

Officer: Development Engineer - Basanta
Direct Telephone: 07 4189 9100
Our Reference: OPW25/0018

22 December 2025

ATC Consulting Engineers & Project Managers Pty Ltd
PO Box 550
KINGARROY QLD 4610

Dear Sir/Madam

Decision Notice

Planning Act 2016

I refer to your application and advise that on 17 December 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: OPW25/0018
Street Address: Taylors Road, KINGARROY
Real Property Description: Lot 94 on SP348421
Planning Scheme: South Burnett Regional Council

DECISION DETAILS

Type of Decision: Approval
Type of Approval: Development Permit for Operational Works (Roadwork, Drainage Work, Stormwater, Earthworks, Water Infrastructure, Sewage Infrastructure)
Date of Decision: 17 December 2025

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is 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

- ENG1. Compliance with the plans and specifications submitted with Development Application OPW25/0018, approval conditions, all Council Planning Scheme Policies and Reconfiguration of a Lot Approval Number RAL24/0026.
- ENG2. This approval extends to Road work, Drainage work, Stormwater, Earthworks, Water Infrastructure & Sewage Infrastructure as detailed, and is conditional upon a set of "Issued for Construction" drawings, amended if required by the conditions of this approval, being submitted to Council for endorsement, prior to pre-start meeting.
- ENG3. Undertake all approved works and works required by conditions of this development approval at no cost to Council.
- ENG4. Submit to Council, electrical underground power and street lighting plans certified by a suitably qualified Engineer (RPEQ – Electrical) for approval, prior to Council's endorsement of the Plan of Survey. Be responsible to check and ensure that electrical drawings do not conflict with the civil engineering design.
- ENG5. Submit to Council for approval, an Inspection and Test Plan certified by a suitably qualified Engineer (RPEQ – Civil) prior to commencement of any work and prior to any pre-start meeting.
- ENG6. Pay to Council, inspection fees based on Council's Fees and Charges current at the time of commencement of works and based on the estimated project cost as estimated or accepted by Council prior to the pre-start meeting.
- ENG7. Ensure that supervision of all construction works are carried out by a suitably qualified and experienced Engineer (RPEQ).
- ENG8. Adhere to the following hours of construction unless otherwise approved in writing by Council:

Monday to Saturday:	6.30am to 6.30pm	Noise permitted
Monday to Sunday:	6.30pm to 6.30am	No noise permitted
Sunday and Public Holidays:		No noise permitted

Do not conduct work or business that causes audible noise from or on the site outside the above hours.

- ENG9. Be responsible to carry out Work Health and Safety legislative requirements.
- ENG10. Ensure all work sites are maintained in a clean, orderly state at all times.
- ENG11. Manage all waste in accordance with the relevant legislation and regulations and dispose of regulated waste at a licensed facility of South Burnett Regional Council by a licensed regulated waste disposal contractor.
- ENG12. 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.

- ENG13. 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 damage immediately upon completion of works associated with the development.
- ENG14. Submit to Council, a Certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements, prior to Council's endorsement of the Plan of Survey.
- ENG15. Works are to be constructed generally in accordance with the specification requirements outlined in Aus-Spec #1 and the IPWEAQ Standard Drawings unless otherwise approved by South Burnett Regional Council.

ROADWORKS

- ENG16. Submit to Council for approval, final pavement designs certified by an RPEQ to Austroads' or the Department of Transport and Main Roads' design standards after stripping of topsoil and assessment of soaked sub-grade CBR values, and using an ESA's or design traffic based on traffic engineering predictions.
- ENG17. Ensure fill placed under the road formation in embankment situations is compacted to achieve 98% standard compaction. Testing and supervision of such fill must be in accordance with the testing requirements of EDROC and at Level 2 Supervision of AS3798.
- ENG18. Ensure that backfilling of road crossings with an insitu material to subgrade level is compacted to achieve 97% standard compaction.
- ENG19. Base gravel is to be Type 3, Subtype 2 material or higher quality. Provide recently undertaken compliance testing from the stockpile used for the project for materials from non-certified Quarries by Council.
- ENG20. Sub-base gravel is to be Type 3, Subtype 3 material Provide recently undertaken compliance testing from the stockpile used for the project for materials from Quarries non-certified by Council.
- ENG21. Surface all new roads with a 10mm asphalt mix, with a minimum nominal 30mm thickness with AMC0 prime coat, or as approved otherwise by Council. Submit to Council for approval, a surfacing design prepared by an RPEQ - Civil, a minimum of 48 hours prior to commencement of the surfacing works.
- ENG22. Provide temporary signage and traffic control for construction in dedicated road reserves in accordance with Part 3 (Works on Roads) of Manual of Uniform Traffic Control Devices (MUTCD) - Department of Transport and Main Roads.
- ENG23. Install and/or modify all street signs and linemarking to suit the new works in accordance with the MUTCD. Install new or relocated signage using V-Lok installation system. All new signage shall be Class 1 retro-reflective material to AS1743.
- ENG24. Submit to Council for approval, a Traffic Management Plan prior to commencement of any works involving closing of Council roads or working on or adjacent to existing roads.

- ENG25. The Traffic Management Plan and Work Method Statements in accordance with the *Work Health and Safety Act 2011* requirements shall be maintained on-site at all times.

STORMWATER

- ENG26. Provide a Closed-Circuit Television (CCTV) inspection undertaken by an accredited provider, of all underground stormwater drainage and interallotment drainage.
- ENG27. Provide appropriate energy dissipation from the temporary detention basin outlet to prevent scouring or other nuisance.
- ENG28. The temporary detention basin shall only be removed once a permanent connection is provided for the upstream for the interallotment drainage.
- ENG29. All inter-allotment drainage shall be contained with a 3 metre wide easement.
- ENG30. Ensure that earthworks and fill on the subject land do not lead to ponding of stormwater or actionable nuisance and ensure all lots, both internal and adjoining, drain freely to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.
- ENG31. Do not concentrate stormwater onto adjoining properties.
- ENG32. Provide appropriate energy dissipation and scour protection measures at stormwater outlets.

DEVELOPMENT WORKS

- ENG33. Maintain erosion and sedimentation controls at all times during the course of the project and the ensuing defects liability period. Council Officers will inspect and assess the sediment and erosion control measures and temporary fencing implemented, and any alterations and/or supplementary works required must be incorporated.
- ENG34. Implement measures to prevent site vehicles tracking sediment and other pollutants from the site onto adjoining streets during the course of the project, and to prevent dust nuisance during construction and the ensuing defects liability period.
- ENG35. Access via Bernard Crescent is to be minimised to limit the amount of heavy traffic traversing the residential area in Bridgman Parade.
- ENG36. Be responsible for protecting nearby property owners from dust pollution arising from construction and maintenance of the works required by this approval, and comply with any lawful instructions from the Assessment Manager if, in his opinion, a dust nuisance exists.
- ENG37. Adjust all access chamber surface levels to provide a freeboard of 100mm above the finished ground surface level, where the work involves excavation or filling over, or adjacent to water supply, sewerage or gas infrastructure. Be responsible for all costs associated with the adjustment of the chamber levels and the works to be undertaken by Council on a Private Works Quotation basis.
- ENG38. Waste material as a result of demolition work and excavation work must not be used as fill as described within the *Waste Reduction and Recycling Act 2011*.

EARTHWORKS

- ENG39. Supervise bulk earthworks to Level 1 or Level 2 as applicable and have a frequency of field density testing carried out in accordance with Table 8.1 of AS3798.
- ENG40. Contain cut or fill batters wholly within the subject land. Do not place fill on adjacent properties without providing Council with written permission from the respective property owner(s).
- ENG41. Do not store plant or material on adjoining lands without written permission from the respective property owner(s).
- ENG42. Do not use contaminated material as fill on the site. Undertake any filling using inert materials only, with a maximum particle size of 75mm.
- ENG43. Ensure open drains and fill platforms are constructed with a longitudinal grade on no less than 0.1%.
- ENG44. Submit to Council, the following for approval in the event it is proposed to import material to or export material from the site, prior to commencement of the work:
- (a) Details of the location of any material to be sourced for fill including the volume of fill to be moved from any particular source site;
 - (b) Details of the final location for any material to be exported from the site from excavations including the volume to be moved to any particular site; and
 - (c) The proposed haulage route(s) and truck sizes for carting of the material.

Note: Further Development Applications may be required to be submitted to and approved by Council for sites proposed to import material from or export material to, or conditions may be applied to any sites endorsed in accordance with this condition, e.g. submit a Traffic Management Plan to Council for acceptance, or rehabilitation of the site. Any required approvals are to be in place prior to commencement of the work.

This approval does not extend to any material proposed to be imported to or exported from the site:

- (d) other than from or to site(s) that have a current Development Approval enabling them to export/accept any material; or
- (e) the material is being exported to and accepted at a licensed Council refuse facility.

SEWERAGE

- ENG45. Construct sewerage networks in accordance with the *WBBUWA Design and Construction Standards*, Council Specifications, and Customer Service Standards.
- ENG46. Conduct vacuum testing, cleaning and CCTV video inspection to a Council approved standard.
- ENG47. Provide Council's Engineering Services with a minimum of two (2) working days notice when any temporary stoppages to sewage flow are expected.
- ENG48. All live works associated with sewerage must be performed by South Burnett Regional Council (or under the supervision of a South Burnett Regional Council Officer if considered appropriate).

- ENG49. Construct house connection branches in accordance with Council's Standard Drawing current at the time of commencement of construction.
- ENG50. Mark house connection branches with a single vertical PVC electrical conduit (or similar material) 40mm in diameter and 2,000mm long, placed at the invert of the HCB and brought to surface, and mark with the Words "*Sewer Connection 2 M*".

WATER SUPPLY

- ENG51. Construct water supply networks in accordance with the *WBBUWA Design and Construction Standards*, Council Specifications, and Customer Service Standards.
- ENG52. All live works associated with water must be performed by South Burnett Regional Council (or under the supervision of a South Burnett Regional Council Officer if considered appropriate).
- ENG53. Install valve markers and hydrant markers including RPMs on the completed roads to Council's standards.
- ENG54. Water mains are to conform to a minimum Class 16 pipe and ensure construction works are completed, cleaned, tested, chlorinated and swabbed in accordance with the *SEQ Design and Construction Standards* prior to connection to existing Council mains.
- ENG55. Provide fire hydrants in all new roads at intervals of not more than 80 metres.
- ENG56. Provide property connections in accordance with Council's Standards. Ensure services are:
(a) terminated with an approved stop tap in accordance with the Standard Drawing;
(b) "live" during water main testing and shall be left live after construction; and
(c) "open" for testing at the on-maintenance inspection.
- ENG57. Do not keep any external water services interrupted for more than a cumulative total of three hours during development works, and a minimum of five (5) days notice of any interruptions must be provided to Council and any relevant consumers.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

- ENG58. Prior to pre-start meeting, submit to Council for endorsement, a Construction and Nuisance Management Plan for the approved development works for the site. The Plan is to cover, but not be limited to the following:
- i. air quality management;
 - ii. noise and vibration management;
 - iii. storm water quality management;
 - iv. erosion and sediment management;
 - v. waste management;
 - vi. complaint management;
 - vii. community awareness;
 - viii. preparation of site work plans;
 - ix. workers' car parking arrangements; and
 - x. traffic control during works.
- ENG59. Implement the approved Construction and Nuisance Management Plan at all times during construction of the development.

- ENG60. Ensure a legible copy of the approved Construction and Nuisance Management Plan is available on site at all times during construction and earthworks.

INSPECTIONS AND TESTING

- ENG61. Submit to Council the pre-start meeting agenda at the confirmation of a date and time for the meeting.
- ENG62. Provide Council with a minimum of two clear working days' notice to undertake compulsory inspections and meetings at the following stages:
- (a) Pre-start meeting with Council, Contractor, Supervising Engineer and developer;
 - (b) Water: in accordance with Council's Minimum Requirements for Water and Sewerage Works, and:
 - i. prior to backfilling of each water main;
 - ii. prior to backfilling of each water connection point;
 - iii. prior to connection of any works to the reticulated water supply systems;
 - iv. at the time of super-chlorination works and swabbing of mains; and
 - v. at the time of any testing of each and every water main;
 - (c) Sewer: in accordance with Council's Minimum Requirements for Water and Sewerage Works, and:
 - i. prior to backfilling of each sewer main;
 - ii. prior to backfilling of each property connection point;
 - iii. prior to connection of any works to the existing sewer network;
 - iv. at the time of any testing of each and every sewer main; and
 - v. at the time of CCTV inspection to facilitate Council's acceptance of the works on and off-maintenance;
 - (d) Stormwater:
 - i. prior to backfilling of any stormwater drainage works; and
 - ii. at the time of CCTV inspection to facilitate Council's acceptance of the works on and off-maintenance;
 - (e) Structural steel inspection prior to pouring of any structural concrete including cast in-situ stormwater and sewer manholes and gully pits;
 - (f) prior to back filling road crossings;
 - (g) following preparation and compaction of road sub-grade;
 - (h) following placement and compaction of each road pavement layer and prior to laying of the next pavement layer or surfacing layer;
 - (i) of the finished pavement surface prior to any bitumen primer-seal or prime or asphalt surfacing;
 - (j) at the point of completion of all works before placing on-maintenance; and
 - (k) at the point of requesting Council to accept the works off-maintenance.
- ENG63. Submit to Council, all inspection and test data in its entirety prepared by the applicant, Engineer, Principal Contractor or by Subcontractors in relation to the Operational Work or as described in the application prior to Council's endorsement of the Survey Plan. Undertake any further inspection, testing or analysis required, due to failure of

work to meet specifications or where the testing previously provided is considered insufficient on behalf of the Principal Contractor by a NATA accredited entity (where applicable).

- ENG64. Uncover all works covered prior to inspection to allow inspection by Council at Council's sole discretion.
- ENG65. Allow Council to enter a work site to which this approval relates and undertake testing or analysis of any part of the construction, and Council is not liable for the rectification of or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers must be considered to be a condition of approval and undertaken by the Principal Contractor.
- ENG66. Where complete or incomplete works under this approval adversely affect adjoining properties, Council land, roads or other infrastructure, Council requires by notice, works to be completed.
- ENG67. Undertake any works for the safety or health of the community or protection of infrastructure where Council deems it necessary.

MAINTENANCE

- ENG68. Submit to Council, a written request to place constructed works on-maintenance or off-maintenance from the developer's certifying Engineer stating that all approved works have been completed and are ready for Council inspection.
- ENG69. Submit to Council, a Closed-Circuit Television (CCTV) inspection for all underground stormwater drainage, interallotment drainage and sewerage works undertaken by an accredited provider at on and off-maintenance. A certified copy of the report including a disk or storage device is to be submitted to Council for review and endorsement prior to Council's acceptance of the works on or off-maintenance.
- ENG70. Pay to Council, a maintenance bond of 5% of the cost of the operational work as estimated or accepted by Council, prior to commencement of the on-maintenance period.
- ENG71. Maintenance bond must be provided in the form of a cash bond or a bank guarantee as per current 'Bank Guarantee- Organisational Policy'.
- ENG72. Maintain all works that will become Council infrastructure for a period of 24 months (maintenance period) from commencement of the on-maintenance period. Undertake any necessary maintenance or repairs to non-conforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third-party activity within the maintenance period.
- ENG73. The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake any such works considered by Council as necessary, to rectify any non-compliant works and to protect public safety. In the event that the bond is insufficient to address the non-compliant works, Council reserves the right to seek restitution. After expiration of the maintenance period and where required maintenance is suitably undertaken to Council's satisfaction, the bond will be returned accordingly, after the project is accepted off-maintenance.

- ENG74. The on-maintenance period commences only when Council provides written confirmation that all of the following are completed:
- (a) satisfactory completion of all works and conditions of Operational Work approval including associated Reconfiguring a Lot approval RAL24/0026;
 - (b) provision of all necessary test and quality audit requirements;
 - (c) lodgement with Council, of certification from an RPEQ that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements;
 - (d) lodgement of a maintenance bond of 5% of the cost of the operational work as accepted by Council; and
 - (e) submission of "As Constructed" data in the required format.

AS CONSTRUCTED INFORMATION

- ENG75. Submit to Council within 10 working days of completion of the operational work, suitable "As Constructed" drawings in hard copy and AutoCAD format and on GDA Zone 56 co-ordinates. The "As Constructed" drawings or data capture methods as required by Council must be certified by a Registered Professional Engineer of Queensland (RPEQ) on every drawing and shall be to an appropriate electronic format and standard as required by Council's Infrastructure Services General Manager.
- ENG76. Provide "As Constructed" data for the following elements, where applicable:
- (a) sewerage;
 - (b) water supply;
 - (c) roadworks; and
 - (d) stormwater drainage.

The approval is subject to construction being undertaken in accordance with the Approved Plans prepared by ATC Engineers and Project Managers Project No. 26060 as listed below:

Drawing No./ Revision/Sheet No.	Drawing/Plan Title	Date
001	Cover Sheet and List of Drawings	23/09/2025
101	Control Line Setout Plan	23/09/2025
102	Typical Sections and Kerb Details	23/09/2025
201	General Layout Plan	23/09/2025
202	Longitudinal Section	23/09/2025
203	Cross Sections – Sheet 1 of 3	23/09/2025
204	Cross Sections – Sheet 2 of 3	23/09/2025
205	Cross Sections – Sheet 3 of 3	23/09/2025
208	Allotment Earthworks Plan	23/09/2025
209	Stage Boundary Works	23/09/2025
301	Sewer Reticulation Layout Plan	23/09/2025
302	Sewer Longitudinal Section – Sheet 1	23/09/2025

303	<i>Sewer Longitudinal Section – Sheet 2</i>	23/09/2025
401	<i>Stormwater Catchment Plan</i>	23/09/2025
402	<i>Stormwater Drainage Layout Plan</i>	23/09/2025
403	<i>Stormwater Drainage Longitudinal Section</i>	23/09/2025
405	<i>Stormwater Drainage Details</i>	23/09/2025
501	<i>Electrical Layout Plan</i>	23/09/2025
601	<i>Water Reticulation Layout Plan</i>	23/09/2025
602	<i>Water Reticulation Details</i>	23/09/2025
701	<i>Sediment and Erosion Control Layout Plan</i>	23/09/2025
702	<i>Sediment and Erosion Control Details</i>	23/09/2025
801	<i>Water Main Thrust Block Details</i>	23/09/2025
802	<i>Hydrant and Valve Installation</i>	23/09/2025
803	<i>1050ø Access Chambers Precast Components</i>	23/09/2025
804	<i>House Connection Branches</i>	23/09/2025

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
001	-	<i>Cover Sheet and List of Drawings</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
101	-	<i>Control Line Setout Plan</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
102	-	<i>Typical Sections and Kerb Details</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
201	-	<i>General Layout Plan</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
202	-	<i>Longitudinal Section</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
203	-	<i>Cross Sections – Sheet 1 of 3</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
204	-	<i>Cross Sections – Sheet 2 of 3</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
205	-	<i>Cross Sections – Sheet 3 of 3</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025

208	-	<i>Allotment Earthworks Plan</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
209	-	<i>Stage Boundary Works</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
301	-	<i>Sewer Reticulation Layout Plan</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
302	-	<i>Sewer Longitudinal Section – Sheet 1</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
303	-	<i>Sewer Longitudinal Section – Sheet 2</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
401	-	<i>Stormwater Catchment Plan</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
402	-	<i>Stormwater Drainage Layout Plan</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
403	-	<i>Stormwater Drainage Longitudinal Section</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
405	-	<i>Stormwater Drainage Details</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
501	-	<i>Electrical Layout Plan</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
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602	-	<i>Water Reticulation Details</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
701	-	<i>Sediment and Erosion Control Layout Plan</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
702	-	<i>Sediment and Erosion Control Details</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
801	-	<i>Water Main Thrust Block Details</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
802	-	<i>Hydrant and Valve Installation</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
803	-	<i>1050ø Access Chambers Precast Components</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025
804	-	<i>House Connection Branches</i> , prepared by ATC Engineers & Project Managers Project No 26060	23/09/2025

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:

- ADV1. Prior to commencement of the use or endorsement of the survey plan as applicable, the applicant shall contact Council to arrange a Development Compliance Inspection.
- ADV2. The applicant must ensure compliance with environmental conditions whether required to hold an Environmental Authority or not. These include, but are not limited to water quality, air quality, noise levels, waste waters, lighting and visual quality as a

result of any activity or by-product or storage of materials within the confines of the building(s) and property boundaries.

Any amendment, alteration or addition to the development approval will require further consideration by Council in assessing any changes to the environmental conditions.

ADV3. The *Aboriginal Cultural Heritage Act 2003* (ACHA) is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:

- (i) is not negated by the issuing of this development approval;
- (ii) applies on all land and water, including freehold land;
- (iii) lies with the person or entity conducting an activity; and
- (iv) if breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Co-ordination Unit on telephone (07) 3224 2070 for further information on the responsibilities of developers under the ACHA.

ADV4. 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**.

An applicant may request Council to 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*.

ADV5. Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.

ADV6. The relevant Planning Scheme for this Development Permit is the South Burnett Regional Council Planning Scheme 2017 V2.0. All references to the Planning Scheme and Schedules within these conditions refer to the above Planning Scheme.

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



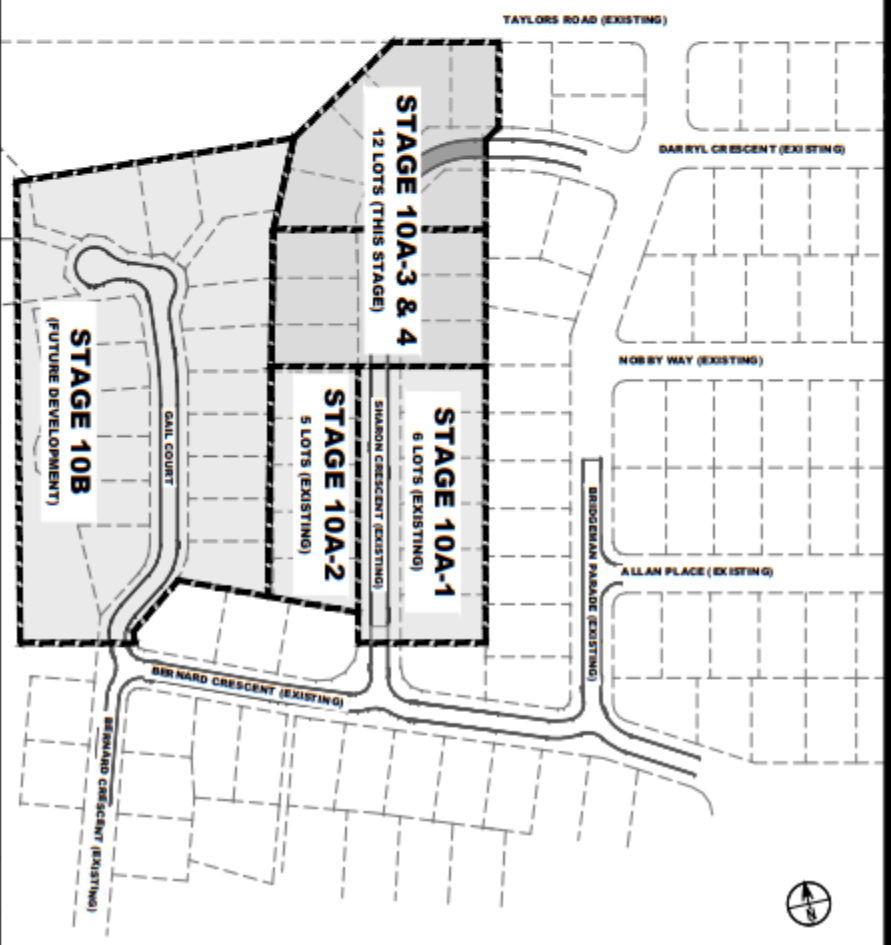
DAVID HURSTHOUSE
COORDINATOR DEVELOPMENT SERVICES

Enc: Approved Plans
 Appeal Rights

PROPOSED RESIDENTIAL SUBDIVISION HILLVIEW ESTATE, KINGARROY (STAGE 10A-3 & 10A-4)



DRAWING NO.	REVISION	DESCRIPTION
001	A	COVER SHEET AND DRAWING LIST
101	A	CONTROL LINE SETOUT PLAN
102	A	TYPICAL SECTIONS AND REIN DETAILS
201	A	GENERAL LAYOUT PLAN
202	A	LONGITUDINAL SECTION
203	A	CROSS SECTIONS - SHEET 1 OF 3
204	A	CROSS SECTIONS - SHEET 2 OF 3
205	A	CROSS SECTIONS - SHEET 3 OF 3
206	A	ALLOTMENT EARTHWORKS PLAN
209	A	STAGE 10A-1 WORKS
301	A	SEWER RETICULATION LAYOUT PLAN
302	A	SEWER LONGITUDINAL SECTION - SHEET 1
303	A	SEWER LONGITUDINAL SECTION - SHEET 2
401	A	STORMWATER COLLECTION PLAN
402	A	STORMWATER DRAINAGE LAYOUT PLAN
403	A	STORMWATER DRAINAGE LONGITUDINAL SECTION
404	A	STORMWATER DRAINAGE DETAILS
501	A	ELECTRICAL LAYOUT PLAN
601	A	WATER RETICULATION LAYOUT PLAN
602	A	WATER RETICULATION DETAILS
701	A	SEWAGE AND DRAINAGE CONTROL LAYOUT PLAN
702	A	SEWAGE AND DRAINAGE CONTROL DETAILS
801	A	WATER MAIN/THREAT BLOCK DETAILS
802	A	HYDRANT AND VALVE INSTALLATION
803	A	100MM ACCESS CHAMBERS PRECAST COMPONENTS
804	A	HOUSE CONNECTION BRANCHES



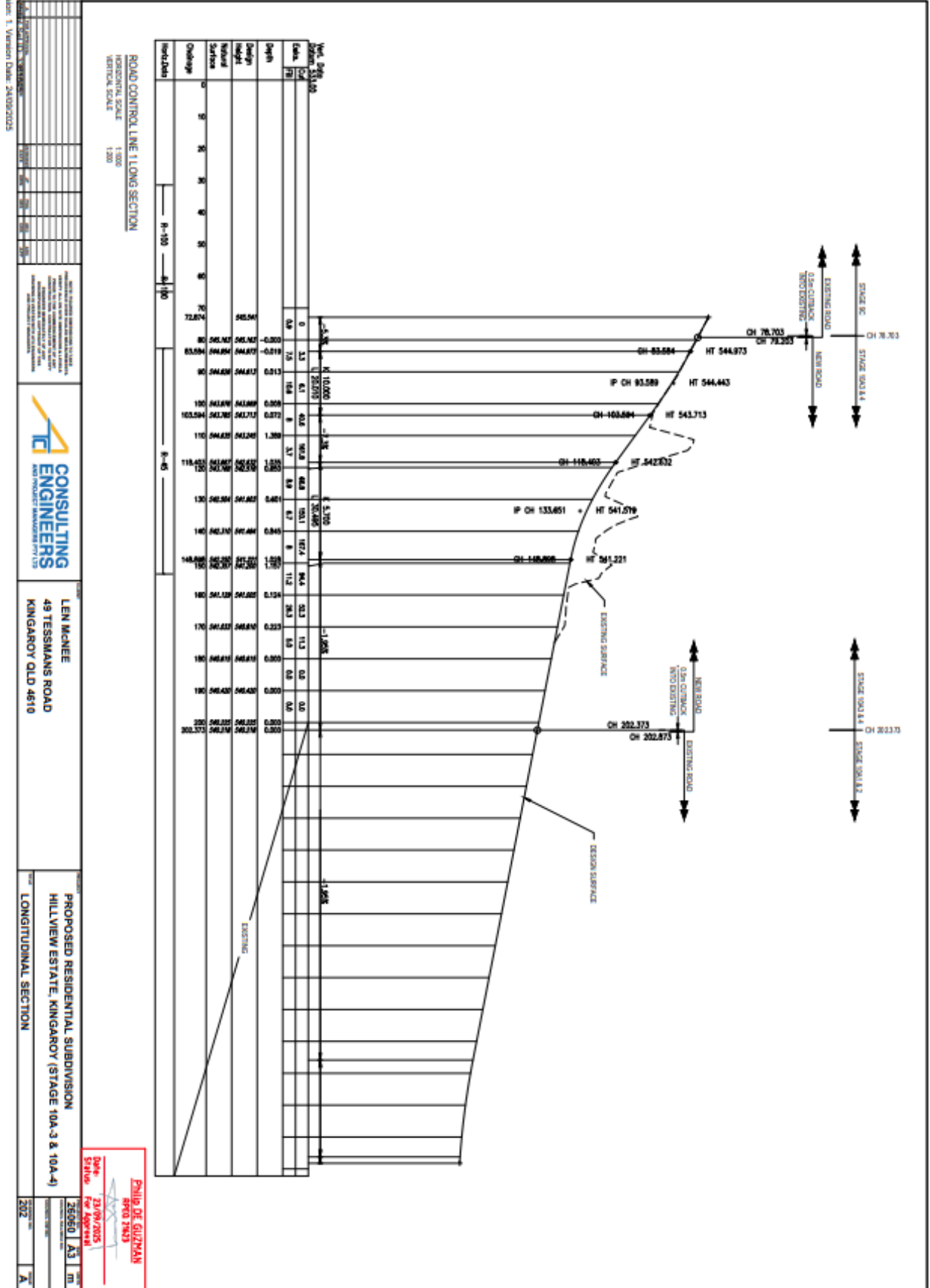
PHILIP DE GUTMAN
PROJ 10A3
Date: 23/09/2025
Status: For Approval

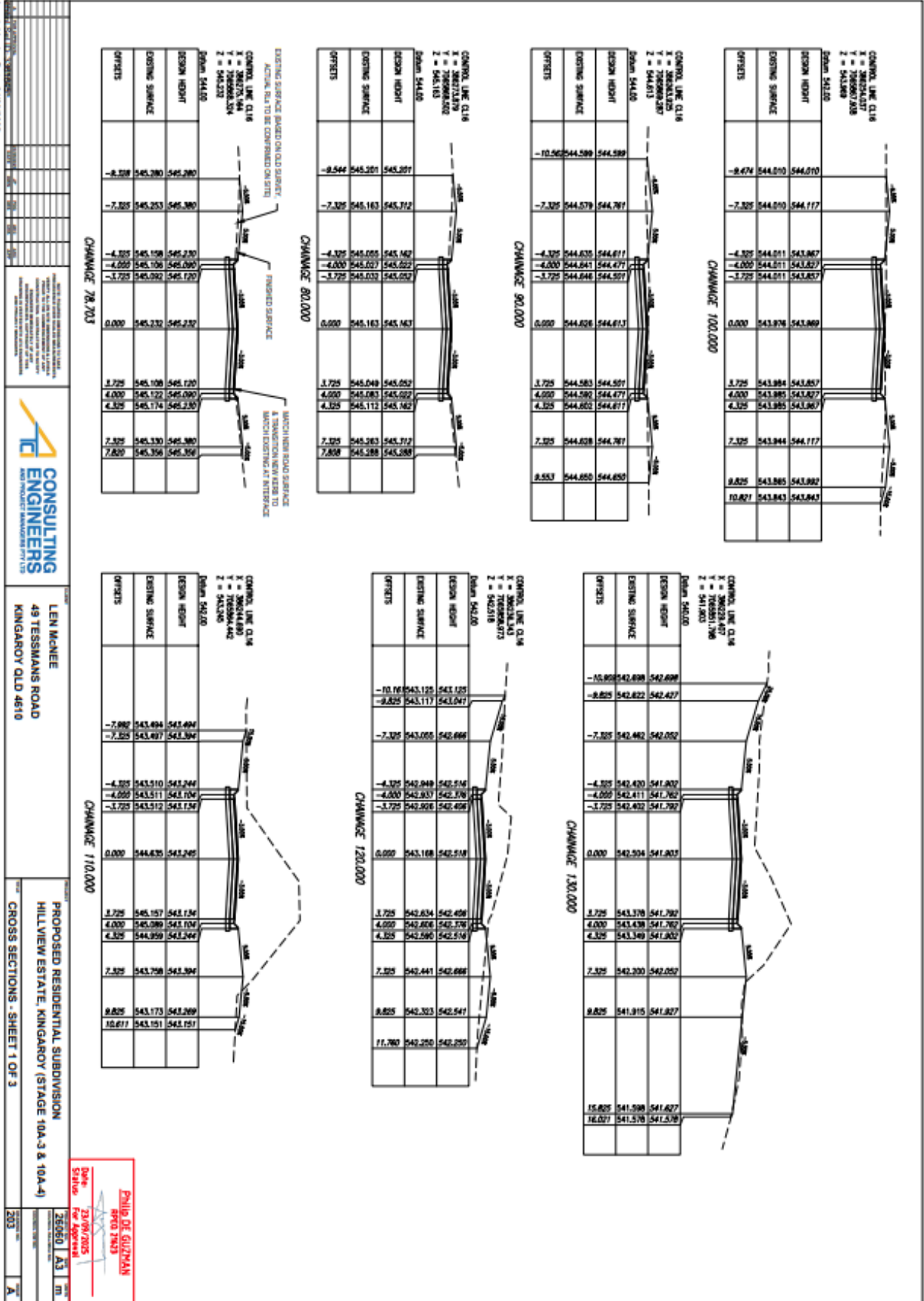
CONSULTING ENGINEERS AND PROJECT MANAGERS PTY LTD

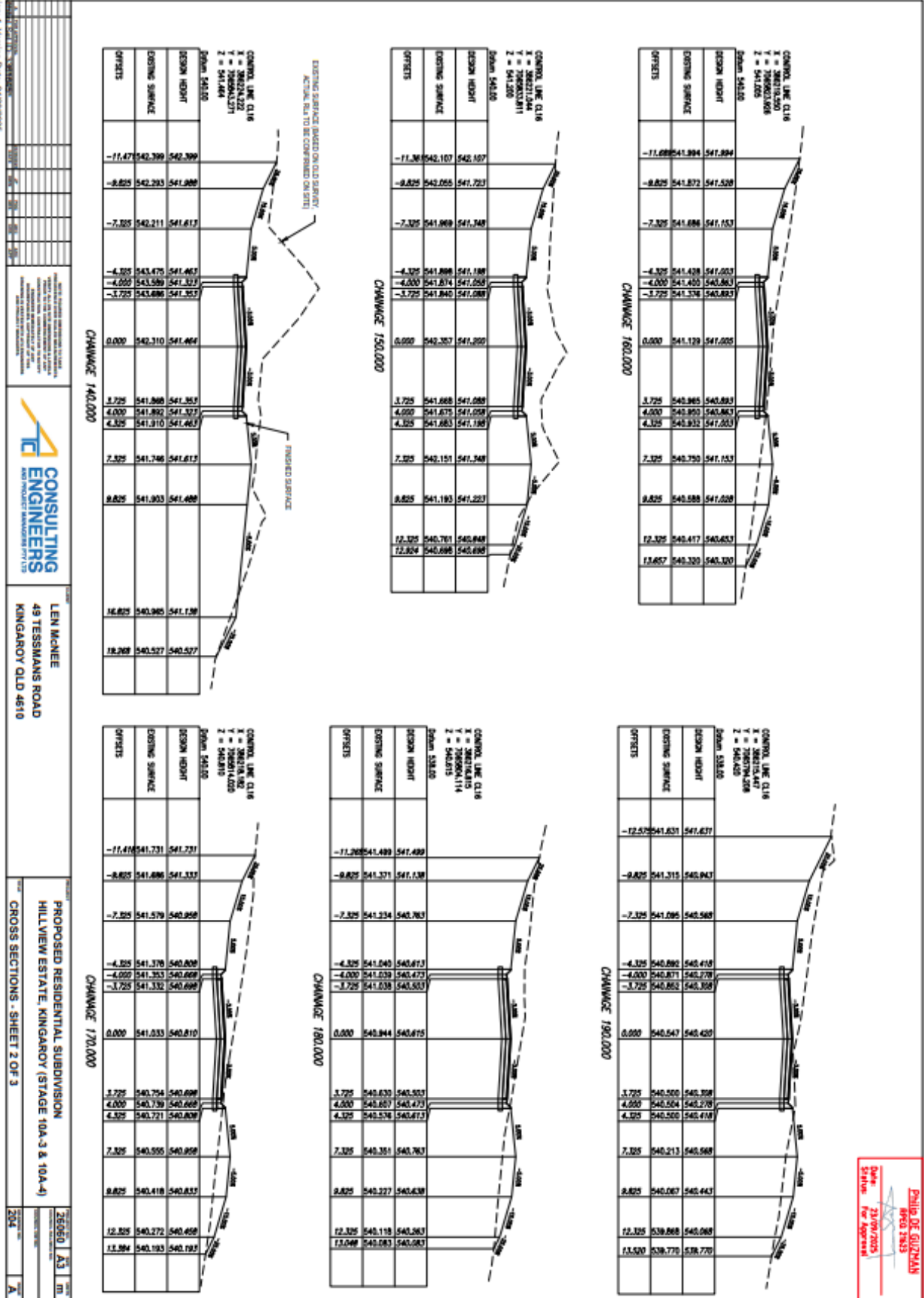
LEN MCNEE
49 TESSMAN ROAD
KINGARROY QLD 4610

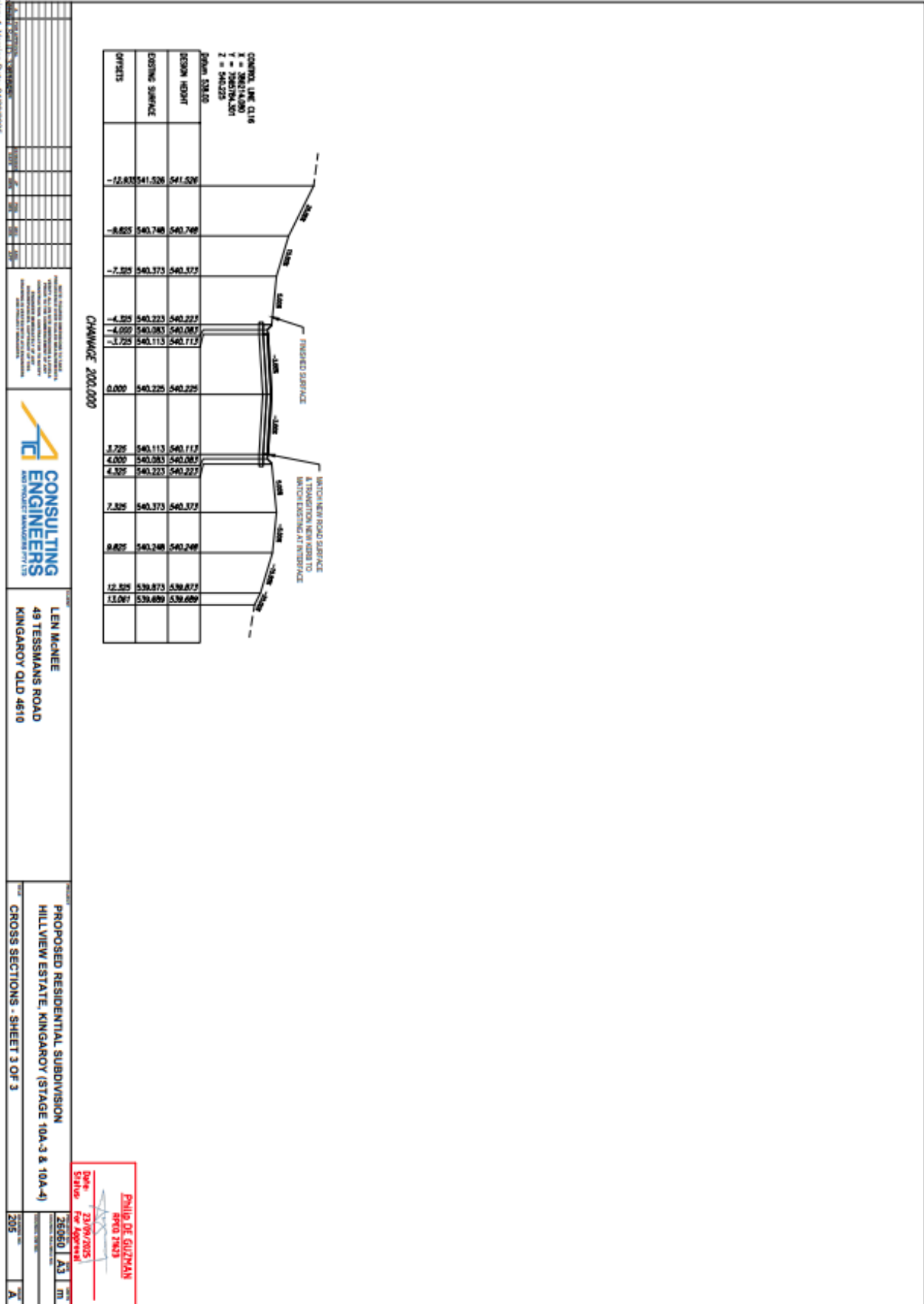
PROPOSED RESIDENTIAL SUBDIVISION
HILLVIEW ESTATE, KINGARROY (STAGE 10A-3 & 10A-4)
COVER SHEET AND LIST OF DRAWINGS

25050 A3 m
001 A









PHILIP DE GUZMAN
APPROVED
Date: 23/03/2019
Status: For Approval

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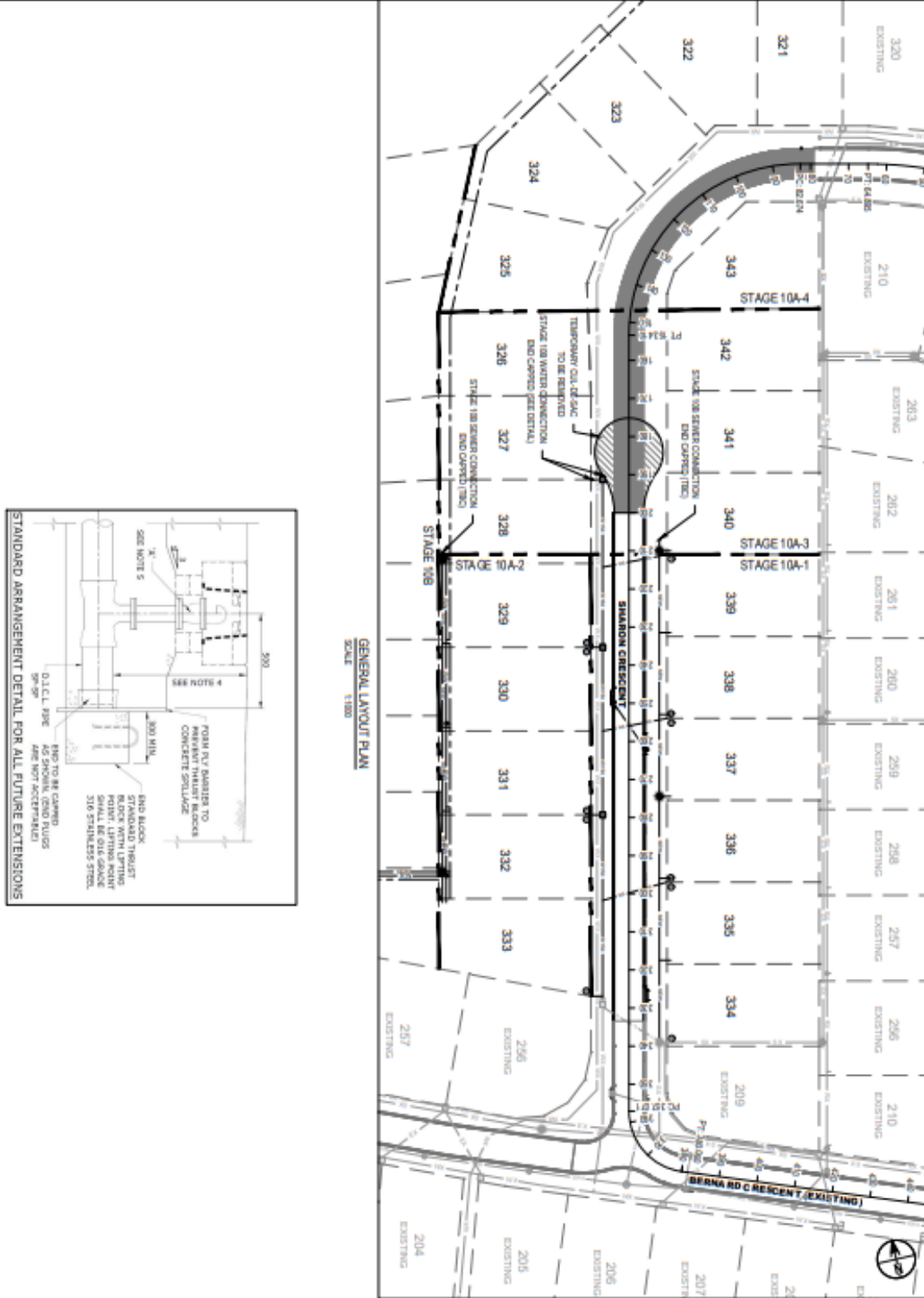


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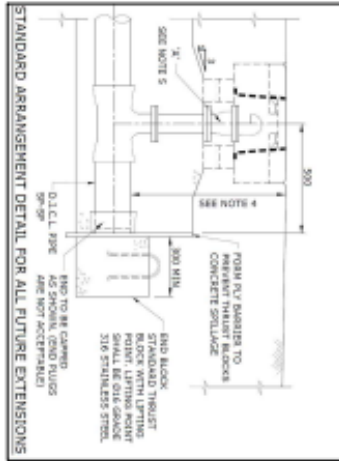
PROPOSED RESIDENTIAL SUBDIVISION
HILLVIEW ESTATE, KINGAROO (STAGE 10A.3 & 10A.4)

STAGE BOUNDARY WORKS

20000	A3	m
200		A



GENERAL LAYOUT PLAN
SCALE 1:1000



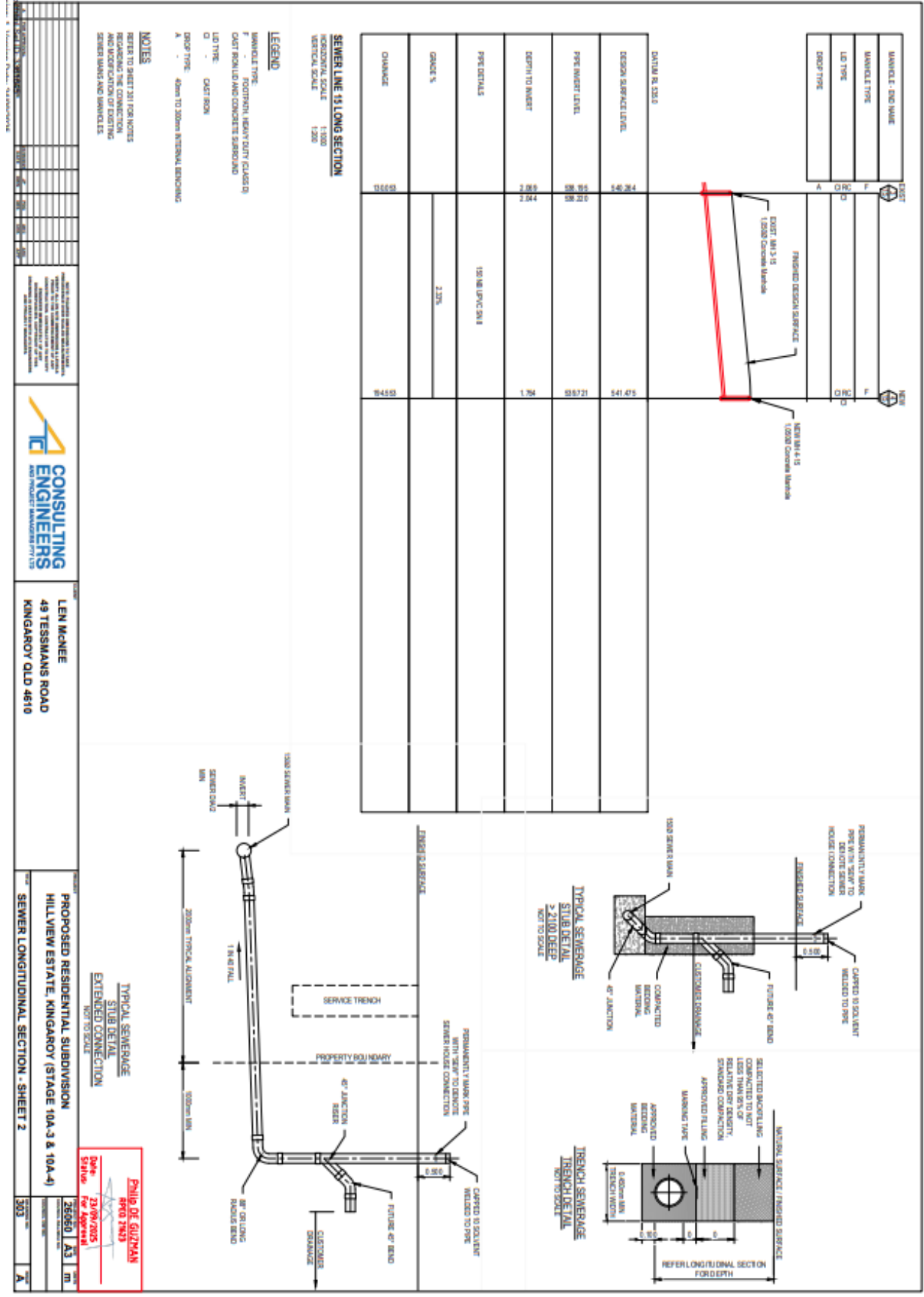
DETAIL EXTRACT FROM WBBROC WATER SERVICE PROVIDERS
DRAWING NO. WBB-WAT-1201-1

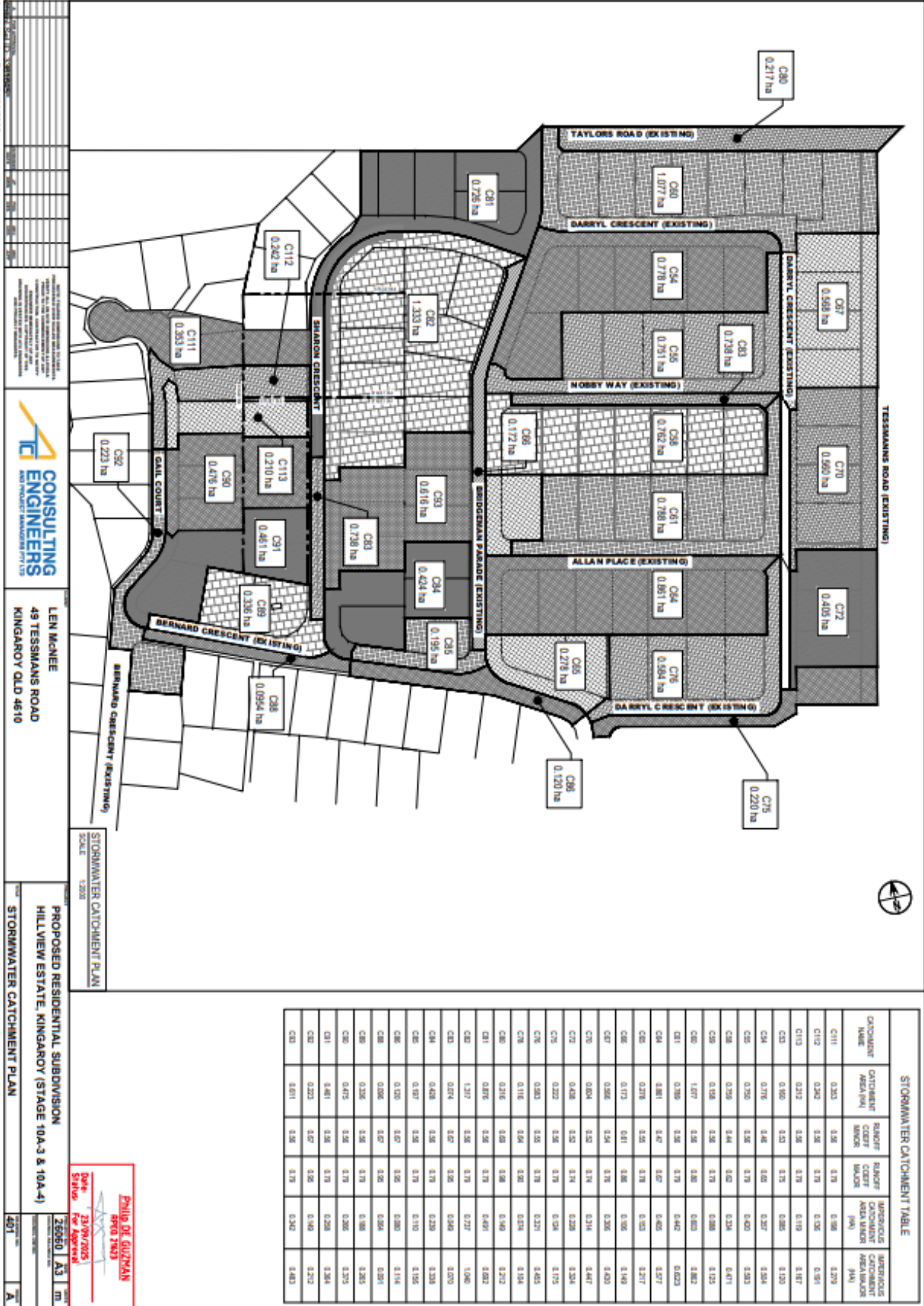
LEGEND

- NEW PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- NEW EASEMENT
- NEW SEWER CAPACITY MAIN
- EXISTING SEWER MAIN
- NEW FOOTPATH DISTANCE
- EXISTING FOOTPATH DISTANCE
- EXISTING STORMWATER DRAINAGE
- EXISTING UNDERGROUND ELECTRICAL CABLE
- NEW UNDERGROUND ELECTRICAL CABLE
- NEW ROAD WATER SERVICE CONNECTION
- NEW ROAD WATER MAIN
- EXISTING WATER MAIN

GENERAL NOTES:

1. ALL DIMENSIONS ON THE DRAWINGS ARE IN METRES UNLESS SHOWN OTHERWISE.
2. ALL DIMENSIONS FROM THE TOP OF ROAD TO THE TOP OF PIPE.
3. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH CURRENT COUNCIL STANDARDS AND STANDARD DRAWINGS UNLESS DIRECTED OTHERWISE.
4. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT COUNCIL STANDARDS AND STANDARD DRAWINGS UNLESS DIRECTED OTHERWISE.
5. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT COUNCIL STANDARDS AND STANDARD DRAWINGS UNLESS DIRECTED OTHERWISE.
6. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT COUNCIL STANDARDS AND STANDARD DRAWINGS UNLESS DIRECTED OTHERWISE.
7. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT COUNCIL STANDARDS AND STANDARD DRAWINGS UNLESS DIRECTED OTHERWISE.
8. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT COUNCIL STANDARDS AND STANDARD DRAWINGS UNLESS DIRECTED OTHERWISE.
9. ACCESS TO EXISTING PROPERTIES TO BE MAINTAINED AT ALL TIMES.





11500
1:200

ROOF/WATER LINE 24 LONG SECTION

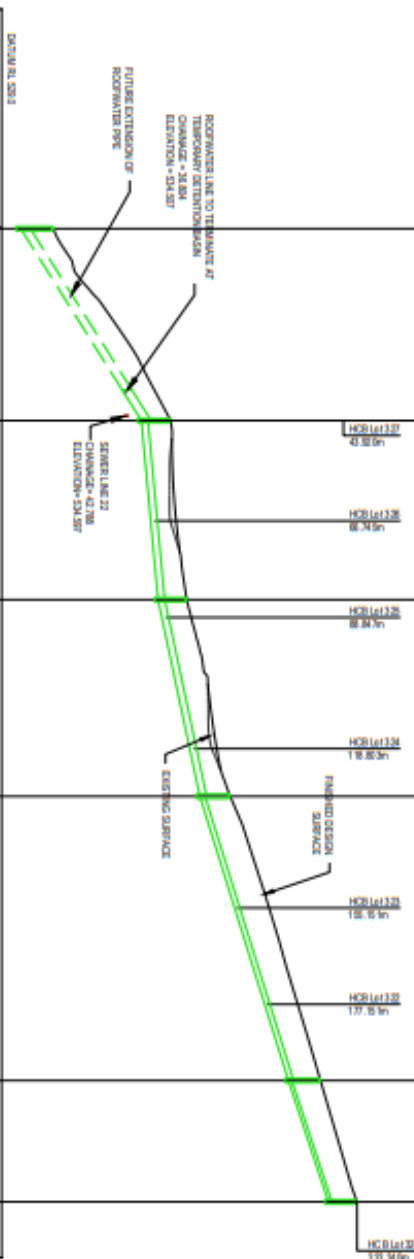
HORIZONTAL SCALE
VERTICAL SCALE

11500
1:200

PHILIP DE GILZMAN
BRIG 2023

Date: 23/09/2025
Status: For Approval

Philip DE GUZMAN
APCA 21423
Date: 23/09/2025
Status: For Approval

[illegible]

DESIGN SUBMITTALS							537.963
PPE INVENTORY							0.00
DEFECTS TO REPAIR							0.00
PPF DETAILS							0.00
GRAB %							0.00
CHURNAGE							0.00

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- OTHERS.

1. SOLID PIPES USING THIS TYPE ARE CLASSED AS ALL OTHER SOLID PIPES MUST BE REFERRED INDIVIDUALLY TO THE APPROPRIATE CODE OF PRACTICE TO BE CATEGORIZED.
2. ANY CONSTRUCTION EQUIPMENT, INSTALLATION TYPE, PIPE CLASS OR PIPE DIAMETER NOT COVERED IN THIS TYPE SHALL BE CATEGORIZED TO THE APPROPRIATE TYPE OF CONSTRUCTION EQUIPMENT.
3. ANY CONSTRUCTION EQUIPMENT, INSTALLATION TYPE, PIPE CLASS OR PIPE DIAMETER NOT COVERED IN THIS TYPE MUST BE REFERRED TO THE APPROPRIATE TYPE OF CONSTRUCTION EQUIPMENT.
4. THE PIPE FOR THE NEW MAINS MAINTENANCE OF THE CONSTRUCTION IS TO BE INSTALLED THAT THE MACHINES THAT REQUIRE OPERATOR CONTROL COVER ARE KEPT CLEAR OF STOPGARDERS PIPES AND TRENCHES THAT THEIR CONSTRUCTION EQUIPMENT LISTED IN THIS TYPE ARE EXEMPT ONLY AND EQUIVALENT MACHINERY MAY BE USED.

Philip DE GUZMAN
APCO 21423



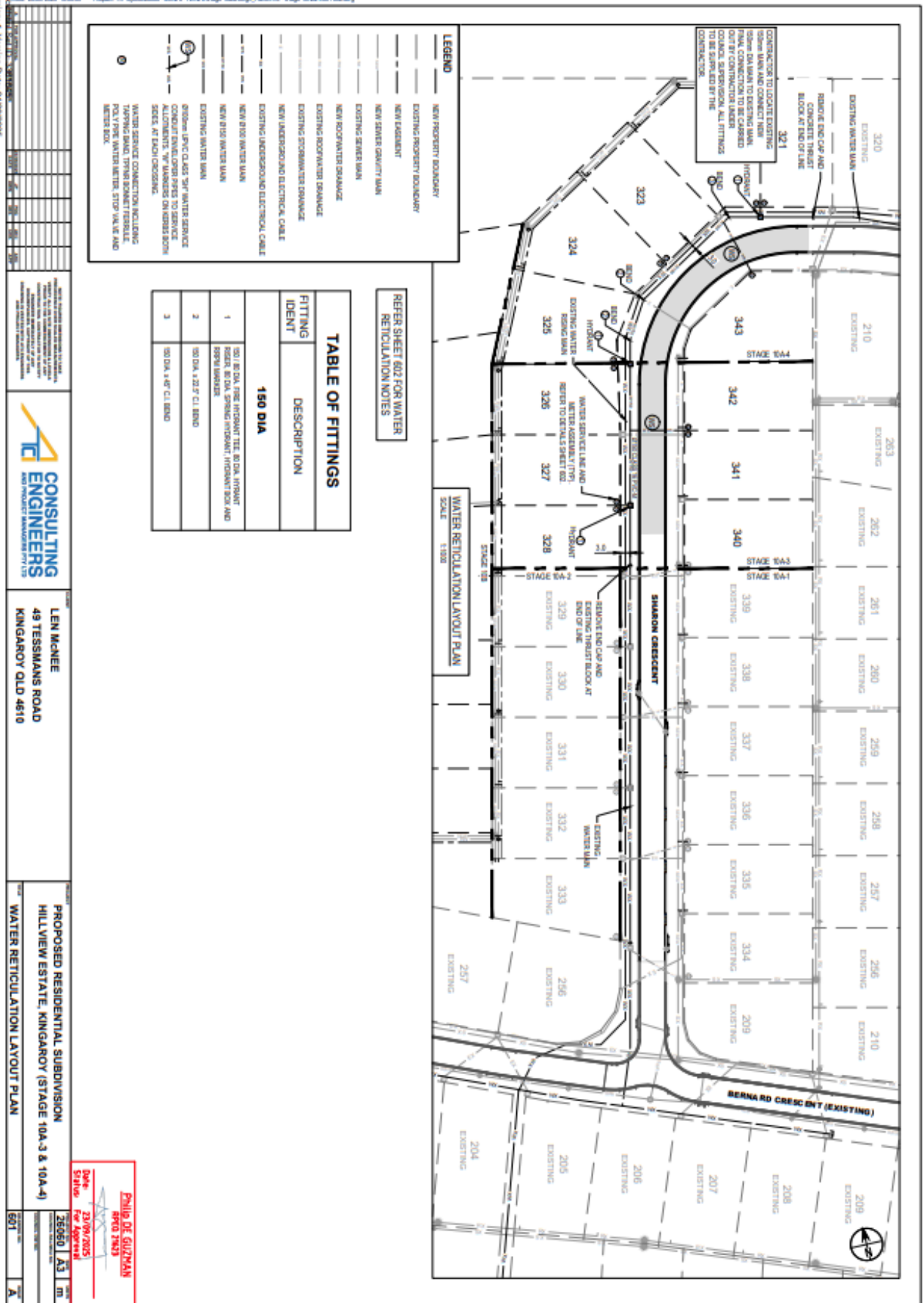
Date: 23/09/2005
Status: For Approval

[illegible]

- 1 THE HAZARD ZONE CODES FROM THE BASE OF THE PREVIOUS ZONE OR 0.1 THE DENSITY OF THE HAZARD ZONE OR 0.1 OF THE DENSITY OF THE PREL.
- 2 THE HAZARD ZONE IS COMPACTED TO A MINIMUM DRY DENSITY OF RATIO OF 98%.
- 3 THE SLOPE ZONE CODES FROM THE BASE OF THE PREVIOUS ZONE OR 0.1 THE DENSITY OF THE HAZARD ZONE OR 0.1 OF THE DENSITY OF THE PREL.
- 4 THE SLOPE ZONE IS COMPACTED TO A MINIMUM DRY DENSITY RATIO OF 98%.
- 5 THERE IS A 20MM OVERLAY OF THE PREVIOUS ZONE OR 0.1 THE DENSITY OF THE HAZARD ZONE OR 0.1 OF THE DENSITY OF THE PREL.

LEN MCNEE
49 TESSMANS ROAD
KINGARROY QLD 4610

PROPOSED RESIDENTIAL SUBDIVISION
HILLVIEW ESTATE, KINGARROY (STAGE 10A-3 & 10A-4)
STORMWATER DRAINAGE DETAILS



1. ALL WATER MAINS SHALL BE CLASS 16 RIGID PVC PIPE SOCKET AND SPIGOT, RUBBER RING JOINTED PCHM SERIES 2 TULLE RAINCO OR

- INSPECTION NOTES

DUCKFOOT HYDRANT AT END OF LINE



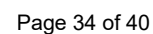
WATER MAIN TRENCH DEIN-ROADWAY CROSSING

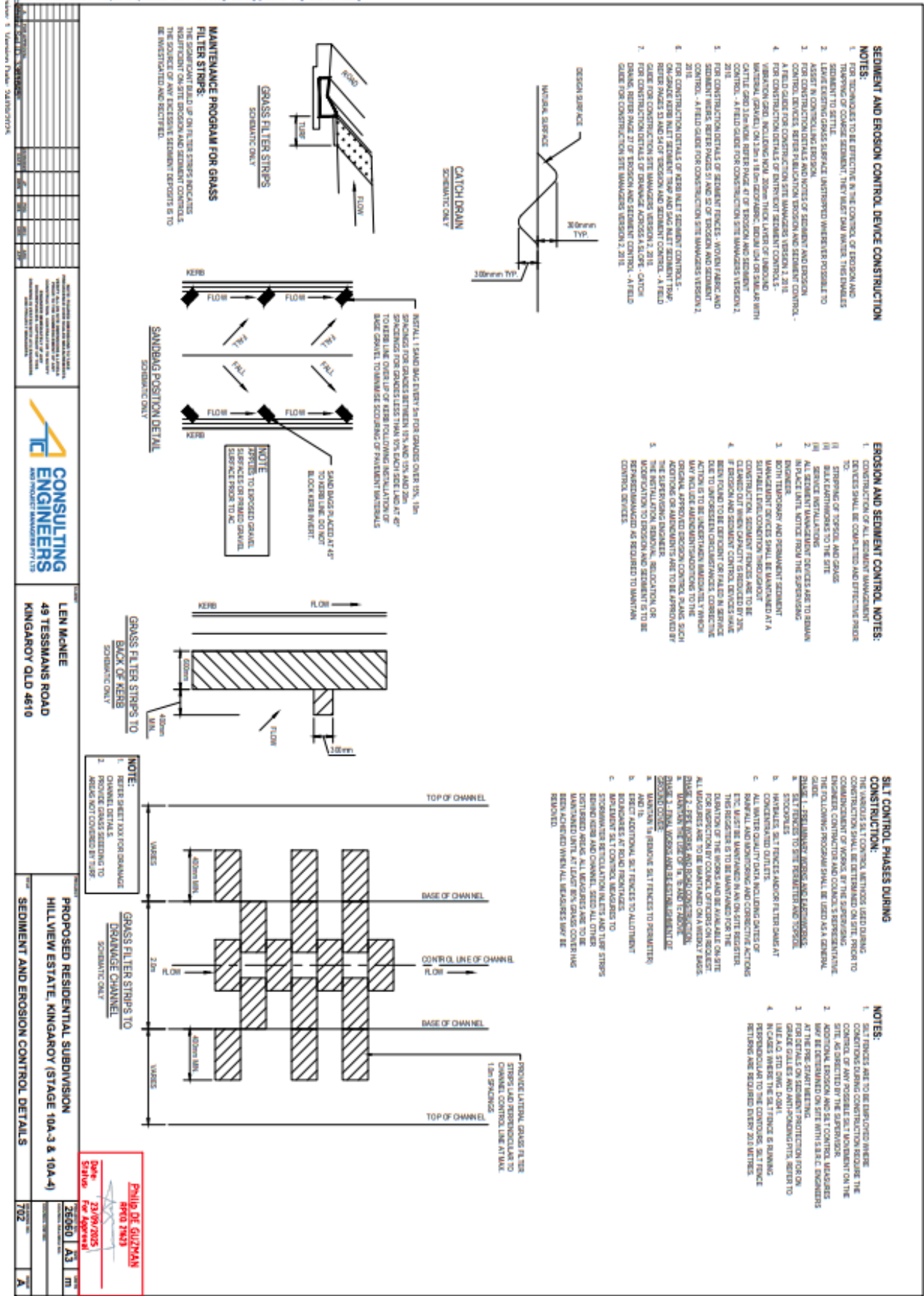
THRUST BLOCKS:
THRUST BLOCKS SHALL GENERALLY BE INSTALLED
AS PER DETAILS SHOWN ON DRAWING B01.

**PROPOSED RESIDENTIAL SUBDIVISION
HILLVIEW ESTATE, KINGAROO (STAGE 10A-3 & 10A-4)**

26060	A3	m
507		A

Philip De Guzman
April 24, 2023





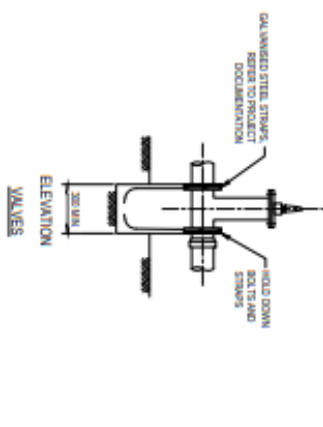


IN DENOTES NOMINAL THRUST AREA (PUNTER NOTE 5)

MINIMUM THRUST AREA FOR ANCHORAGE IN SQUARE METRES WITH TEST PRESSURE 1300 KPA (NOML 130m + HEAD)																				
	90° AND 60° HORIZ. BENDS				45° AND 30° HORIZ. BENDS				22½° HORIZ. BENDS				11½° HORIZ. BENDS				TEES AND DEAD ENDS			
DIAMETER OF FITTING	50 KPA SOFT CLAY				50 KPA SOFT CLAY				50 KPA SOFT CLAY				50 KPA SOFT CLAY				50 KPA SOFT CLAY			
	100 KPA FIRM CLAY SANDY LOAM				100 KPA FIRM CLAY SANDY LOAM				100 KPA FIRM CLAY SANDY LOAM				100 KPA FIRM CLAY SANDY LOAM				100 KPA FIRM CLAY SANDY LOAM			
	150 KPA SAND AND GRAVEL HARD CLAY				150 KPA SAND AND GRAVEL HARD CLAY				150 KPA SAND AND GRAVEL HARD CLAY				150 KPA SAND AND GRAVEL HARD CLAY				150 KPA SAND AND GRAVEL HARD CLAY			
	200 KPA SAND AND GRAVEL CEMENTED WITH CLAY				200 KPA SAND AND GRAVEL CEMENTED WITH CLAY				200 KPA SAND AND GRAVEL CEMENTED WITH CLAY				200 KPA SAND AND GRAVEL CEMENTED WITH CLAY				200 KPA SAND AND GRAVEL CEMENTED WITH CLAY			
	250 KPA SAND AND GRAVEL CEMENTED WITH CLAY				250 KPA SAND AND GRAVEL CEMENTED WITH CLAY				250 KPA SAND AND GRAVEL CEMENTED WITH CLAY				250 KPA SAND AND GRAVEL CEMENTED WITH CLAY				250 KPA SAND AND GRAVEL CEMENTED WITH CLAY			
950	0.44	0.22	0.15	0.11	0.23	0.12	N	N	0.13	N	N	N	N	N	N	N	0.31	0.05	0.11	N
950	0.81	0.46	0.30	0.23	0.49	0.25	0.16	0.12	0.26	0.13	0.09	N	0.13	N	N	N	0.65	0.23	0.22	0.05
250	1.56	0.78	0.52	0.39	0.83	0.42	0.28	0.21	0.44	0.22	0.15	0.11	0.21	0.10	N	N	1.09	0.55	0.36	0.27
250	2.37	1.18	0.75	0.59	1.27	0.64	0.42	0.32	0.65	0.33	0.22	0.16	0.34	0.17	0.11	N	1.66	0.83	0.55	0.42
300	3.46	1.73	1.15	0.86	1.87	0.94	0.42	0.47	0.96	0.48	0.32	0.24	0.47	0.23	0.16	0.12	2.44	1.22	0.81	0.61
375	5.25	2.63	1.75	1.31	2.83	1.42	0.64	0.71	1.46	0.73	0.49	0.36	0.73	0.36	0.24	0.18	3.72	1.86	1.24	0.93
450	7.44	3.72	2.48	1.86	4.03	2.02	1.34	1.01	2.05	1.03	0.68	0.51	1.04	0.52	0.35	0.26	5.25	2.63	1.75	1.31



STRAP, REPTER VALUED ELEVATION



1. ALL FITTINGS SHALL BE PROVIDED WITH THREAT AND CORROSION RESISTANT GASKETS TO PREVENT TO UNWANTED LEAKAGES DURING FITTING TO EXISTING STRUCTURE.
2. CONCRETE THREAT AREA SHALL BE ATTACHED BY GRAD AND CONCRETE COVER FULL LENGTH OF FITTING, AND PLACING INERT FILL TO THE BOTTOM OF THE TRENCH TO GRAD ABOVE THE TOP OF THE FITTING.
3. MINIMUM SIZE OF BLOCKS FOR PROTECTORS SHALL BE EQUAL TO THE DIFFERENCE IN CORROSION RESISTANT FOR CONCRETE THREAT AREA AND THREAT AREA OF THE FITTING.
4. THE THREAT AREA SHALL BE ATTACHED TO THE THREAT AREA OF THE FITTING EXCEPT THAT MINIMUM THREAT AREA SHALL HAVE TO BE CALCULATED FOR TEST PROTECTORS OVER 100 MM.
5. SHARP AND DAMAGED OR CORRODED BLOCKS SHALL BE DISAPPOINTMENT ONLY.
6. FOR VERTICAL THREAT ACTING DOWNWARDS, THE SATE DIRECTION OF THE WORKING SLOPE MAY BE TAKEN AS TEST THREAT AREA IN SECTION OF THE FITTING.
7. THREAT AREA IN SECTION OF THE FITTING SHALL BE INSTALLED IN VERTICAL FITTING.
8. WHEN PLACING THE CONCRETE ON A PIPE, CARE SHALL BE TAKEN TO AVOID DAMAGING OF THE PIPE COMPLETELY THE MINIMUM EXPOSURE SHALL BE 100 MM.
9. WHEN A PIPE RESISTANT RING AND PRESS ARE USED, THE NORMAL PRACTICE OF WEDGING OR BRIDGES TESTS SHOULD BE AVOIDED.
10. WHEN TESTING PIPE PRESS IN CONCRETE, A MANNER OF POLYETHYLENE PIPE OR IT SHALL SURROUND THE PIPE AND FITTING TO PREVENT PIPE MOVEMENT IN THE CONCRETE.
11. THREATS OTHERWISE SPECIFIED, CONCRETE PROTECTORS ARE REQUIRED FOR ALL VERTICAL AND HORIZONTAL THREAT AREA SHALL BE ATTACHED TO THE THREAT AREA OF THE FITTING.
12. THE QUALITY OF CONCRETE SHALL BE AS PER THE REQUIREMENTS OF THE SPECIFICATION.
13. CONCRETE COVER TO PIPE SHALL BE 100 MM.
14. UNWANTED COVER TO PIPE SHALL BE 100 MM.
15. ALL DIMENSIONS IN ALL UNITS SHALL BE IN MM.

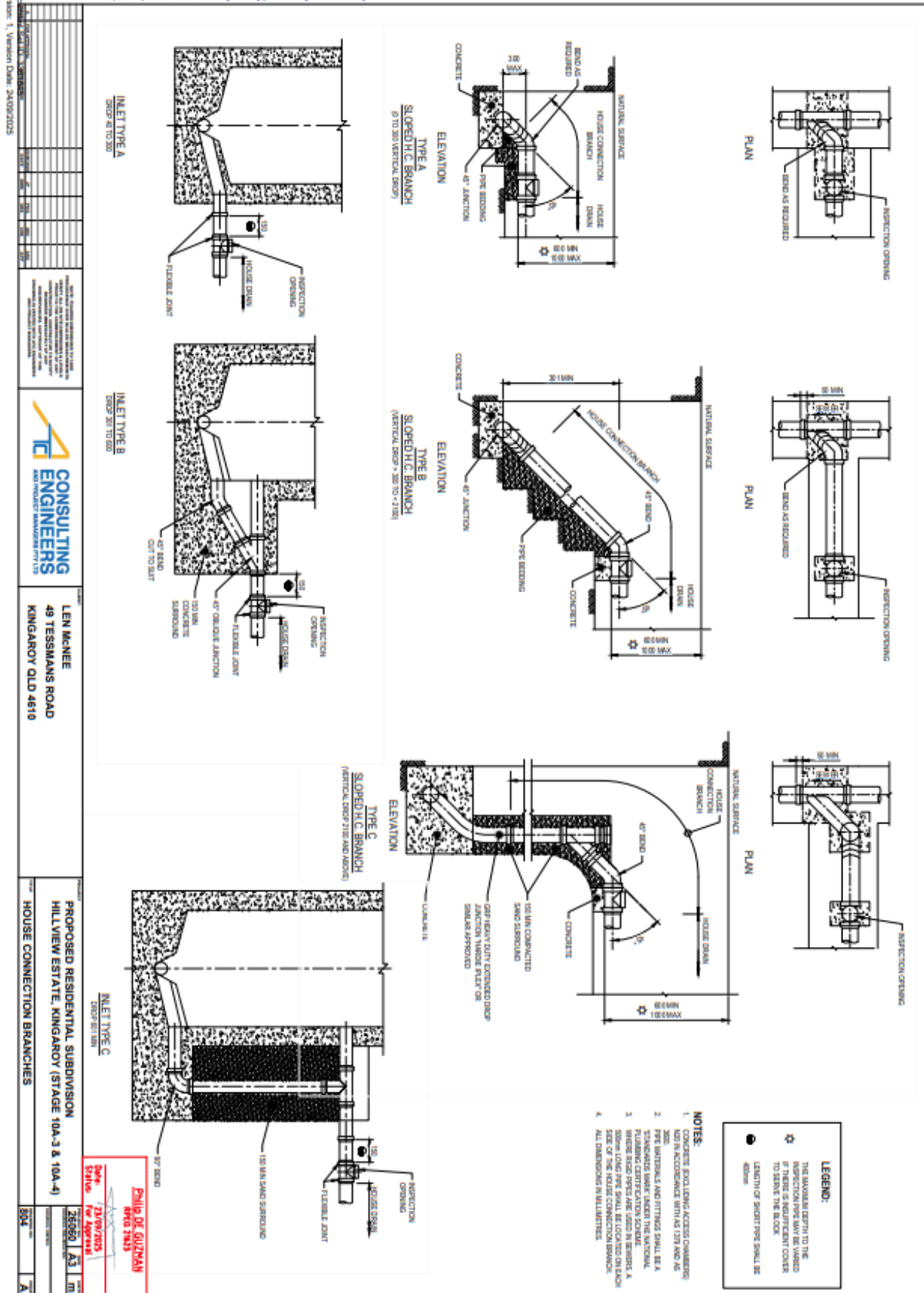
PHILIP DE GUZMAN
RPO# 28423



Date: 23/09/2025







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.

