



**SOUTH BURNETT**  
**REGIONAL COUNCIL**

Officer: Planner – Thomas Snellgrove  
Direct Telephone: 07 4189 9100  
Our Reference: MCU25/0022

7 October 2025

Taromeo Building Pty Ltd  
C/- ONF Surveyors  
PO Box 896  
KINGAROY QLD 4610

**South Burnett Regional Council**

ABN 89 972 463 351

PO Box 336

Kingaroy QLD 4610

☎ 1300 789 279 or (07) 4189 9100

☎ (07) 4162 4806

✉ 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 2 October 2025, Council Delegated Authority decided to approve the application in full subject to conditions.

Details of the decision are as follows:

#### APPLICATION DETAILS

Application No: MCU25/0022  
Street Address: 9 Grey Street NANANGO QLD 4615  
Real Property Description: Lot 6 on RP 229565  
Planning Scheme: South Burnett Regional Council Planning Scheme

#### DECISION DETAILS

Type of Decision: Approval  
Type of Approval: Development Permit for Material Change of Use  
Date of Decision: 2 October 2025

#### CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is 6 years starting the day that this development approval takes effect. (Refer to Section 85 “Lapsing of approval at end of currency period” of the *Planning Act 2016*.)

#### INFRASTRUCTURE

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

## ASSESSMENT MANAGER CONDITIONS

### OFFICER'S RECOMMENDATION

The development application for a Development Permit for Material Change of Use (Secondary Dwelling) at 9 Grey Street NANANGO (and described as Lot 6 on RP229565) be approved subject to the following conditions.

### CONDITIONS

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

#### Approved Plans

Document Title	Prepared by	Ref no.	Revision	Date
Site Plan	PassivPlans	TB2412	E	06/03/2025
Proposed Floor Plan	PassivPlans	TB2412	E	06/03/2025
Elevation Plan	PassivPlans	TB2412	E	06/03/2025
3D Views	PassivPlans	TB2412	E	06/03/2025

#### Approved Document

Document Title	Prepared by	Ref no.	Revision	Date
Bushfire Hazard Assessment	Wollemi Eco-Logical	25235	-	22 July 2025

### DEVELOPMENT PERIOD - MCU

MCU1. The currency period for this development approval for Material Change of Use for a Dwelling house (Secondary Dwelling) is (6) years after the development approval starts to have effect. The development approval will lapse unless the use is commenced, and all works and stages required to be given to Council for approval is provided within this period.

MCU2. The use of the approved dwelling shall be undertaken in accordance with the definition in the South Burnett Regional Council Planning Scheme 2017 v1.4.

*Secondary Dwelling – A dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.*

**Note:** The approved 'secondary dwelling' is not an approved use for Short-term accommodation, which will require a separate land use permit under the SBRC Planning Scheme 2017.

### ENGINEERING WORKS

ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standards, relevant design guides, and Australian Standards.

ENG3. Be responsible for the full cost of any alterations necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other

public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

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

#### **STORMWATER MANAGEMENT**

- ENG6. Provide 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.
- ENG7. 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.
- ENG8. 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**

- ENG9. Connect the development to Council's reticulated water supply network via a single connection, in accordance with the WBBROC Water Services Design and Construction Code and Queensland Plumbing and Wastewater Code.

**Comment:** For clarity, the development shall only have a single water meter.

#### **SEWER**

- ENG10. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council's standards and be approved by Council's Utility Services Section.
- ENG11. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
- ENG12. The proposed new building shall be located to comply with the QDC MP1.4 building over or near relevant infrastructure. Building over the sewer will not be permitted.
- ENG13. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

#### **VEHICLE ACCESS**

- ENG14. Maintain the existing accesses generally in accordance with SBRC drawing 00049.
- ENG15. No additional vehicle access is permitted except from Grey Street and Gipps Street.

#### **TELECOMMUNICATION**

ENG16. Provide telecommunication services to each lot in accordance with the standards and requirements of the relevant service provider.

**Note:** The area may only be serviced by NBN wireless, and no cable service is available. It is the applicant/developer's responsibility to confirm that the requirements under the section 372G/H of the *Telecommunications Act 1997* (fibre ready facilities - pit and pipe) do not apply and that the subject site is 'exempt'.  
[https://www.communications.gov.au/policy/policy\[1\]listing/exemption-pit-and-pipe-requirements](https://www.communications.gov.au/policy/policy[1]listing/exemption-pit-and-pipe-requirements)

## ELECTRICITY

ENG17. Provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.

ENG18. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.

## EROSION AND SEDIMENT CONTROL - GENERAL

ENG19. 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.

ENG20. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

## REFERRAL AGENCIES

Not Applicable.

## APPROVED PLANS

The following plans are Approved plans for the development:

### Approved Plans

Plan No.	Rev.	Plan Name	Date
TB2412	E	<i>Site Plan</i> , prepared by PassivPlans	06/03/25
TB2412	E	<i>Proposed Floor Plan</i> , prepared by PassivPlans	06/03/25
TB2412	E	<i>Elevation Plan</i> prepared by PassivPlans	06/03/25
TB2412	E	<i>3D View</i> prepared by PassivPlans	06/03/25
Plan No.	Rev.	Plan Name	Date
[Insert details of plan #1]		[Insert plan title in <i>italics</i> ], prepared by [Insert company name <u>not</u> italics]	
<b>Amendments</b>	1.		
[Insert details of plan #2]		[Insert plan title in <i>italics</i> ], prepared by [Insert company name <u>not</u> italics]	
<b>Amendments</b>	1.		

## REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

#### Referenced Documents

Document No.	Rev.	Document Name	Date
25235	-	<i>Bushfire Hazard Assessment</i> , prepared by Wollemi Eco Logical	22/07/25

#### ADVISORY NOTES

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

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

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

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

ADV3. Section 85 (1)(a) of the *Planning Act 2016* provides that, if this approval is not acted upon within the period of six (6) years the approval will lapse.

ADV4. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

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

#### PROPERTY NOTES

The following property notes will be placed against the subject property in Council's property record system:

PN1. Lot 6 on RP229565 is subject to an approved bushfire hazard assessment. The dwelling house/habitable building is to be sited in accordance with the approved location of the approved hazard assessment.

Document Title	Prepared by	Ref no.	Revision	Date
----------------	-------------	---------	----------	------

BAL – Bushfire Attack Level Assessment	Wollemi Eco-Logical	25235	-	22 July 2025
--	---------------------	-------	---	--------------

No additional street number will be assigned to the property due to the approved land use.

#### **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](http://www.southburnett.qld.gov.au), or at Council Offices.

Yours faithfully



**DAVID HURSTHOUSE**  
**COORDINATOR DEVELOPMENT SERVICES**

Enc: Adopted Infrastructure Charge Notice  
Approved Plans/Documents  
Appeal Rights

## INFRASTRUCTURE CHARGES NOTICE

*(Section 119 of the Planning Act 2016)*

**APPLICANT:**  
PO Box 896  
KINGAROY QLD 4610

ONF Surveyors

**APPLICATION:**

Material Change of Use - Secondary Dwelling  
(54.9sqm) - Code Assessment

**DATE:**

2 October 2025

**FILE REFERENCE:**

MCU25/0022

**AMOUNT OF THE LEVIED CHARGE:**

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

**\$14,346.00**

**Total**

\$7,030.00	Water Supply Network
\$3,873.00	Sewerage Network
\$1,722.00	Transport Network
\$1,435.00	Parks and Land for Community Facilities Network
\$286	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 6 RP229565

**SITE ADDRESS:**

9 Grey Street, Nanango

**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
Residential Uses (1 or 2 bedroom dwelling)	1	dwelling	\$7,030.00	CR Table 2.1	\$7,030.00

#### Discounts\*

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

---

### Sewerage

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Uses (1 or 2 bedroom dwelling)	1	dwelling	\$3,873.00	CR Table 2.1	\$3,873.00

#### Discounts\*

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

---

### Transport

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Uses (1 or 2 bedroom dwelling)	1	dwelling	\$1,722.00	CR Table 2.1	\$1,722.00

#### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable			\$0.00		\$0.00

---

### Parks and Land for Community Facilities



### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Uses (1 or 2 bedroom dwelling)	1	dwelling	\$1,435.00	CR Table 2.1	\$1,435.00

### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable			\$0.00		\$0.00

## Stormwater

### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Uses (1 or 2 bedroom dwelling)	1	dwelling	\$286.00	CR Table 2.1	\$286.00

### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable			\$0.00		\$0.00

## Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Residential Uses (1 or 2 bedroom dwelling)	\$7,030.00	\$3,873.00	\$1,722.00	\$1,435.00	\$286.00	\$14,346.00
<b>Total</b>	\$7,030.00	\$3,873.00	\$1,722.00	\$1,435.00	\$286.00	\$14,346.00

\* 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

<b>Authority and Reasons for Charge</b>	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.
<b>Appeals</b>	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.
<b>Automatic Increase Provision of charge rate (\$)</b>	<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 average<sup>1</sup>. 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>
<b>GST</b>	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.
<b>Making a Payment</b>	<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 <a href="mailto:info@southburnett.qld.gov.au">info@southburnett.qld.gov.au</a></p>

---

<sup>1</sup> 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](mailto:info@sbrc.qld.gov.au)



Proposed Residence for:  
Robin Harrison  
9 Grey Street  
Nanango QLD 4615



Revision Schedule				Sheet List		
Issue	Description	Date	Initial	Sheet	Name	Rev
A	Conceptual Design	12-12-24	S.L.C			
B	Revision To Conceptual Design	20-12-24	S.L.C			
C	Construction Drawings	22-01-25	S.L.C	01	Site Plan	E
D	Revisions To Construction Drawings	11-02-25	S.L.C	02	Floor Plan	E
E	Revisions To Location & Orientation	06-03-25	S.L.C	03	Elevations	E
				04	3D Views	E
				05	Sections & Framing	E
				06	Stormwater Plan	E
				07	Energy Efficiency	E
				08	Electrical Plan	E
				09	Sustainable Design	E
				10	Workplace H&S	E

© PASSIVPLANS DESIGN & CONSULTING. THIS WORK IS COVERED BY COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING) WITHOUT THE WRITTEN PERMISSION OF PASSIVPLANS DESIGN & CONSULTING. THE NATIONAL CONSTRUCTION CODE (NCC), THE QUEENSLAND DEVELOPMENT CODE (QDC), BUILDING REGULATIONS, CURRENT ISSUES OF AUSTRALIAN STANDARDS AND MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS FOR MATERIALS USED.

Page No.00 of 10

Job No.TB2412

IssueE

Drawn By

Checked By

Issue Date

COVER PAGE

Date

Issue

12TH DECEMBER 2024

04:3

E

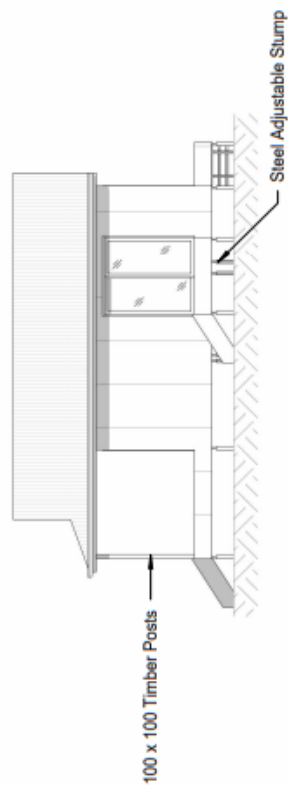
PassivPlans  
Design & Consulting  
Dalby QLD  
Ph: 0449 738 210  
QBCC No: 15260964

S.L.CANT

CONSTRUCTION  
DRAWING

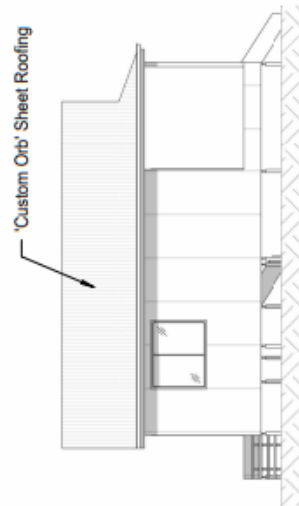
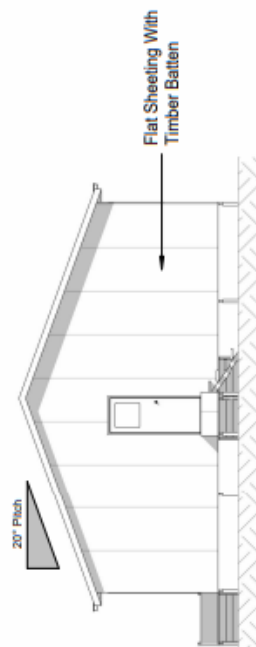






**EASTERN ELEVATION**  
SCALE 1 : 100

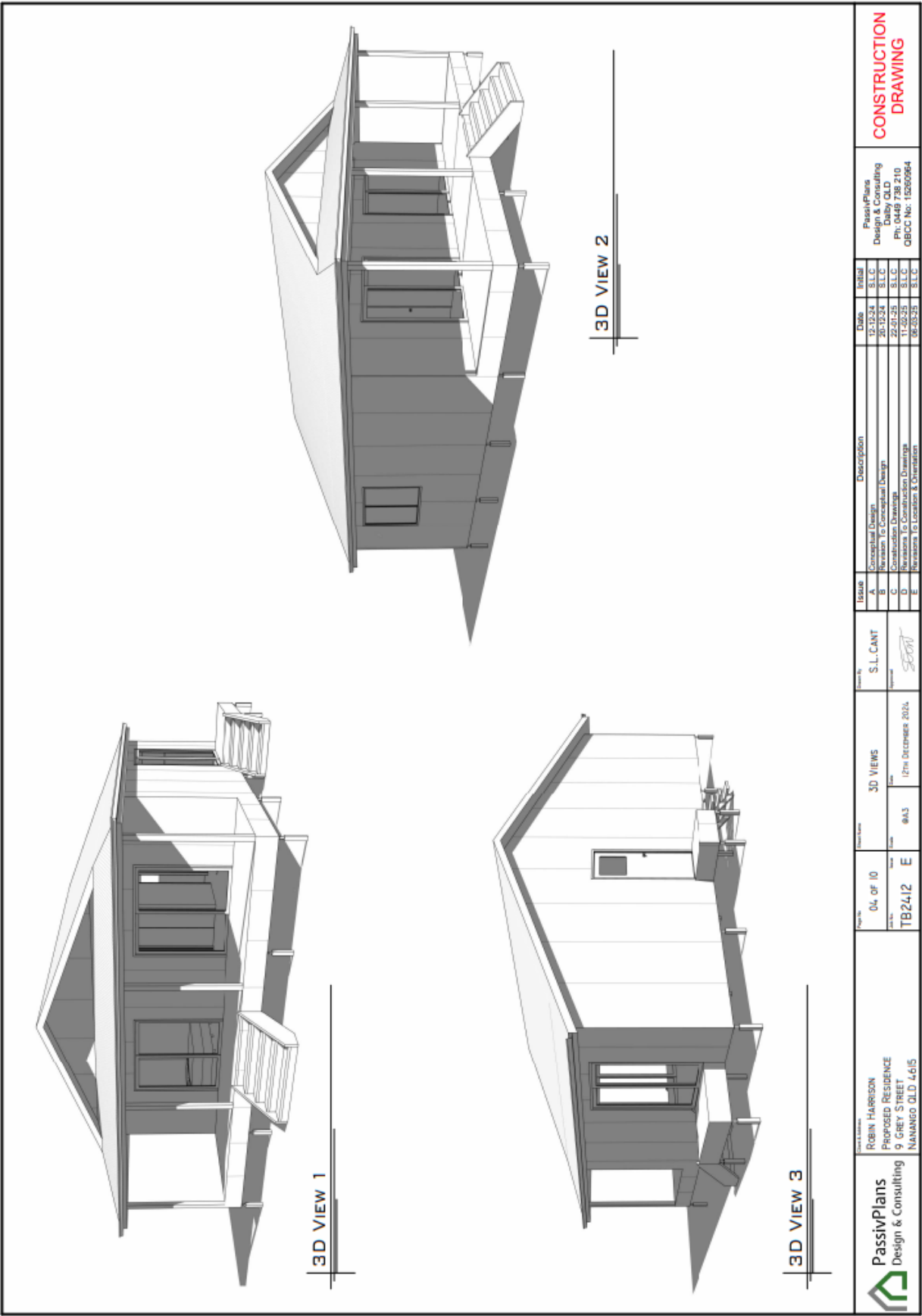
NORTHERN ELEVATION  
SCALE 1:100



WESTERN ELEVATION  
SCALE 1 : 100

**SOUTHERN ELEVATION**  
SCALE 1:100

 <b>PassivPlans</b> Design & Consulting 9 GREY STREET NANANGO QLD 4405	Drawn & Issued: <b>ROBIN HARRISON</b> PROPOSED RESIDENCE 9 GREY STREET NANANGO QLD 4405	Page No: <b>03 of 10</b>	Sheet Name: <b>ELEVATIONS</b>	Drawn By: <b>S.L. CANT</b>	Issue A. Conceptual Design B. Revision 1 to Conceptual Design C. Construction Drawings D. Revisions To Construction Drawings E. Revisions To Location & Orientation	Date 13-10-24 S.L.C 20-10-24 S.L.C 22-01-25 S.L.C 11-02-25 S.L.C 06-03-25 S.L.C	Initial S.L.C S.L.C S.L.C S.L.C S.L.C	PassivPlans Design & Consulting Dalby QLD Ph: 0449 788 210 QBCC No: 15260964	<b>CONSTRUCTION DRAWING</b>



<b>PassivPlans</b> Design & Consulting 9 GREY STREET NANANGO QLD 4615		04. OF 10 TB2412 E		3D VIEWS 12TH DECEMBER 2024		S.L. CANT SIGNED		Issue A Conceptual Design B Revision To Conceptual Design C Construction Drawings D Revisions To Construction Drawings E Revisions To Location & Orientation		Date 12-12-24 S.L.C. 26-12-24 S.L.C. 22-01-25 S.L.C. 11-02-25 S.L.C. 06-03-25 S.L.C.		PassivPlans Design & Consulting 9 GREY STREET PH: 0409 788 210 QBCC No: 15260984		<b>CONSTRUCTION DRAWING</b>	
--	--	-----------------------	--	--------------------------------	--	---------------------	--	---	--	---	--	--	--	---------------------------------	--







## Ventilation Requirement Table

**Lounge Room - 24.3m<sup>2</sup>**  
21-18 SG Door (1.89m<sup>2</sup> Operable)  
21-21 SG Door (2.21m<sup>2</sup> Operable)  
4.10m<sup>2</sup> Total Operable Area  
16.8% Operable - No Fan Required

4.10m<sup>2</sup> Total Operable Area  
16.8% Operable - No Fan Required

16.8% Operable - No Fan Required

Bedroom 1 10 4 m<sup>2</sup>

- Bedroom 1 - 12.1m<sup>2</sup>**  
21-21 SG Door (2.21m<sup>2</sup> Openable)  
2.21m<sup>2</sup> Total Openable Area  
18.2% Openable - No Fan Required

10

- ng

- Current Zone

## 1

- 1000

Shading	Calculation Data
---------	------------------

- | Shading | Calculation Data |               |
|---------|------------------|---------------|
|         | P&H or Device    | Exposure Size |

2.80	2.18	1.28	0.34	4.41	2.59	29% of 74%
2.80	2.18	1.28	0.34	4.41	2.59	29% of 74%
0.30	0.34	0.33	0.47	0.30	0.30	0.30

- #spareplanningforimprovementworks** are safe  
[@mattkellyuk](#) The American Building & Construction Trades Department calls for workers and UAW and AFL-CIO union of  
the government to build, especially, a new, well-paying, non-union industry. Because they have no representation at the  
state level, the industry has rejected BLS for creating the jobs and instead is going to the labor unions to get them for free.

[illegible]

## CONSTRUCTION DRAWING

**PassivPlans**  
Design & Consulting  
Dalby QLD  
Ph: 0449 738 210  
JBCC No: 15260964

DATE	TIME
22-01-25	S.L.C
11-02-25	S.L.C
06-03-25	S.L.C

Drawings	Description
to Construction Drawings	
to Location & Orientation	

S.L.CANT	ISSUE	Consolidated
		Revised
		Revised

Energy Efficiency	12th December 2024
-------------------	--------------------

07 of 10	Page 10
TB2412 E	Table

BRISON  
RESIDENCE  
STREET  
QLD 4615


**PassivPlans**  
Design & Consulting

Ceiling Fan Required For Nominal Credit

D	SINGLE G.P.O. (10 AMP)
D <sup>2</sup>	DOUBLE G.P.O. (10AMP)
L	LIGHT SWITCH
⊠	1XL TASTIC <sup>®</sup> LIGHT, FAN, HEATER UNIT
⊙	HOT WATER SYSTEM
⊞	MAIN SWITCH BOARD
▽	COMBINATION TELEPHONE/DATA POINT
⊕	SMOKE ALARM CONNECTED TO MAINS POWER
D	WALL MOUNTED BUNKER LIGHT
TV	TELEVISION SOCKET
⊞	CEILING FAN
⊞	1 x 36W FLUORESCENT FITTING
⊞	2 x 36W FLUORESCENT FITTING
○	LOW VOLTAGE DOWNLIGHT
●	FLUORESCENT DOWNLIGHT
⊞	MOVEMENT SENSOR

**ELECTRICAL PLAN**  
**SCALE 1 : 100**

Note: Layout Left Blank By Designer To Be Completed By Client Or Consultant



PassivPlans

Design & Consulting

Client & Address

ROBIN HARRISON

PROPOSED RESIDENCE

9 GREY STREET

MANNING QLD, 4466

Page No

08 of 10

Issue Name

ELECTRICAL PLAN

Drawn By

S.L. CANT

Issue

Construction Drawings

Revisions To Construction Drawings

Revisions To Location & Orientation

Date

22-01-25

Initial

S.L.C

Date

11-02-25

Initial

S.L.C

Date

06-03-25

Initial

S.L.C

PassivPlans

Design & Consulting

Dubai QLD

Ph: 0448 738 210

OBG No: 15260964

CONSTRUCTION DRAWING

ACCESSIBLE BUILDING WORK, OR SELF-ASSESSABLE BUILDING WORK IN A NEW CLASS 1 BUILDING, OR A SOLE-OCCUPANCY UNIT IN A CLASS 2 BUILDING, AND RENOVATIONS TO AN EXISTING CLASS 1 BUILDING, AND RENOVATIONS TO A SOLE-OCCUPANCY UNIT OF A CLASS 2 BUILDING.

**7-STAR ENERGY RATING**  
CLASS 1 BUILDINGS AND ATTACHED ENCLOSED CLASS 10A BUILDINGS WILL REQUIRE A 7-STAR ENERGY RATING. ACHIEVING 7-STARS WILL BE IN COMPLIANCE WITH THE PROVISIONS OF PART 13 OF THE NATIONAL CONSTRUCTION CODE (NCC) AND THE QUEENSLAND DEVELOPMENT CODE (QDC).

1) A BUILDING WITH AN OUTDOOR LIVING SPACE WHICH IS DIRECTLY ACCESSIBLE FROM A LIVING AREA SUCH AS A LOUNGE, KITCHEN,

- HAVE A SIZE OF AT LEAST 12m<sup>2</sup>.
- HAVE A MINIMUM DIMENSION OF 2.5m IN ALL DIRECTIONS.
- BE COVERED BY AN INFIRCUOUS ROOF WITH AN INSULATION R-VALUE OF AT LEAST 1.5.
- HAVE TWO OR MORE SIDES OPEN OR BE CAPABLE OF BEING OPENED.
- HAVE AT LEAST ONE CEILING FAN.

A MINIMUM OF 80% OF ALL INTERNAL FIXED LIGHTING MUST BE ENERGY EFFICIENT LIGHTING.  
THE TOTAL POWER CONSUMED BY LIGHTING MUST NOT EXCEED:

- 4MM<sup>2</sup> IN EXTERNAL AREAS.

ALL HARDWIRED NEW AND REPLACEMENT AIR-CONDITIONERS ARE TO HAVE AN EER OF AT LEAST 29.

HEATED WATER (QUEENSLAND PLUMBING AND WASTEWATER CODE)  
HEATED WATER IN A NEW CLASS 1 & 10 BUILDING MUST BE SUPPLIED BY A:  
- APPROVED ELECTRIC GAS OR SOLAR HOT WATER SYSTEM

**DUAL FLUSH 4-STAR (WELS) TOILET (DOC MFL 1)**  
IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL TOILET CISTERNS MUST BE DUAL FLUSH 4-STAR (WELS) RATED AND MUST BE COMPATIBLE WITH THE SIZE OF THE TOILET BOWL.

ELECTRICITY SUB-METERING (ODC NP4.1, P10-P12)

- ONLY MEASURE ELECTRICITY SUPPLIED TO THAT PREMISES.
- BE INSTALLED IN A COMMON AREA.
- BE FREE OF HINDRANCE OR OBSTRUCTION TO A PERSON AUTHORISED TO READ THE METER.
- BE LABELED TO INDICATE WHICH PREMISES IT IS ASSOCIATED WITH.

THIS PART APPLIES TO A NEW CLASS 1, 2 OR 10 BUILDING WHERE RAINWATER TANKS ARE REQUIRED TO BE INSTALLED.

**RAINWATER TANKS, (WHERE INSTALLED AND REQUIRED)**  
THE RAINWATER TANK HAS A SCREENED DOWNPIPE RAIN-HEAD WITH SCREEN MESH 4.6mm, DESIGNED TO PREVENT LEAF FROM ENTERING THE DOWNPIPE.

A MINIMUM OF 20 LITRES OF THE FIRST FLUSH ROOF CATCHMENT RAINWATER MUST BE DIVERTED/DISCARDED TO AN APPROVED POINT AWAY FROM BUILDING FOUNDATIONS BEFORE ENTERING THE RAINWATER TANK WHERE:

- (A) CONNECTED TO SHOWERS, WASH BASINS, KITCHENS OR HEATED WATER SERVICES, OR

THE RAINWATER TANK MUST BE PROVIDED WITH:

- (A) MOSQUITO-PROOF SCREENS WITH NOT GREATER THAN 1mm APERTURE OR FLAP VALVES AT EVERY OPENING, AND  
(B) A VERMIN TRAP OR  
(C) MOSQUITO-PROOFING IN ACCORDANCE WITH HB230 WHERE A WET SYSTEM IS USED TO HARVEST RAINWATER, AND  
(D) A CHILD-PROOF ACCESS HOLE.

THE RAINWATER TANK MUST BE PROVIDED WITH PROTECTION FOR THE RETICULATED TOWN WATER SUPPLY SYSTEM FROM POTENTIAL BACKFLOW BY THE INSTALLATION OF:

- (A) A BACKFLOW PREVENTION DEVICE THAT COMPLES WITH ASINZS 3500-2003, OR  
(B) FOR A TANK, A DUAL CHECK VALVE WITH AN ATMOSPHERIC PORT

THE RAINWATER TANK MUST BE PROVIDED WITH THE REQUIRED SIGNAGE ON THE FRONT OF THE TANK ON THE COVER AND AT ALL OUTLET POINTS. THE WORDING ON THE SIGNAGE MUST COMPLY WITH MP 4.2, AB AND TO A.S. 1390 AND A.S. 1345. INTERNAL RAINWATER TAPS TO HAVE GREEN 'RW' INDICATORS OR TAP BUILDS.

A GATE VALVE MUST BE INSTALLED IN THE OUTLET PIPE TO SHUT OFF IN CASE OF EMERGENCY.

THE RAINWATER TANK MUST BE SUPPORTED ON AN APPROVED STRUCTURE OR STAND.

THE OVERFLOW MUST BE CONNECTED TO THE EXISTING STORMWATER DRAINAGE SYSTEM WITH A PHYSICAL AIR-LOCK OR NON-RETURN VALVE.



## Workplace Health & Safety Notes:

### 1. FALLS, SLIPS, TRIPS

#### a) WORKING AT HEIGHTS DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier whenever a person is required to work in a situation where falling more than two metres is a possibility.

#### b) SUPPLY OR UNEVEN SURFACES FLOOR FINISHES

The owner or builder is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS 108 197:1998 and AS/NZ 4586:2004.

Specified finishes have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made with an equivalent product or a product with a better slip resistance.

#### c) STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that any surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

### 2. FALLING OBJECTS/LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

### BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times to prevent collapse which may injure persons in the area.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

### 3. TRAFFIC MANAGEMENT

Construction of this building may require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site prior to construction.

### 4. SERVICES

Routine services during excavation or other activity creates a variety of risks including releases of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dig Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Underground and overhead power lines may be located in or around the site. Underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Overhead power lines pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

### 5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

### 6. HAZARDOUS SUBSTANCES ASBESTOS

If the building is renovated and was constructed prior to 1980 it is and therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing any existing structure.

### POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

### TREATED TIMBER

The design of this building includes provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

### VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

### SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

### TIMBER FLOORS

If this building contains timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

### 7. CONFINED SPACES EXCAVATION

Construction of the building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated areas should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

### ENCLOSED SPACES

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. Warning signs and barriers to prevent unauthorised access should be used. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

### SMALL SPACES

Some small spaces within this building will require access by construction or maintenance workers. Warning signs and barriers to prevent unauthorised access should be used. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

### 8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

### 9. OPERATIONAL USE OF BUILDING

This building has been designed to meet the requirements of the classification identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken for the relevant use. If the specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user, the building should be designed as a residential building. If, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

### 10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



ROBIN HARRISON  
PROPOSED RESIDENCE  
9 GREY STREET  
NANANGO QLD 4615

PassivPlans  
Design & Consulting

Project No: TB24/12 E  
Issue No: 04/3  
Date: 12th December 2024

Drawn By: S.L. CANT  
Checked By: SCOTT

Issue	Description	Date	Initial
C	Construction Drawings	22/11/25	S.L.C
D	Revisions To Construction Drawings	11/12/25	S.L.C
E	Revisions To Location & Orientation	04/03/25	S.L.C

PassivPlans  
Design & Consulting  
Daly QLD  
Ph: 0448 738 210  
QBCC No: 15260964

CONSTRUCTION  
DRAWING

# 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.