



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

Officer: Senior Planner - Vanessa  
Direct Telephone: 07 4189 9100  
Our Reference: MCU25/0013

1 October 2025

Oliver Du Rieu  
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

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✉ [info@southburnett.qld.gov.au](mailto:info@southburnett.qld.gov.au)

🌐 [www.southburnett.qld.gov.au](http://www.southburnett.qld.gov.au)

Dear Sir

## **Decision Notice**

### ***Planning Act 2016***

I refer to your application and advise that on 25 September 2025, Council decided by Delegated Authority to approve the application in full subject to conditions.

Details of the decision are as follows:

#### **APPLICATION DETAILS**

Application No: MCU25/0013  
Street Address: 82 First Avenue, KINGAROY  
Real Property Description: Lot 6 RP 171217  
Planning Scheme: South Burnett Regional Council

#### **DECISION DETAILS**

Type of Decision: Approval  
Type of Approval: Development Permit for Combined Application - Material Change of Use (Dual Occupancy) and Reconfiguring a Lot - Subdivision (1 Lot into 2 Lots)  
Date of Decision: 25 September 2025

#### **CURRENCY PERIOD OF APPROVAL**

The currency period for this development approval is 4 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

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

### Approved Plans

Drawing No.	Drawing Title	Prepared By	Rev	Date
12752P	Proposed Subdivision	ONF Surveyors	A	–
A01	Site Plan	–	3	01/05/25
A02	Site Plan	–	3	01/05/25
A03	Ground Floor Plan	–	3	01/05/25
A04	GFA Calculation	–	3	01/05/25
A05	Elevations	–	3	01/05/25
A06	Elevations	–	3	01/05/25
A07	Landscape Plan	–	3	01/05/25
DA01	Stormwater Management Plan	Leroy Palmer Consulting Engineers	1	27/05/2025
DA02	Stormwater Management Details	Leroy Palmer Consulting Engineers	1	27/05/2025
DA03	Vehicle Swept Path	Leroy Palmer Consulting Engineers	1	27/05/2025

### Approved Document

Document No.	Document Title	Prepared By	Rev	Date
19307-L01-1	Site-based Stormwater Management Report	Leroy Palmer Consulting Engineers	-	27/05/2025

## RECONFIGURING A LOT Subdivision (1 Lot into 2 Lots)

GEN2. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

### DEVELOPMENT PERIOD - RAL

GEN3. The *relevant period* for this development approval for Reconfiguring a Lot is four (4) years after the development approval takes effect. The development approval will lapse unless the survey plan for all work required to be given to Council for approval is provided within this period.

### COMPLIANCE/ENDORSEMENT

GEN4. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan unless otherwise stated. It is the applicant's responsibility to notify Council to inspect compliance for conditions that are required to be satisfied prior to Council endorsing the survey plan.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

### **OUTSTANDING FEES**

GEN5. Prior to sealing the Plan of Survey, the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the Planning Regulation 2017.

**Timing:** As indicated.

### **SURVEY MARKS**

GEN6. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.

**Timing:** As indicated.

### **VALUATION FEES**

RAL1. Payment of Department of Natural Resources, Mines, Manufacturing, and Regional and Rural Development valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$53.50 per lot, however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

**Timing:** As indicated.

### **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 Council's endorsement of the Survey Plan unless stated otherwise.

ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Australian Standards, and relevant design manuals.

ENG3. Be responsible for any alteration 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. 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).
- ENG8. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

#### **WATER SUPPLY**

- ENG9. Connect the development to Council's reticulated water supply system.
- ENG10. Design and construct all works in accordance with Council's requirements as set out in the WBBUWA Design and Construction Code", and relevant development standards used by Council.
- ENG11. Install a separate water service connection to each lot as per Council's standards.

#### **SEWERAGE**

- ENG12. Connect all lots to Council's reticulated sewerage system. The connection must be designed in accordance with Council's standards and be approved by Council's Utility Services Section.
- ENG13. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
- ENG14. Do not build works within 1.5 metres from the centre of any existing sewer pipe work or within the Zone of Influence, whichever is the greater (measured horizontally).
- ENG15. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.
- ENG16. Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site is provided for future maintenance/upgrade purposes.
- ENG17. 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.

#### **SEWER EXTENSION**

- ENG18. Design and construct a 150 mm diameter sewer extension to service proposed Lot 8. The sewerage network extension is to:
- connect to the existing sewer network;
  - provide connection to proposed lot 8;
  - comply with the requirements of the QDC MP1.4 in relation to existing buildings; and
  - be done in accordance with a development approval for Operational Work.

**Comment:** This work is to be carried out pursuant to Section 145 of the *Planning Act 2016*.

- ENG19. Submit to Council, the written consent from the property owner where such works require entry onto adjoining land prior to Council's approval of Operational Work.

**Comment:** If land-owner consent cannot be obtained by the developer, Council may be able to assist with a sewer extension under a commercial works arrangement.

ENG20. Design and construct all works in accordance with Council's requirements as set out in the "WBBUWA Design Construction Code", and relevant development standards used by Council.

ENG21. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.

ENG22. Design all works in consultation with Council prior to submission of detailed engineering drawings or Operational Work applications prior to entry onto the adjoining land.

### **VEHICLE ACCESS**

ENG23. Construct an access driveway in accordance with SBRC Standard Drawing 00048 to proposed Lot 7.

### **VEHICLE ACCESS - REAR ACCESS LOTS**

ENG24. Construct an access driveway in accordance with SBRC Standard Drawing 00048:

- a. along the full length of the access strip providing access to proposed Lot 8;
- b. having a minimum width of 5.5 metres; and
- c. in an access strip having a minimum width of 6.5 metres.

ENG25. Design and construct all services along the full length of the access strip.

ENG26. 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 (e.g. power pole, telecommunications pit), road infrastructure (e.g. street sign, street tree, etc).

### **TELECOMMUNICATION**

ENG27. 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**

ENG28. Provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.

ENG29. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.

### **SERVICES - EXISTING CONNECTIONS**

ENG30. Ensure that all services provided to the existing house on proposed Lot 7 are wholly located within the lot(s) it serves.

### **EROSION AND SEDIMENT CONTROL - GENERAL**

ENG31. 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.

ENG32. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

### **MATERIAL CHANGE OF USE Dual Occupancy**

#### **APPROVED USE**

GEN1. The use of the premises is limited to a Dual occupancy (2 x 4-bedrooms) consistent with the definition of Dual occupancy in Schedule 1 of the South Burnett Regional Council Planning Scheme 2017 V2.0. This approval does not imply approval for other similar uses (e.g. Short term accommodation).

**Timing:** At all times.

#### **DEVELOPMENT PERIOD – MCU**

GEN2. The *relevant period* for this development approval for a Material change of use is six (6) years after the development approval starts to have affect. The development approval will lapse unless otherwise agreed.

GEN3. 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.

#### **FENCING**

MCU1. Fence construction along the property boundaries apart from the street frontage is to be of solid screen fencing to a height of 1.8m. Should there be retaining walls incorporated as part of the fencing, the overall combined height must not exceed 1.8m.

MCU2. Private open space screen fencing between each unit on ground level achieves a minimum height of 1.5m and not exceeding 1.8m.

MCU3. Fences or walls proposed along road frontages are to be maximum 1.2m in height if of solid construction or maximum of 1.5m in height, if gaps permit 50% transparency.

#### **COMPLIANCE**

GEN4. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.

#### **UNIT DEVELOPMENT**

MCU1. Each dwelling unit is to be provided with external clothes drying facilities within the nominated open private space areas.

MCU2. A letter box shall be provided on First Avenue's alignment for each habitable Dwelling unit. Each box shall be distinguished with a number corresponding with the dwelling unit number.

MCU3. Each dwelling unit is to be readily identified by number.

- MCU4. Prior to the commencement of the use, all plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.
- MCU5. As part of building works, all outdoor lighting is to comply with Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.

### **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.

### **REMOVAL OF EXISTING BUILDINGS**

- ENG6. Remove Weatherboard Shed located on the property prior to construction.

### **STORMWATER MANAGEMENT**

- ENG7. Provide stormwater management generally in accordance with the approved Site Based Stormwater Management Report prepared by Leroy Palmer Consulting Engineers, dated 27<sup>th</sup> May 2025, subject to detailed design and except as altered by conditions of this development approval.
- 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. 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).
- ENG10. 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.

### **WATER SUPPLY**

ENG11. Connect each lot or premises group within the development to Council's reticulated water supply network via a single connection, in accordance with the WBBUWA Design and Construction Code, and Queensland Plumbing and Wastewater Code.

**Comment:** For the avoidance of doubt, proposed lot 8 shall have a master meter, with each unit having its own sub-meter.

## **SEWERAGE**

ENG12. Connect all lots to Council's reticulated sewerage system. The connection must be designed in accordance with Council's standards and be approved by Council's Utility Services Section.

ENG13. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.

ENG14. Do not build works within 1.5 metres from the centre of any existing sewer pipe work or within the Zone of Influence, whichever is the greater (measured horizontally).

ENG15. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.

ENG16. Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site is provided for future maintenance/upgrade purposes.

ENG17. 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.

## **SEWER EXTENSION**

ENG18. Design and construct a 150 mm diameter sewer extension to service proposed Lot 8.

The sewerage network extension is to:

- a. connect to the existing sewer network;
- b. provide connection to proposed lot 8;
- c. comply with the requirements of the QDC MP1.4 in relation to existing buildings; and
- d. be done in accordance with a development approval for Operational Work.

**Comment:** This work is to be carried out pursuant to Section 145 of the *Planning Act 2016*.

ENG19. Submit to Council, the written consent from the property owner where such works require entry onto adjoining land prior to Council's approval of Operational Work.

**Comment:** If land-owner consent cannot be obtained by the developer, Council may be able to assist with a sewer extension under a commercial works arrangement.

ENG20. Design and construct all works in accordance with Council's requirements as set out in the "WBBUWA Design Construction Code", and relevant development standards used by Council.

ENG21. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.



ENG22. Design all works in consultation with Council prior to submission of detailed engineering drawings or Operational Work applications prior to entry onto the adjoining land.

#### **PARKING AND ACCESS - GENERAL**

ENG23. Construct all driveway and manoeuvring areas with concrete, asphalt or a two-coat bitumen seal.

ENG24. Provide a minimum of 1 car parking spaces per unit.

#### **VEHICLE ACCESS**

ENG25. Construct an access driveway in accordance with SBRC Standard Drawing 00048 to proposed Lot 7.

#### **VEHICLE ACCESS - REAR ACCESS LOTS**

ENG26. Construct an access driveway in accordance with SBRC Standard Drawing 00048:

- a. along the full length of the access strip providing access to proposed Lot 8;
- b. having a minimum width of 5.5 metres; and
- c. in an access strip having a minimum width of 6.5 metres.

ENG27. Design and construct all services along the full length of the access strip.

ENG28. 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 (e.g. power pole, telecommunications pit), road infrastructure (e.g. street sign, street tree, etc).

#### **TELECOMMUNICATION**

ENG29. 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**

ENG30. Provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.

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**

ENG31. 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.

ENG32. 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
12752P	A	<i>Proposed Subdivision</i> , prepared by ONF Surveyors	-
A01	3	<i>Site Plan</i> prepared by ONF Surveyors	01/05/25
A02	3	<i>Site Plan</i> prepared by ONF Surveyors	01/05/25
A03	3	<i>Ground Floor Plan</i> prepared by ONF Surveyors	01/05/25
A04	3	<i>GFA Calculation</i> prepared by ONF Surveyors	01/05/25
A05	3	<i>Elevations</i> prepared by ONF Surveyors	01/05/25
A06	3	<i>Elevations</i> prepared by ONF Surveyors	01/05/25
A07	3	<i>Landscape Plan</i> prepared by ONF Surveyors	01/05/25
DA01	1	<i>Stormwater Management Plan</i> prepared by Leroy Palmer Engineers	27/05/25
DA02	1	<i>Stormwater Management Details</i> prepared by Leroy Palmer Engineers	27/05/25
DA03	1	<i>Vehicle Swept Path</i> prepared by Leroy Palmer Engineers	27/05/25

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

## REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

### Referenced Documents

Document No.	Rev.	Document Name	Date
19307-L01-1	1	<i>Site-based Stormwater Management Report</i> , prepared by Leroy Palmer Engineers	27/05/25

## ADVISORY NOTES

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

### RECONFIGURING A LOT Subdivision (1 Lot into 2 Lots)

- ADV1. In accordance with Section 85(1)(b) of the *Planning Act 2016*, the development approval for Reconfiguring a Lot lapses if a plan for the Reconfiguration that is required to be given to a local government is not given.

An applicant may request Council to extend the relevant period provided that such request is made in accordance with Section 86 of the *Planning Act 2016* and before the development approval lapses under Section 85 of the *Planning Act 2016*

## **MATERIAL CHANGE OF USE Dual Occupancy**

- 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**

Not Applicable.

### **VARIATION APPROVAL**

Not Applicable.

### **FURTHER DEVELOPMENT PERMITS REQUIRED**

Not Applicable.

### **SUBMISSIONS**

There were 0 properly made submissions about the application.

### **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:** Oliver Du Rieu  
ONF Surveyors  
PO Box 896  
KINGAROY QLD 4610

**APPLICATION:** Reconfiguring a Lot - Subdivision (1 Lot into 2 Lots)  
combined with Material Change of Use (Dual  
Occupancy)

**DATE:** 25/09/2025

**FILE REFERENCE:** MCU25/0013

**AMOUNT OF THE LEVIED CHARGE:** **\$40,170.00** **Total**  
(Details of how these charges  
were calculated are shown overleaf)

\$19,684.00	Water Supply Network
\$10,846.00	Sewerage Network
\$4,820.00	Transport Network
\$4,018.00	Parks and Land for Community Facilities Network
\$802.00	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 6 on RP171217

**SITE ADDRESS:** 82 First Avenue Kingaroy.

**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.

**COMMENT:** **Please Note: Once the infrastructure charges have  
been paid for associated Reconfiguring a Lot  
component of the development (RAL25/0018), a  
credit will then be applied to this infrastructure  
charges notice (ICN). Please contact Council to  
arrange for the issuing of an amended ICN.**

**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 (3 or more bedroom)	2	Dwelling	\$9,842.00	CR Table 2.1	\$19,684.00

#### Discounts\*

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

### Sewerage

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Uses (3 or more bedroom)	2	Dwelling	\$5,423.00	CR Table 2.1	\$10,846.00

#### Discounts\*

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

### Transport

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Uses (3 or more bedroom)	2	Dwelling	\$2,410.00	CR Table 2.1	\$4,820.00

#### Discounts\*

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

### Parks and Land for Community Facilities

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Uses (3 or more bedroom)	2	Dwelling	\$2,009.00	CR Table 2.1	\$4,018.00

**Discounts\***

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

**Stormwater****Adopted Charges**

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Uses (3 or more bedroom)	2	Dwelling	\$401.00	CR Table 2.1	\$802.00

**Discounts\***

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

**Levied Charges**

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Residential Uses (3 or more bedroom)-2 Dwellings	\$19,684.00	\$10,846.00	\$4,820.00	\$4,018.00	\$802.00	\$40,0170.00
<b>Total</b>	<b>\$19,684.00</b>	<b>\$10,846.00</b>	<b>\$4,820.00</b>	<b>\$4,018.00</b>	<b>\$802.00</b>	<b>\$40,0170.00</b>

\* 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 *Planning Act 2016* to support the Local government's long-term infrastructure planning and financial sustainability.

**Appeals** Pursuant to section 229 and Schedule 1 of the *Planning Act 2016* a person may appeal an Infrastructure Charges Notice. Attached is an extract from the *Planning Act 2016* that details your appeal rights.

**Automatic Increase Provision of charge rate (\$)** 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. 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.

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.

**GST** The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the *Planning Act 2016* are GST exempt.

**Making a Payment** This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.

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.

An Itemised Breakdown may be requested by emailing [info@southburnett.qld.gov.au](mailto:info@southburnett.qld.gov.au)

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 DUPLEX DWELLINGS LOT 6, No 82 FIRST AVENUE, KINGAROY, QLD PREPARED FOR: OLIVER DURIEU

DRAWING LIST			
SHEET NUMBER	SHEET TITLE	CURRENT REVISION	SHEET ISSUE DATE
A00	COVER	3	01/05/25
A01	SITE PLAN	3	01/05/25
A02	SITE PLAN	3	01/05/25
A03	GROUND FLOOR PLAN	3	01/05/25
A04	GFA CALCULATION	3	01/05/25
A05	ELEVATIONS	3	01/05/25
A06	ELEVATIONS	3	01/05/25
A07	LANDSCAPE PLAN	1	01/05/25



		<div>REVISIONS</div> <table><thead><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td>1</td><td>21/05/2024</td><td>ISSUED FOR PERMIT</td><td>MD</td></tr><tr><td>2</td><td>21/05/2024</td><td>ISSUED FOR PERMIT</td><td>MD</td></tr><tr><td>3</td><td>01/05/2025</td><td>ISSUED FOR 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## SITE NOTES

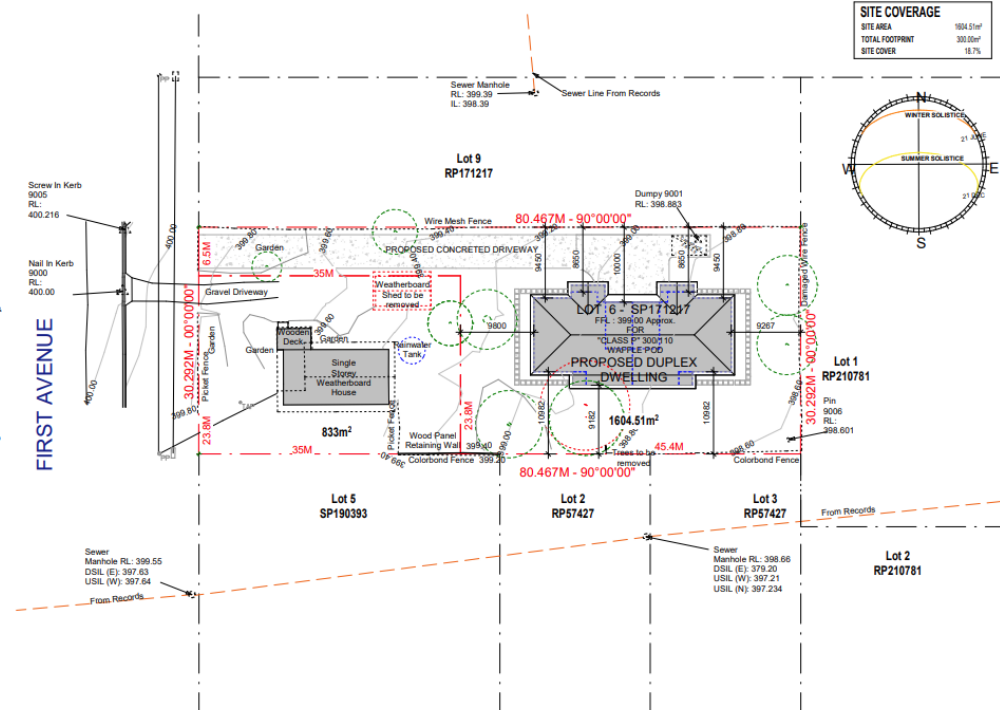
**GENERAL**  
CONSTRUCTION OF BUILDING 1.  
DESIGN OF ALL SERVICES ARE TO COMPLY WITH THE RELEVANT AS STANDARDS, CODES, S.C.A & LOCAL COUNCIL AUTHORITY REQUIREMENTS.  
ALL LEVELS ARE ARBITRARY. DATUM MUST BE CHECKED ON SITE PRIOR TO CONSTRUCTION.  
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK OR PRODUCING SHOP DRAWINGS.  
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE ON GROUND DRAWINGS.  
IF IN DOUBT ASK ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, ENGINEERING & SPECIFICATIONS.  
BUILDER MUST COMPLY WITH LOCAL AUTHORITY MUNICIPAL BY LAWS BUILDING SPECIFICATIONS, QLD REGULATIONS & THE BUILDING CODE OF AUSTRALIA.  
ALL WORK SHALL BE CARRIED OUT IN A TRADESMAN LIKE MANNER & WITH RELEVANT CODES & TO THE SATISFACTION OF THE BUILDING SUPERVISOR.  
SMOKE DETECTORS TO BE PLACED ON CEILING IN PART OF DWELLING THAT CONTAINS BEDROOMS IN ACCORDANCE WITH B.S.3.12.3 & BE DIRECTLY WIRED TO POWER SUPPLY WITH BATTERY BACK UP.  
DRAINAGE ARE TO BE LOCATED NO LESS THAN 800mm AWAY FROM SLAB RESEAL.  
NOTE: WHEN THIS IS NOT ACHIEVABLE, DRAINAGE ARE TO BE PLACED AS CLOSE TO THE BOTTOM RESEAL AS POSSIBLE.  
NO STAR PICKETS ARE TO BE PLACED OVER 600mm FROM SLAB RESEAL.

**EXCAVATIONS**  
COMPLETE FOOTINGS AND DRAIN AS INDICATED ON PLANS. KEEP EXCAVATIONS DRY AND BACKFILL WITH APPROVED MATERIALS FREE OF ANY BUILDING DEBRIS.  
STORM WATER & AG LINE LAYOUT IS INDICATIVE ONLY & MAY BE RESTRICTED ON SITE BY DRAINAGE CONTRACTOR.

**STORM WATER**  
ALL PIPE WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL AUTHORITIES, CODES & APPROVALS. THESE DRAWINGS ARE SCHEMATIC & DO NOT SHOW BRAND, TYPES, PIPE RINGS, INSPECTION POINTS ETC BUT DO INDICATE THE INTENT OF THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPROPRIATE AUTHORITIES & CODES.  
INSTALL 100 DMM UPRIC STORM WATER DRAIN TO MIN FALL OF 1 IN 100 WITH 300mm COVER TO LEGAL POINT OF DISCHARGE AS INDICATED ON PLANS.  
STORM WATER & AG LINE IS INDICATIVE ONLY & MAY BE REDIRECTED ON SITE BY DRAINAGE CONTRACTOR.  
PROVIDE 100 DMM SEWER GRADE SW DRAIN UNDER SLABS & PROVIDE 100mm COLORED DOWNPIPES AT 12m MAX CTRS UNLESS NOTED OTHERWISE.  
SPRINKLERS TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 3600.3 & AS/NZS 3600.1 AND SHALL BE DISCHARGED TO A LOWER ROOF AREA SUBJECT TO THE FOLLOWING:  
a) FOR A RILED ROOF THE LOWER SECTION SHALL BE MARKED A MINIMUM OF 150mm EITHER SIDE FROM THE POINT OF DISCHARGE AND EXTENDED DOWN TO THE EAVES GUTTER IN ACCORDANCE WITH AS 2050.  
b) FOR A CORRUGATED METAL ROOF A MINIMUM WIDTH OF 150mm ON EITHER SIDE OF THE POINT OF DISCHARGE SHALL BE SEALED FOR FULL TIGHTNESS.  
c) FOR A CORRUGATED METAL ROOF A MINIMUM WIDTH OF 150mm ON EITHER SIDE OF THE POINT OF DISCHARGE SHALL BE SEALED FOR FULL TIGHTNESS.  
DOWNPIPES TO BE INSTALLED BEFORE DOWNPIPES ARE CONNECTED TO PREVENT PONDING NEXT TO THE SLAB.

**FIRE RATINGS**  
EXTERNAL WALLS ON BOUNDARY - FRL 60-60-60.  
THERMAL INSULATION TO COMPLY WITH ENERGY REPORT.

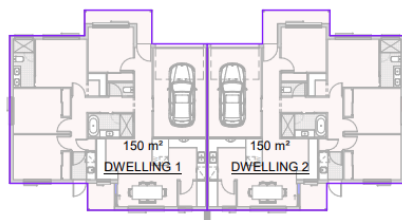
NOTE: THIS SURVEY IS NOT A RE-SETTLEMENT SURVEY OF TITLE. PROPERTY BOUNDARIES ARE UNFENCED UNLESS NOTED. TREES UNDER 10m HIGH UNLESS NOTED. ONLY ADJACENT FEATURES TO 5m LOCATED.



## SITE PLAN FULL 1 : 400

<div>REVISIONS</div> <table><thead><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td>1</td><td>21/05/2024</td><td>ISSUED FOR PERMIT</td><td>MD</td></tr><tr><td>2</td><td>21/05/2024</td><td>ISSUED FOR 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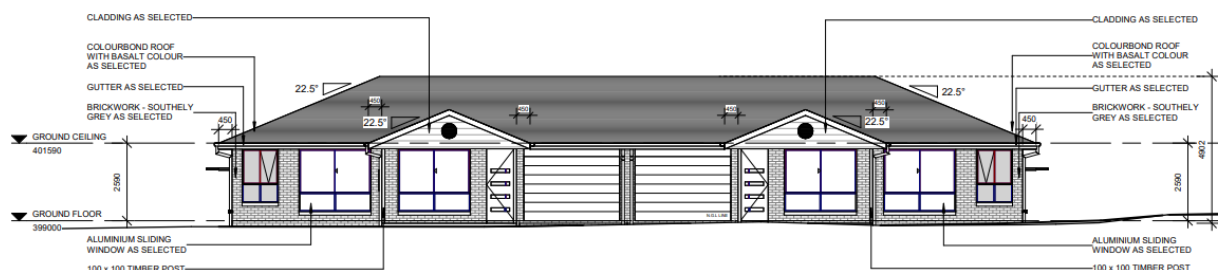




Ground Floor Area Plan

GFA CALCULATION	
Name	Proposed Area
DWELLING 1	150 m²
DWELLING 2	150 m²
	300 m²

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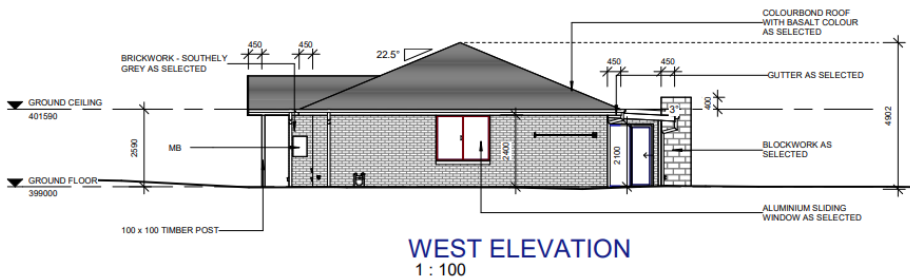
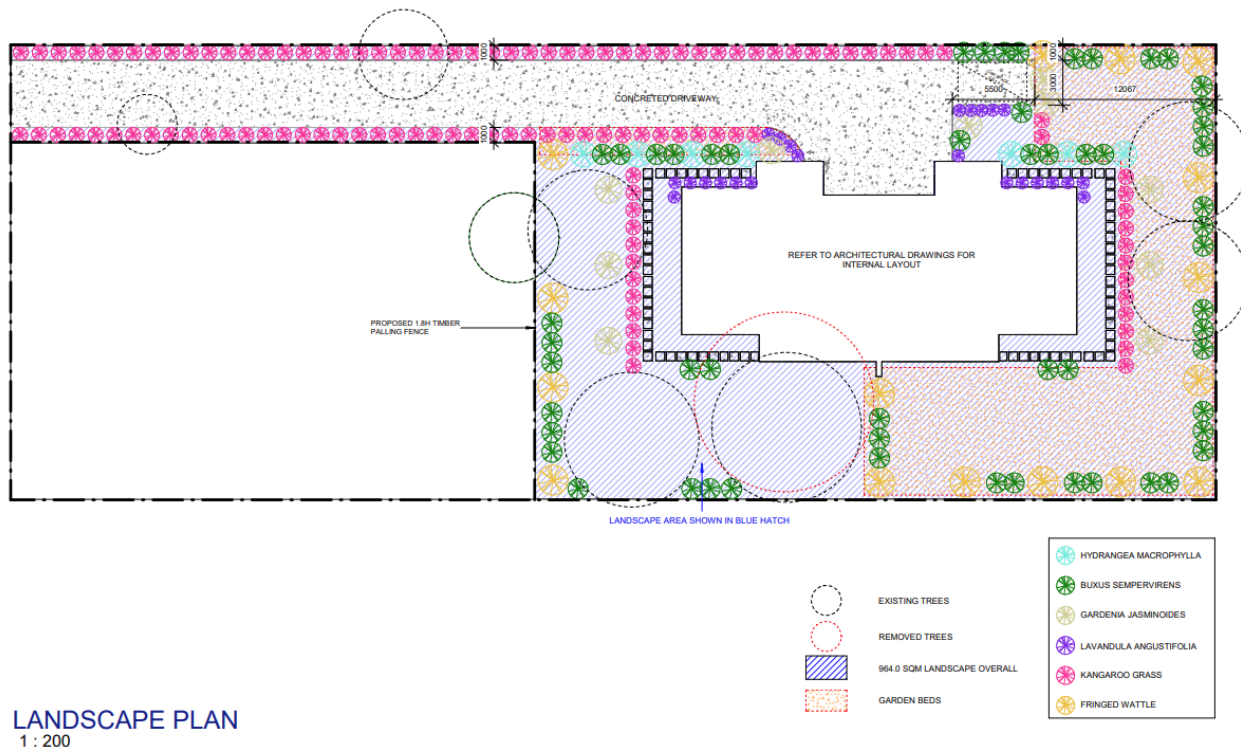


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# Appeal Rights

## 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.