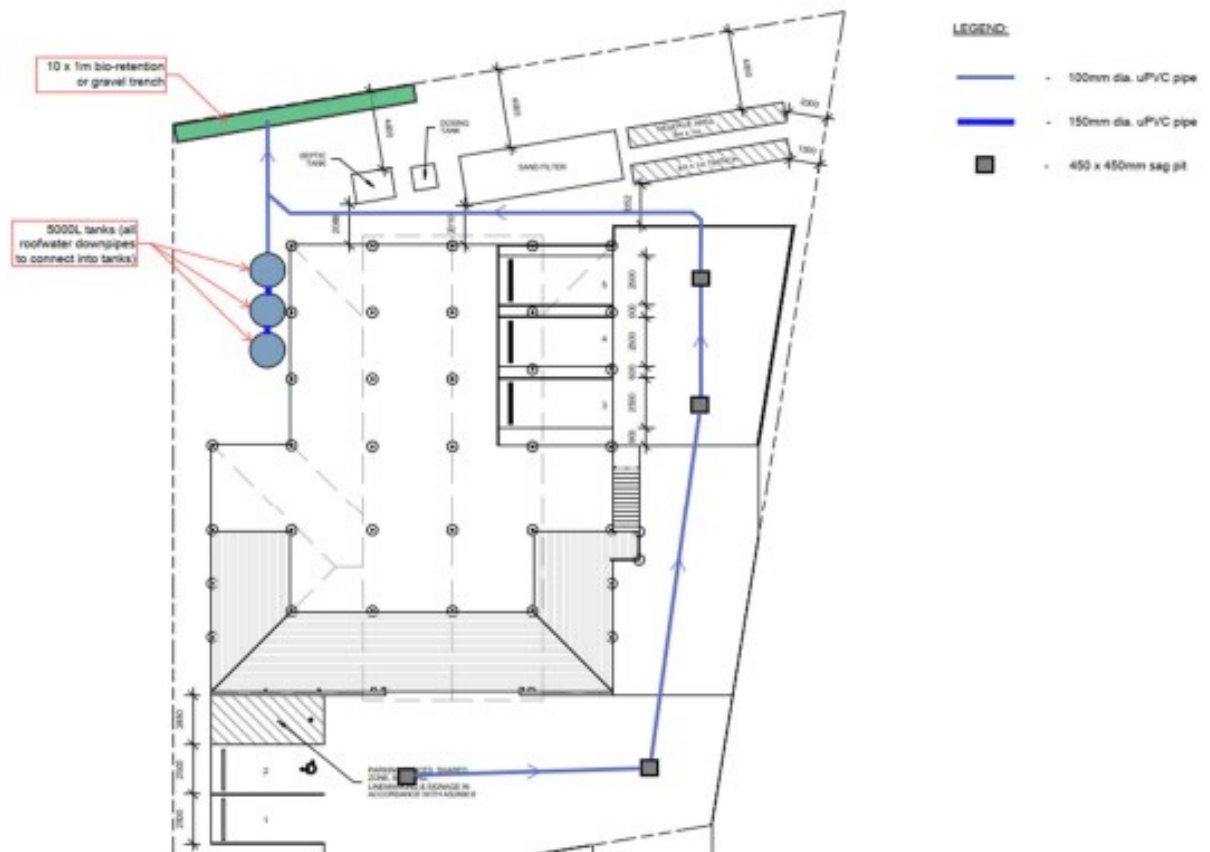
Post- Development with Detention



APPENDIX B

Proposed Drainage Layout – Schematic Only

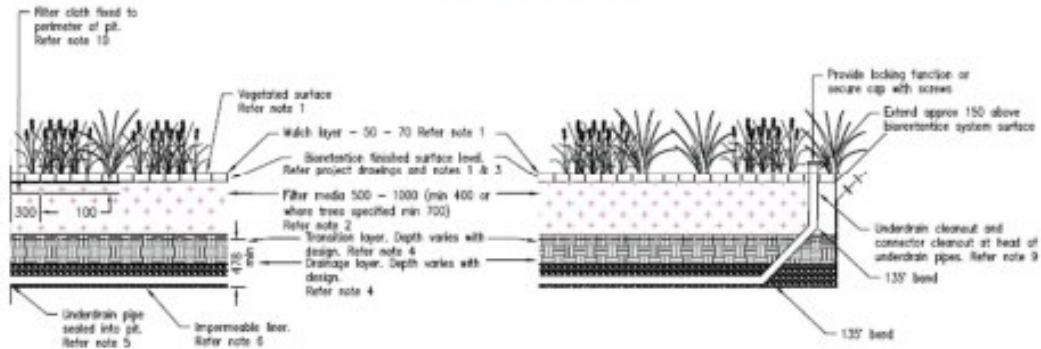
Note: Final location of water tanks to be determined on-site.



APPENDIX C

Bioretention Trench Standard Drawings

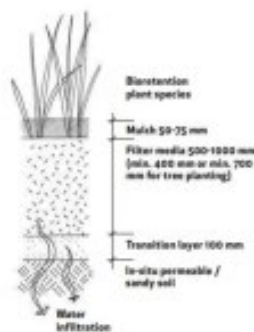
Note: Inlet pipe into the trench only without outlet and underdrain pipes. Layers as per "Type 4 – Pipeless" section.



NOTES:

1. Bioretention system surface. Surface level is top of filter media. Surface to be mulched and planted as per project drawings and the 'Bioretention Technical Design Guidelines' (Water by Design).
2. Filter media specification shall be in accordance with the 'Adoption guidelines for Stormwater Biofiltration Systems (CRC for water sensitive cities) and the 'Bioretention Technical Design Guidelines' (Water by Design). Bioretention hydraulic conductivity shall be in accordance with Practice Note 1: In situ Measurement of Hydraulic Conductivity' (PAWS). The number of samples to be tested shall be in accordance with the 'Construction and Establishment Guidelines - Swales, Bioretention Systems and Wetlands' (Water by Design).
3. Construction tolerances shall be in accordance with the 'Construction and Establishment Guidelines - Swales, Bioretention Systems and Wetlands' (Water by Design).
4. Transition layer and drainage layer depths vary with design. Depths and specification to be in accordance with project drawings and the 'Bioretention Technical Design Guidelines' (Water by Design).
5. Underdrain. Slotted rigid pipe laid flat. Refer to project drawings for diameter and pipe invert. Pipe should not be installed with a filter sock surrounding pipe. Underdrain pipes shall be sealed into pits using groud or other approved watertight seal.
6. Impermeable liner. Compacted clay or synthetic liner with permeability of no greater than 1×10^{-10} m/s. Impermeable liner to be sealed around all protrusions. Synthetic liners to be installed and sealed in accordance with manufacturers requirements. Impermeable liner as per project drawings and 'Bioretention Technical Design Guidelines' (Water by Design).
7. Underdrain outlet riser establishes max saturated zone water level. Underdrain outlet riser as per project drawings and 'Bioretention Technical Design Guidelines' (Water by Design).
8. Vegetated border. Slope and planting to be in accordance with project drawings and 'Bioretention Technical Design Guidelines' (Water by Design).
9. Inspection/cleanout point. Vertical solid pipe section attached to the end of each underdrain in accordance with project drawings and the 'Bioretention Technical Design Guidelines' (Water by Design).
10. Filter cloth to be fixed to perimeter of pit to avoid runnelling of water between pit and soil interface. Begin filter cloth 100 above surface. Extend to 100 below surface. Continue 300 horizontally into filter media.
11. For general design and construction notes refer to DS-038.
12. All dimensions in millimetres unless otherwise noted.

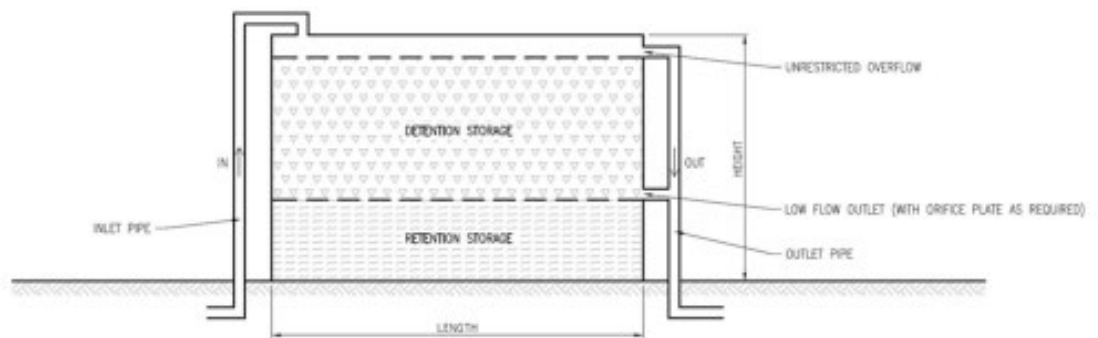
Source: IPWEA Standard Drawings – Drainage and Water Quality



TYPE 4 PIPELESS

APPENDIX D

Proposed Detention Tank Diagram



List of Submitters

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Only Properly Made Submissions are to be included in this notice

*K. Schemioneck
251 Connolly Road
GEHAM QLD 4352*

*M. Mahoney
PO Box 995
Buderim Qld 4556
21 Burton Street
MOWBULLAN QLD 4405*

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