



SOUTH BURNETT
REGIONAL COUNCIL

Officer: Senior Planner - Sam
Direct Telephone: 07 4189 9100
Our Reference: MCU25/0003

25 June 2025

P J Brunjes
C/- Sweb Consulting
PO Box 257
CHINCHILLA QLD 4413

South Burnett Regional Council

ABN 89 972 463 351

PO Box 336

Kingaroy QLD 4610

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✉ info@southburnett.qld.gov.au

🌐 www.southburnett.qld.gov.au

Dear Sir/Madam

Decision Notice

Planning Act 2016

I refer to your application and advise that on 25 June 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: MCU25/0003
Street Address: 130 Lamb Street MURGON QLD 4605
Real Property Description: Lot 2 on RP190669
Planning Scheme: South Burnett Regional Council

DECISION DETAILS

Type of Decision: Approval
Type of Approval: Development Permit for Material Change of Use (Shop – Grocery Store 785SQM)
Date of Decision: 25 June 2025

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (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 generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing/ Document Title	Prepared by	Plan No.	Rev.	Date
Proposed site plan A004	Newman Design & Drafting	23-117	2C	10-12-2024
Proposed floor plan A005	Newman Design & Drafting	23-117	2C	10-12-2024
Elevations A003 and A006	Newman Design & Drafting	23-117	2C	10-12-2024

Timing: At all times.

Amendment: Proposal plans to reflect the façade treatment as conditioned under MCU1 and MCU2.

- 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. The approved development is a Material Change of Use for a Shop, as shown on the approved plans and does not imply approval for other similar uses.

COMPLIANCE, TIMING AND COSTS

- GEN4. All conditions of the approval shall be complied with before the change occurs (prior to the commencement of the use) and while the use continues, unless otherwise noted within these conditions.
- GEN5. The development (including landscaping, parking, driveway and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified conditions of this approval.
- GEN6. Maintain the site in a clean and orderly state at all times.
- GEN7. All works, including the repair or relocation of services is to be completed at no cost to Council.

COMMENCEMENT OF USE

- GEN8. Submit to Council a Notice of Intention to Commence the Approved Use. The notice must:
- 1 Be submitted to the Manager, Planning and Development within a minimum of ten (10) business days prior to commencement of the approved use;
 - 2 Nominate the day the approved use is intended to commence; and

- 3 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 inspection, which currently attracts a fee \$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.

BUILDING FAÇADE/AWNING

- MCU1. Provide an all-weather awning built to a line 0.5m short of all carriageways with approximately 3m vertical clearance.

Comment: Please avoid large, empty walls that front Lamb Street and consider a mural or lighting to the exterior in the absence of any type of windows. This allows customers to view signage clearly and observe the advertised merchandise for sale.

- MCU2. Provide façade cladding or render with painted trims or a mix of building cladding materials to the building's façade which softens the impact and un-articulation of the building.

Comment: Please consider adding extra visual interest to driveways and empty walls around your building by incorporating a mural or artwork.

MECHANICAL PLANT

- MCU3. Mechanical plant (air conditioning, refrigeration equipment and pumps) must comply with the *Environmental Protection Act 1994*.

PEDESTRIAN SAFETY

- MCU4. Submit a plan which identifies measures to maximise pedestrian safety and prevent antisocial behaviour in the car park. The plan should include:
- a. Details of security lighting
 - b. Details of landscaping and infrastructure in the car park that ensure there are no entrapment opportunities

- MCU5. Provide line-marking in the car park to designate safe pedestrian pathways to the building entrance.

LIGHTING

- MCU6. Design all external lighting in accordance with AS4282-1997 "*Control of the Obtrusive Effects of Outdoor Lighting*".

Artificial illumination is not to cause a nuisance to occupants of nearby premises and any passing traffic. Direct security and flood lighting away from adjacent premises to minimise the protrusion of light outside the street.

REFUSE STORAGE COLLECTION

- MCU7. Provision must be made for the storage and removal of refuse in accordance with the Waste Reduction and Recycling Regulation 2023.

- MCU8. 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.

- MCU9. Refuse bin areas are to be provided for the washing out of the refuse bins and in connection with this:
- a) all tap outlets must be fitted with backflow prevention devices;
 - b) the floor areas are to be drained to sewer; and
 - c) areas are to be covered and drainage designed such that water not associated with the washing out process (e.g. rainfall) does not enter the sewer.

LANDSCAPING

- MCU10. Landscaping is to be provided generally in accordance with the approved plans.

- MCU11. Landscaping is to utilise plant species that are non-invasive and appropriate for the location and intended purpose of the landscaping.

Comment – Landscaping to utilise South Burnett Regional Council Branching Out – Your handy guide to tree planting in the South Burnett.

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. Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the Queensland Urban Drainage Manual (QUDM) to all downstream properties including road reserves and the like for design storms up to ARI100.
- ENG7. Connect the development to the existing stormwater system/underground stormwater system.

- 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. Connect the development to Council's reticulated water supply system via a single connection.

SEWERAGE

- ENG12. Connect the development to Council's existing reticulated sewerage system via a single connection.

PARKING AND ACCESS - GENERAL

- ENG13. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - Parking Facilities - Off Street Car Parking.
- ENG14. Design and construct all parking and manoeuvring areas with a sealed surface (concrete, asphalt or a two-coat bitumen seal).
- ENG15. Provide a minimum of 23 car parking spaces including a minimum of 2 person with disability (PWD) car parking spaces.
- ENG16. Design & construct all PWD car parking spaces in accordance with AS2890.6.
- ENG17. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.
- ENG18. 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.

PARKING AND ACCESS - SERVICING

- ENG19. Provide loading bay facilities for a Heavy Rigid Vehicle in the location generally shown on the approved plan(s) of development that are designed in accordance with Australian Standard 2890.2 – Off-street Commercial Vehicle Facilities.
- ENG20. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

- ENG21. Construct a commercial crossover between the property boundary and the edge of the Lamb Street road pavement, having a minimum width of 6.0 metres, generally in accordance with IPWEAQ Std Dwg RS-051. Ensure that crossover splay is designed to accommodate turning movements of a Heavy Rigid Vehicle.

- ENG22. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

ELECTRICITY AND TELECOMMUNICATION

- ENG23. Connect the development to electricity and telecommunication services.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG24. 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.
- ENG25. 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
Concurrence	State Assessment & Referral Agency PO Box 979 BUNDABERG QLD 4670	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use of premises near a State transport corridor or that is a future State transport corridor	The agency provided its response on 19 March 2025 (Reference No. TMR25-045086). A copy of the response is attached.

A copy of any referral agency conditions is attached.

APPROVED PLANS

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

Plans Requiring Amendment

Plan No.	Rev.	Plan Name	Date
23-117	2C	<i>Proposed site plan A004</i> , prepared by Newman Design & Drafting.	10-12-2024
Amendments	1. Proposal plans to reflect the façade treatment as conditioned under MCU1 and MCU2.		
23-117	2C	<i>Proposed floor plan A005</i> , prepared by Newman Design & Drafting.	10-12-2024
Amendments	1. Proposal plans to reflect the façade treatment as conditioned under MCU1 and MCU2.		

23-117	2C	<i>Elevations A003 and A006</i> , prepared by Newman Design & Drafting.	10-12-2024
Amendments	1. Proposal plans to reflect the façade treatment as conditioned under MCU1 and MCU2.		

REFERENCED DOCUMENTS

Not Applicable.

ADVISORY NOTES

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

ADVICE

ADV1. 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.

ADV2. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

ADV3. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2025. Eligible development under this scheme is required to be completed by 31 December 2025.

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

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.

CONCURRENCE AGENCY

ADV6. SARA has imposed conditions on the development permit as attached.

PROPERTY NOTES

Not Applicable.

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Plumbing and Draining Works
- Development Permit for Building Work

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: Adopted Infrastructure Charge Notice
 Referral Agency Response
 Approved Plans
 Appeal Rights

cc SARA

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT:

P J Brunjes
C/- Sweb Consulting
6 Sheridan Street
CHINCHILLA QLD 4413

APPLICATION:

Development Permit for a Material Change of Use -
Shop (Grocery Store GFA 785sqm) - Code
Assessment

DATE:

25/6/2025

FILE REFERENCE:

MCU25/0003

AMOUNT OF THE LEVIED CHARGE:

*(Details of how these charges
were calculated are shown overleaf)*

\$76,185.00

Total

\$36,954.00	Water Supply Network
\$20,285.00	Sewerage Network
\$18,800.00	Transport Network
\$0.00	Parks and Land for Community Facilities Network
\$146.00	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 2 on RP190669

SITE ADDRESS:

130 Lamb Street, Murgon

PAYABLE TO:

South Burnett Regional Council

WHEN PAYABLE:

*(In accordance with the timing stated
in Section 122 of the Planning Act
2016)*

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
Commercial Retail (Grocery Store)	792	m ² GFA	\$63.00	CR Table 2.2	\$49,896.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use (Other Industry)	719	m ² GFA	\$18.00	CR Table 2.2	\$12,942.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial Retail (Grocery Store)	792	m ² GFA	\$35.00	CR Table 2.2	\$27,475.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use (Other Industry)	719	m ² GFA	\$10.00	CR Table 2.2	\$7,190.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial Retail (Grocery Store)	792	m ² GFA	\$31.00	CR Table 2.2	\$24,552.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use (Other Industry)	719	m ² GFA	\$8.00	CR Table 2.2	\$5,752.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial Retail (Grocery Store)	792	m ² GFA	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use (Other Industry)	719	m ² GFA	\$0.00	CR Table 2.2	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial Retail (Grocery Store)	792	m ² GFA	\$2.00	CR Table 2.2	\$1,584.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use (Other Industry)	719	m ² GFA	\$2.00	CR Table 2.2	\$1,438.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Commercial Retail (Grocery Store)	\$36,954.00	\$20,285.00	\$18,800.00	\$0.00	\$146.00	\$76,185.00
Total	\$36,954.00	\$20,285.00	\$18,800.00	\$0.00	\$146.00	\$76,185.00

** 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

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.

SARA reference: 2502-44884 SRA
Council reference: MCU25/0003
Applicant reference: 2024-049

26 March 2025

Chief Executive Officer
South Burnett Regional Council
PO Box 336
KINGAROY QLD 4610
info@sbrc.qld.gov.au

Attention: Sam Dunstan

Dear Ms Dunstan,

SARA Referral Agency Response—130 Lamb Street, Murgon

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 28 February 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	26 March 2025
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development Permit for Material Change of Use - Shop
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) – Material change of use of premises near a State transport corridor (Planning Regulation 2017)
SARA reference:	2502-44884 SRA

Assessment manager: South Burnett Regional Council

Street address: 130 Lamb Street, Murgon

Real property description: Lot 2 on RP190669

Applicant name: Paul Brunjes
C/- Swep Consulting

Applicant contact details: PO Box 257
Chinchilla QLD 4413
kate@swepcon.com.au

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR25-045086
- Date: 19 March 2025

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at WBB.IDAS@tmr.qld.gov.au

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

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

For further information please contact Faith Duffy, Planning Officer, on (07) 3882 8464 or via email WBBSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Ashleigh Slater
A/Manager - Planning Services (SEQ South)

cc Paul Brunjes, kate@swepcon.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response

Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material Change of Use - Shop		
10.9.4.2.4.1 – Material change of use of premises near a State transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<ul style="list-style-type: none"> a) Road access is to be located generally in accordance with the Proposed Site Plan prepared by Newman Design & Drafting, dated 10-12-2024, revision 2C, job no. 23-117, as amended in red by SARA on 26 March 2025. b) Provide a 6m wide road access comprising heavy duty crossover (at the road access location referred to in part (a) of this condition), generally in accordance with Driveways: Heavy Duty Vehicle Crossing prepared by Institute of Public Works Engineering Australia Queensland Division Inc., dated 6/10, revision C and reference SEQR-051. c) Design and construct the road access works, referred to in part (b) of this condition, in accordance with <ul style="list-style-type: none"> i) the Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition; ii) the Department of Transport and Main Roads' Policies and Technical Specifications; iii) the Department of Transport and Main Roads' Standard Drawings Roads; and iv) South Burnett Regional Council requirements. 	<ul style="list-style-type: none"> (a) At all times. (b) and (c): Prior to the commencement of use.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.2). If a word remains undefined it has its ordinary meaning.
Driveway Reconstruction	
2.	<p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works on a State-controlled road. Please contact the Department of Transport and Main Roads Bundaberg Office on (07) 4154 0200 or by email to WBB.IDAS@tmr.qld.gov.au to make an application for road works approval. This approval must be obtained prior to commencing any works on the State-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>The road works approval process takes time – please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>
Road Corridor Permit	
3.	<p>The awning, which is located within the road reserve, is not approved as part of this referral agency response. A Road Corridor Permit will be required for this encroachment into the State-controlled road corridor.</p> <p>A Road Corridor Permit can be obtained from the Department of Transport and Main Road's Corridor Management Team. This team can be contacted on (07) 4154 0200 or by email bundaberg.office@tmr.qld.gov.au.</p>

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

The proposed development has been assessed against and complies with State code 1: Development in a state-controlled road environment of the SDAP, with conditions.

- The proposed development is not considered to create a safety impact to the State-controlled road.
- The proposed development is not considered to result in adverse hydraulic impacts to the State-controlled road.
- Due to the nature and scale of the proposal, the development is not expected to create any significant impacts to the State-controlled road network.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.2), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

(page left intentionally blank)

Attachment 5—Documents referenced in conditions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

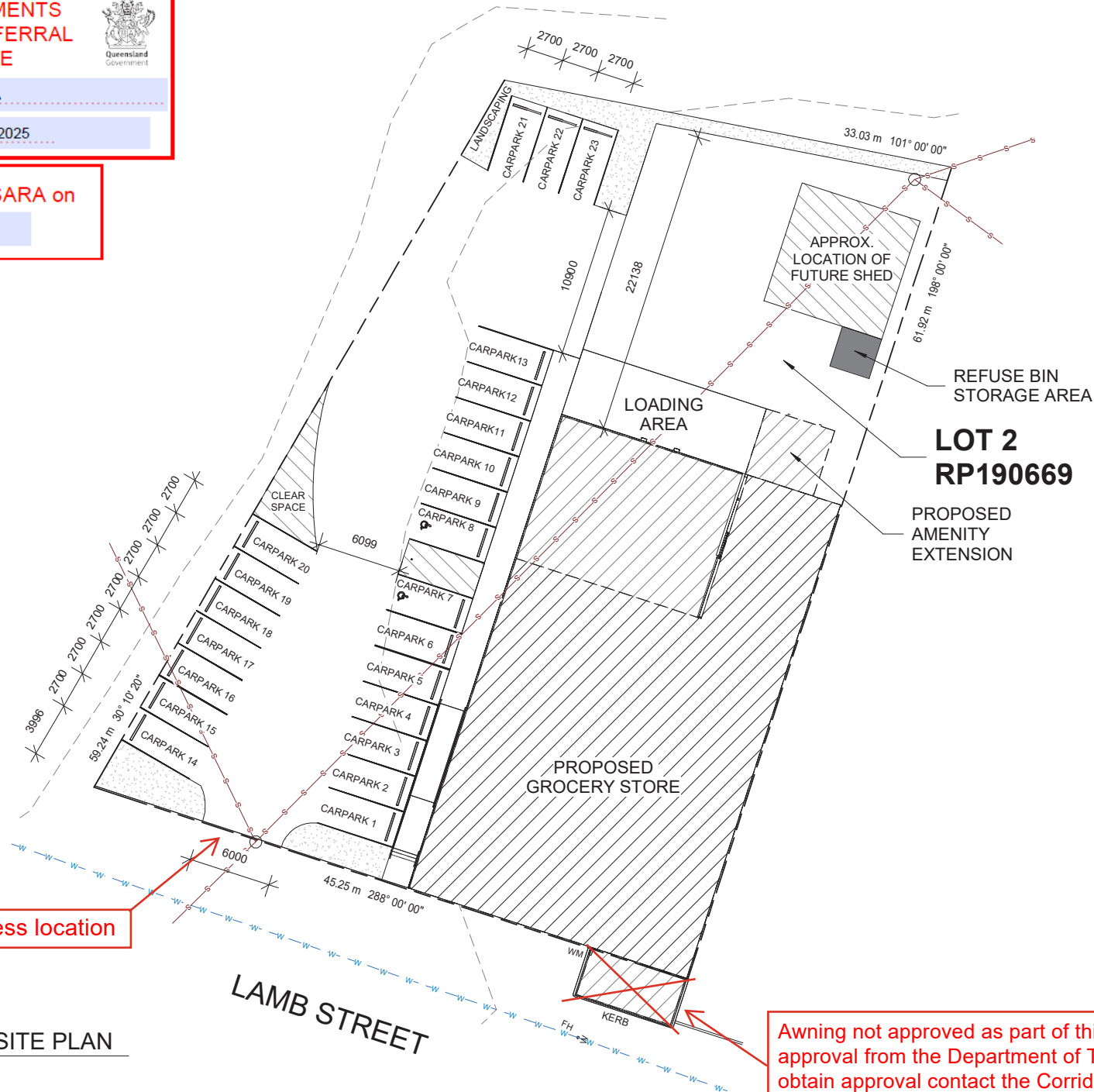
PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2502-44884 SRA

Date: 26 March 2025

Amended in red by SARA on
26 March 2025



M: 0422 782 315
E: tom@newmandesignanddrafting.com.au
W: www.newmandesignanddrafting.com.au

ISSUE	DESCRIPTION	DATE
1B	DRAFT FLOOR PLANS	14-08-2024
2C	CONSTRUCTION ISSUE	10-12-2024

BUILDER:

PROJECT:
GROCERY STORE RENOVATION

CLIENT:
PAUL BRUNJES

SITE ADDRESS:
134 LAMB STREET
MURAGON

PAGE No: A004

DWG BY: TN CHECKED BY: TN

SCALE: 1 : 300

JOB No: 23-117

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Awning not approved as part of this approval. Requires separate approval from the Department of Transport and Main Roads. To obtain approval contact the Corridor Management Team by email at bundaberg.office@tmr.qld.gov.au for advice on the process.

Our ref TMR25-045086
Your ref 2024-049
Enquiries Ian Leyton



19 March 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 MCU25/0003, lodged with South Burnett Regional Council involves constructing or changing a vehicular access between Lot 2RP190669, the land the subject of the application, and Bunya Highway (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 Paul Brunjes C/- Swep Consulting
PO Box 257
Chinchilla QLD 4413

Application Details

Address of Property 130 Lamb Street, Murgon QLD 4605
Real Property Description 2RP190669
Aspect/s of Development Development Permit for Material Change of Use for MCU - Shop

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 centred approximately 12 metres from the western boundary, in accordance with: Proposed Site Plan prepared by Newman Design and Drafting dated 10-12-2024 reference job number 23-117 Page A004 revision 2C.	At all times.
2	Road Access Works comprising a 6metre wide commercial crossover must be provided at the permitted access location, generally in accordance with: South Burnett Regional Council requirements – currently listed as Institute of Public Works Engineering Queensland Standard	Prior to the commencement of the use of the Road Access Works and to be maintained at all times.

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

No.	Conditions of Approval	Condition Timing
	Drawings – Driveway: Heavy Duty Vehicle Crossing Drawing number SEQ R-051 dated 6/10 revision C	
3	Direct access is prohibited between Bunya Highway and 2RP190669 at any other location other than the Permitted Road Access Location described in Condition 1.	At all times.
4	The road access works between the property boundary and the Bunya Highway must be maintained at no cost to the Department of Transport and Main Roads.	At all times.

Reasons for the decision

The reasons for this decision are as follows:

- a) The management of access between a state-controlled road, Bunya Highway (locally known as Lamb Street) and adjacent land is managed by the Department of Transport and Main Roads under the *Transport Infrastructure Act 1994*.
- b) The applicant has lodged an application to operate a new land use and change the access configuration to the Bunya Highway.
- c) The access location proposed, if used in accordance with the road rules and for the traffic numbers identified within the access application, should not adversely impact the safety nor operational efficiency of the Bunya Highway.
- d) Reduction of the access width to 6metres will be sufficient to accommodate traffic generated by the development.
- e) The landowner and/or any person with an interest in the land is responsible for ensuring access is maintained in accordance with conditions imposed on the land.
- f) The subject site has frontage to the Bunya Highway (the state-controlled road). The existing access location has functioned satisfactorily for many years. As access to a tyre centre
- g) As the subject site only has frontage to Lamb Street the development proposal is consistent with the Department of Transport and Main Roads' *Vehicular access to state-controlled roads policy 2023*.

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

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. 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

1. In accordance with section 67(7) of TIA, this decision notice:

- a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. 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.

If further information about this approval or any other related query is required, Mr Ian Leyton, Senior Advisor (Corridor Management) should be contacted by email at WBB.IDAS@tmr.qld.gov.au or on (07) 5482 0367.

Yours sincerely



Andrea McPherson
Senior Town Planner

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:

- The development application (Council ref: MCU25/0003) seeks a Development Permit for a Shop which includes access to the Bunya Highway (a state-controlled road).
- 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*.
- The subject site has frontage to the Bunya Highway (a state-controlled road) only.
- The proposed single access location is consistent with the Department of Transport and Main Roads' *Vehicular access to state-controlled roads policy 2023*.
- 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.

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
<i>Transport Infrastructure Act 1994</i>	Queensland Government	Current as at 19 February 2024		
Vehicular access to state-controlled roads policy: management of access between adjacent land and state-controlled roads	Department of Transport and Main Roads	2023		
Road Planning and Design Manual 2 nd Edition	Department of Transport and Main Roads	Current as at October 2024		

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 entity 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.

1 BUILDING SETBACKS SHOWN ARE TO BE
CONFIRMED ON SITE BY SURVEYOR PRIOR TO
BUILDING APPROVAL/CONSTRUCTION

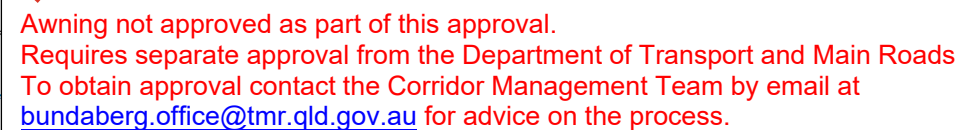
2 CONTOURS AND LEVELS SHOWN ARE
APPROXIMATE ONLY, PLOTTED FROM COUNCIL
RECORDS AND MAY VARY ON SITE



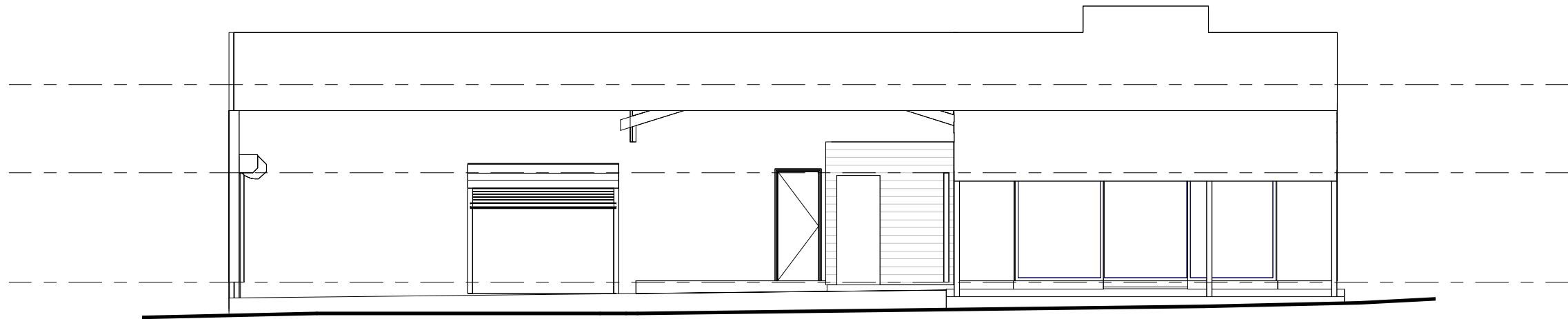
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ISSUE	DESCRIPTION	DATE
1B	DRAFT FLOOR PLANS	14-08-2024
2C	CONSTRUCTION ISSUE	10-12-2024

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3 FRONT ELEVATION - EXISTING
1 : 100



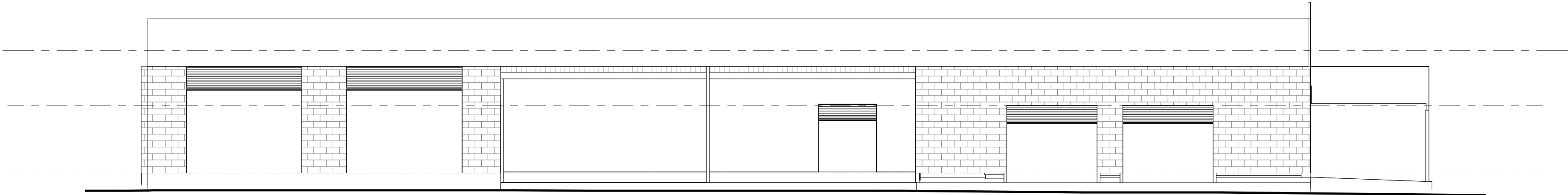
- COMPLIANCE NOTES:**
1. Access to comply with NCC V1 Part D1
 2. Provision for escape to comply with NCC V1 Part D2
 3. Construction of Exits to comply with NCC V1 Part D3
 4. Access for People with disability to comply with AS1428 & NCC V1 Part D4
 5. Wet Areas & overflow protection to comply with NCC V1 Part F2
 6. Sanitary & other facilities to comply with AS1428 & NCC V1 Part F4
 7. Lighting & Ventilation to comply with NCC V1 Part F6
 8. Fire services & equipment to be installed / constructed in accordance with NCC V1 Section E
 9. Termite protection to comply with NCC - ABCB - Part 3.4 - Termite risk management
 10. Masonry Construction to comply with NCC - ABCB - Part 5 - Masonry
 11. All workmanship and materials to comply with all relevant Australian Standards and the National Construction Code

BUILDERS TO NOTE:
All levels and dimensions are to be checked and verified on site prior to the commencement of any building work or production of shop drawings. All design and construction methods and materials to be in accordance with:

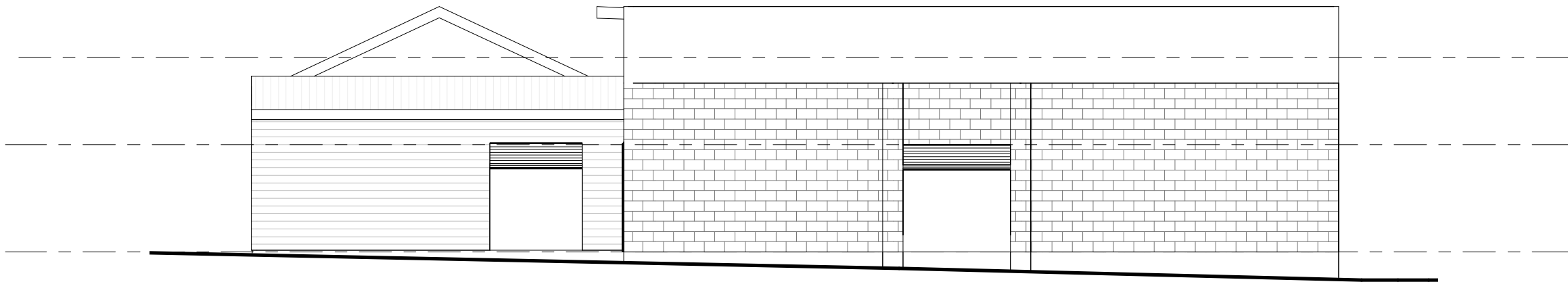
The National Construction Code (NCC), the Queensland Development Code (QDC), the building act 1975, current issues of Australian standards & manufacturer's specifications and installation details for materials and product used.

Do not scale drawings. Figured dimensions take precedence over scale.
IF IN DOUBT, ASK!!!

4 LEFT-SIDE ELEVATION - EXISTING
1 : 100

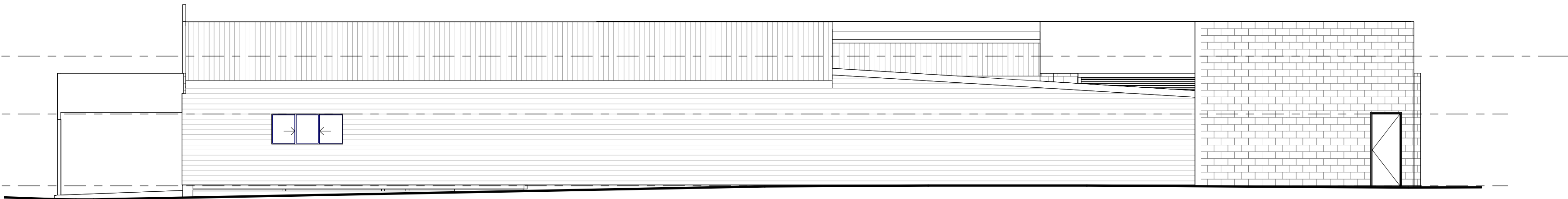


5 REAR ELEVATION - EXISTING
1 : 100



6 RIGHT-SIDE ELEVATION - EXISTING
1 : 100

Amendment: Proposal plans to reflect the facade treatment as conditioned under MCU1 and MCU2.



Newman Design & Drafting
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ISSUE	DESCRIPTION	DATE	AUTHOR
1B	DRAFT FLOOR PLANS	14-08-2024	TN
2C	CONSTRUCTION ISSUE	10-12-2024	TN

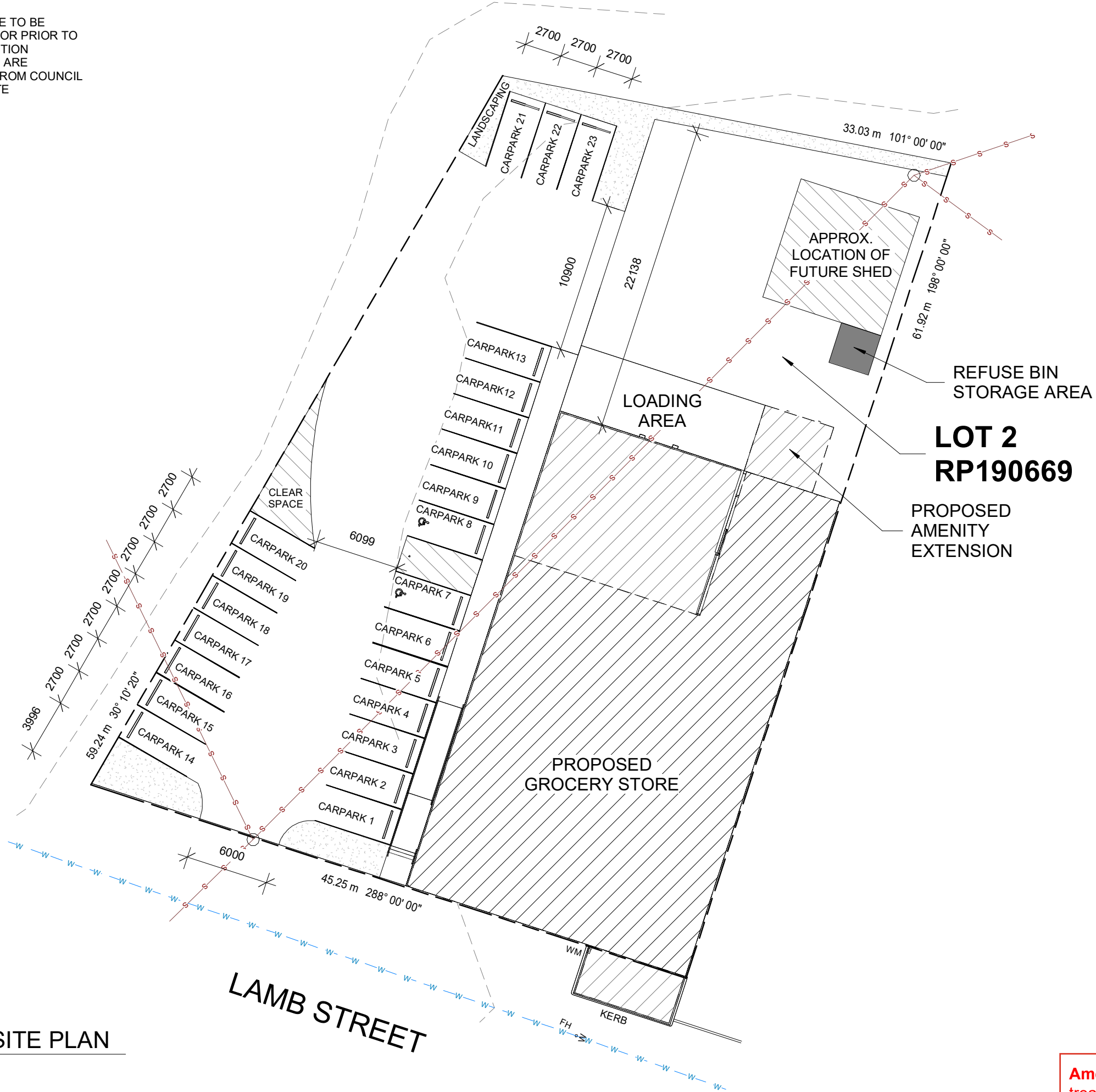
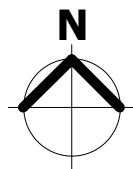
PROJECT: GROCERY STORE RENOVATION

CLIENT: PAUL BRUNJES
SITE ADDRESS: 134 LAMB STREET
MURGON

PAGE No:	A003
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CHECKED BY:	TN
SCALE:	1 : 100
JOB No:	23-117
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BUILDER:

- NOTES: GENERAL**
- 1. BUILDING SETBACKS SHOWN ARE TO BE CONFIRMED ON SITE BY SURVEYOR PRIOR TO BUILDING APPROVAL/CONSTRUCTION
 - 2. CONTOURS AND LEVELS SHOWN ARE APPROXIMATE ONLY, PLOTTED FROM COUNCIL RECORDS AND MAY VARY ON SITE



7 PROPOSED SITE PLAN

1 : 300

M: 0422 782 315
E: tom@newmandesignanddrafting.com.au
W: www.newmandesignanddrafting.com.au

ISSUE	DESCRIPTION	DATE
1B	DRAFT FLOOR PLANS	14-08-2024
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BUILDER:

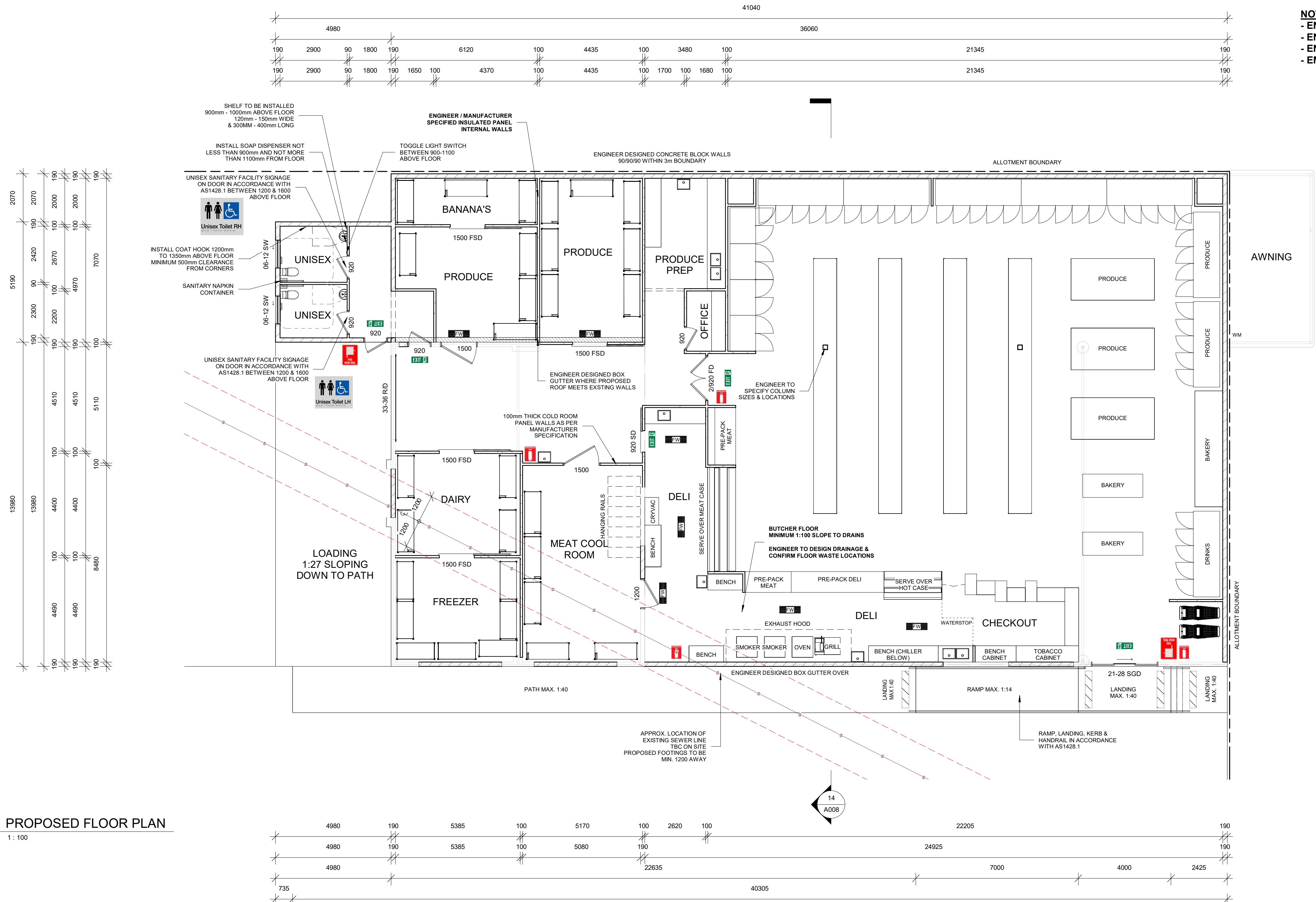
PROJECT:
GROCERY STORE RENOVATION

CLIENT:
PAUL BRUNJES

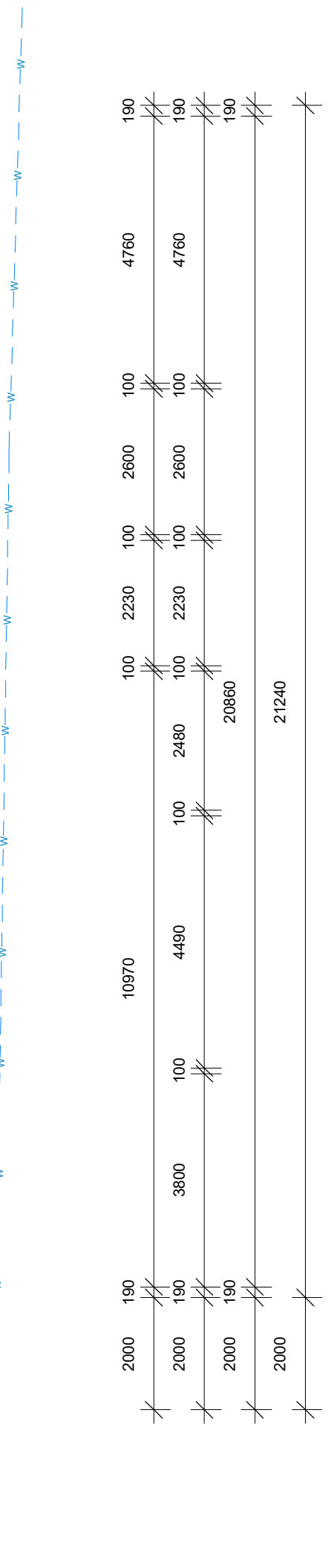
SITE ADDRESS:
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JOB No: 23-117	
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Amendment: Proposal plans to reflect the facade treatment as conditioned under MCU1 and MCU2.



NOTE:
- ENGINEER TO DESIGN & DETAILS CONCRETE BLOCK WALLS
- ENGINEER / MANUFACTURER TO DESIGN INSULATED PANEL WALLS
- ENGINEER TO DESIGN & DETAIL STEEL ROOF FRAMING
- EMERGENCY LIGHTING DETAILS BY OTHERS



FLOOR AREAS	
Proposed Store Area	765.9 m²
Existing Awning Area	26.9 m²
Proposed Amenity Extension Area	25.8 m²
Grand total	818.7 m²

Amendment: Proposal plans to reflect the facade treatment as conditioned under MCU1 and MCU2.

●

BEAM OVER

SHS POST

BEARER

STUD WALL

BLOCKWORK WALL

NOTE: ALL WINDOW AND SLIDING DOOR SIZES ARE HEIGHT x WIDTH

SW SLIDING WINDOW
FD FRENCH DOOR
LVR LOUVRE WINDOW
FX FIXED WINDOW
SGD SLIDING DOOR
AW AWNING WINDOW
DH DOUBLE HUNG
GB GLASS BRICKS
C CASEMENT
OBS OBSCURE GLASS

- COMPLIANCE NOTES:**
- Access to comply with NCC V1 Part D1
 - Provision for escape to comply with NCC V1 Part D2
 - Construction of Exit to comply with NCC V1 Part D3
 - Access for People with disability to comply with AS1428 & NCC V1 Part D4
 - Wet Areas & overflow protection to comply with NCC V1 Part F2
 - Sanitary & other facilities to comply with AS1428 & NCC V1 Part F4
 - Lighting & Ventilation to comply with NCC V1 Part F6
 - Fire services & equipment to be installed / constructed in accordance with NCC V1 Section E
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The National Construction Code (NCC), the Queensland Development Code (QDC), the building act 1975, current issues of Australian standards & manufacturer's specifications and installation details for materials and product used.

Do not scale drawings. Figured dimensions take precedence over scale.
IF IN DOUBT, ASK!!

NEWMAN

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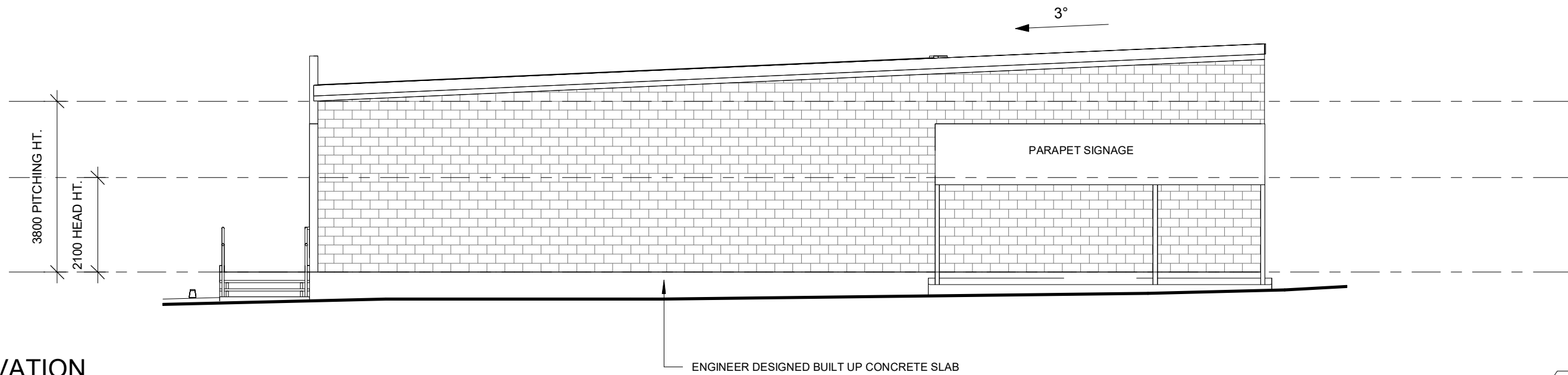
ISSUE	DESCRIPTION	DATE	AUTHOR
1B	DRAFT FLOOR PLANS	14-08-2024	TN
2C	CONSTRUCTION ISSUE	10-12-2024	TN

PROJECT: GROCERY STORE RENOVATION

CLIENT: PAUL BRUNJES
SITE ADDRESS: 134 LAMB STREET MURGON

PAGE No: A005	
DWG BY: TN	CHECKED BY: TN
SCALE: As indicated	
JOB No: 23-117	
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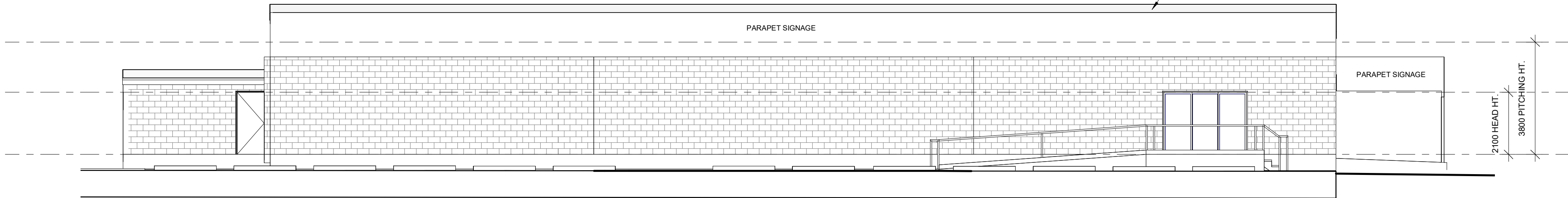
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- COMPLIANCE NOTES:**
1. Access to comply with NCC V1 Part D1
 2. Provision for escape to comply with NCC V1 Part D2
 3. Construction of Exits to comply with NCC V1 Part D3
 4. Access for People with disability to comply with AS1428 & NCC V1 Part D4
 5. Wet Areas & overflow protection to comply with NCC V1 Part F2
 6. Sanitary & other facilities to comply with AS1428 & NCC V1 Part F4
 7. Lighting & Ventilation to comply with NCC V1 Part F6
 8. Fire services & equipment to be installed / constructed in accordance with NCC V1 Section E
 9. Termite protection to comply with NCC - ABCB - Part 3.4 - Termite risk management
 10. Masonry Construction to comply with NCC - ABCB - Part 5 - Masonry
 11. All workmanship and materials to comply with all relevant Australian Standards and the National Construction Code

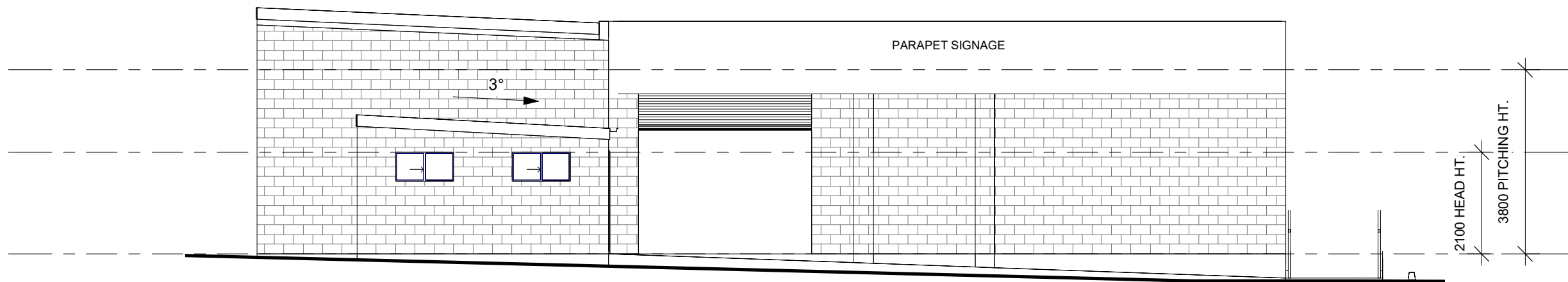
9 FRONT ELEVATION

1 : 100



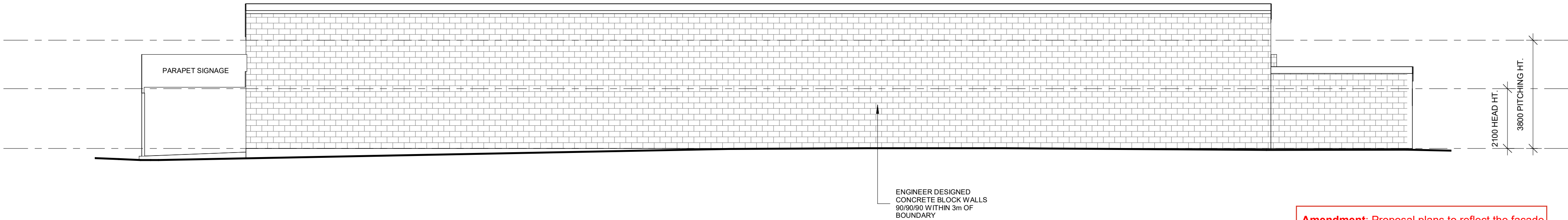
10 LEFT-SIDE ELEVATION

1 : 100



11 REAR ELEVATION

1 : 100



12 RIGHT-SIDE ELEVATION

1 : 100

Amendment: Proposal plans to reflect the facade treatment as conditioned under MCU1 and MCU2.



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