

Officer: Senior Planner – Vanessa
Direct Telephone: 07 4189 9100
Our Reference: MCU26/0010

23 June 2026

CubeX Group
C/- Property Projects Australia
PO Box 1264
NEW FARM QLD 4005

Dear Sir/Madam

Decision Notice

Planning Act 2016

I refer to your application and advise that on 17 June 2026, Council's Delegated Authority decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: MCU26/0010
Street Address: 11 Knowles Street NANANGO QLD 4615
Real Property Description: Lot 11 on CP 891608
Planning Scheme: South Burnett Regional Council

DECISION DETAILS

Type of Decision: Approval
Type of Approval: Development Permit for Material Change of Use for a Warehouse
Date of Decision: 17 June 2026

CURRENCY PERIOD OF APPROVAL

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

INFRASTRUCTURE

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

ASSESSMENT MANAGER CONDITIONS

GENERAL

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

Approved Plans

Drawing No.	Drawing Title	Prepared By	Rev	Date
005	Site Plan	VHD Studio	1	24/02/2026
101	Floor Plan	VHD Studio	1	24/02/2026
103	Roof Plan	VHD Studio	1	24/02/2026
104	NCC Compliance Plan	VHD Studio	1	24/02/2026
301	Section Plan	VHD Studio	1	24/02/2026
401	Elevation Plan	VHD Studio	1	24/02/2026

Approved Document

Drawing No.	Drawing Title	Prepared By	Rev	Date
26-0085	Effluent Disposal Report	Global Testing	–	20/02/2026

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

Timing: At all times.

APPROVED USE

GEN2. The approved use is a Warehouse, including an ancillary office, as shown on the approved plans and consistent with the definition in Schedule 1 of the South Burnett Regional Council Planning Scheme 2017 v2.0.

Timing: At all times.

GEN3. The ancillary office must remain subordinate to, and operate only in association with, the approved Warehouse use. This approval does not authorise any other use of the premises.

BUILDING, PLUMBING AND DRAINAGE WORKS

GEN4. 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.

COMPLIANCE, TIMING AND COSTS

GEN5. 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.

BUILT FORM

MCU1. All parts of the building facades visible from the road do not incorporate highly reflective materials.

WASTE STORAGE COLLECTION

- MCU2. Provision must be made for the storage and removal of waste in accordance with the *Waste Reduction and Recycling Regulation 2023*.
- MCU3. Any areas that are dedicated for the collection and/or storage of solid waste on the premises are to be:
- a. level;
 - b. Provided with impervious hard stand and drained; and
 - c. If facing either the street frontage or adjoining properties, screened by a 1.8m high fence around the full perimeter.

LAWFUL COMMENCEMENT

- MCU4. Prior to the commencement of this use, submit to Council a Notice of Intention to Commence the Approved Use. The notice must:
- Be submitted to the Manager, Planning and Development with a minimum of ten (10) business days prior to the commencement of the approved use;
 - Nominate the day the approved use is intended to commence;
 - Include evidence (i.e. copies of decision notice(s), photographic proof, and statement(s) of compliance with the conditions of this approval which demonstrates that all conditions of this approval have been complied with.

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

ENGINEERING WORKS

- ENG1. Submit to Council, an Operational Work application for all civil works including earthworks, stormwater, access and parking and design vehicle maneuvering.
- ENG2. 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.
- ENG3. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standards, relevant design guides, and Australian Standards.
- ENG4. 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

- ENG5. 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.
- ENG6. 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

ENG7. Submit to Council, a Stormwater Management Plan and Report for approval prior to submission of any application for Operational Work or Building Work whichever comes first, and the Stormwater Management Plan must include, but not be limited to the following:

- a. that no nuisance is created, by demonstrating that the peak discharge from the development is not greater than pre-development flows;
- b. details of open channel and detention basin design, capacities and operation;
- c. lawful point of discharge;
- d. piped and overland flow site stormwater systems designed in accordance with Queensland Urban Drainage Manual;
- e. measures to prevent any solid matter and floatable oils being carried into existing stormwater system;
- f. hydrology for the site based on Australian Rainfall & Runoff: A Guide to Flood Estimation using design Intensity Frequency Duration (IFD) data for the area as provided by the Bureau of Meteorology considering ARI 2 and ARI 50 events; and
- g. all digital data files, where a software program is used in the design.

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. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.

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.

ENG11. 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

ENG12. Connect the development to Council's reticulated water supply system via a single connection as per Council's standard.

ON-SITE WASTEWATER DISPOSAL

ENG13. Connect the development to an on-site wastewater disposal system, in accordance with the AS1547:2012 *On-site domestic wastewater management* and the Queensland Plumbing and Wastewater Code - 2019.

ENG14. Obtain a Development Permit for Plumbing Works for the on-site wastewater disposal system.

PARKING AND ACCESS - GENERAL

ENG15. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - Parking Facilities - Off Street Car Parking.

ENG16. Design and construct all vehicle manoeuvring and parking area with concrete, asphalt or a two-coat bitumen seal.

ENG17. Provide a minimum of 17 car parking spaces plus one Articulated Vehicle parking space including a minimum of 1 person with disability (PWD) car parking spaces.

ENG18. Design & construct all PWD car parking spaces in accordance with AS2890.6.

ENG19. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

ENG20. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

ENG21. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

ENG22. Construct commercial crossovers between the property boundary and the edge of the Knowles Street pavement, generally in accordance with IPWEAQ Std Dwg RS-051, Rev F. Ensure that crossover splay is designed to accommodate turning movements of Articulated Vehicle.

ENG23. 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).

ELECTRICITY AND TELECOMMUNICATION

ENG24. Connect the development to electricity and telecommunication services.

EARTHWORKS - GENERAL

ENG25. Earthworks per site involving cut or fill with a net quantity of material greater than 50m³, requires an Operational Work application.

ENG26. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG27. 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.

ENG28. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	State Assessment & Referral Agency PO Box 979 BUNDABERG QLD 4670	- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material Change of Use near a State transport corridor (within 25m); and - Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 3 – Material Change of Use near a State transport corridor (within 100m of a State-controlled intersection).	The agency provided its response on 20 April 2026 (Reference No. 3453352). A copy of the response is attached.

A copy of any referral agency conditions is attached.

APPROVED PLANS

The following plans are Approved plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
005	1	<i>Site Plan</i> , prepared by VHD Studio.	24/02/2026
101	1	<i>Floor Plan</i> , prepared by VHD Studio.	24/02/2026
103	1	<i>Roof Plan</i> , prepared by VDH Studio.	24/02/2026
104	1	<i>NCC Compliance Plan</i> , prepared by VDH Studio.	24/02/2026
301	1	<i>Section Plan</i> , prepared by VDH Studio.	24/02/2026
401	1	<i>Elevation Plan</i> , prepared by VDH Studio.	24/02/2026

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
26-0085	-	<i>Effluent Disposal Report</i> , prepared by Global Testing.	20/02/2026

ADVISORY NOTES

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

STANDARD ADVICE

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

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

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

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

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

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

PROPERTY NOTES

Not Applicable.

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

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

SUBMISSIONS

Not Applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a “negotiated decision notice” will be issued. Only one “negotiated decision notice” may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

OTHER DETAILS

If you wish to obtain more information about Council’s decision, electronic copies are available on line at www.southburnett.qld.gov.au, or at Council Offices.

Yours faithfully



KIMBERLEY DONOHUE
ACTING MANAGER PLANNING AND DEVELOPMENT

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

cc State Assessment & Referral Agency (SARA)

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: CubeX Group
C/- Property Projects Australia
PO BOX 1264
New Farm QLD 4350

APPLICATION: Material Change of Use - Warehouse - Code Assessable

DATE: 17 June 2026

FILE REFERENCE: MCU26/0010

AMOUNT OF THE LEVIED CHARGE: **\$30,405.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$18,044.00	Water Supply Network
\$0.00	Sewerage Network
\$10,566.00	Transport Network
\$0.00	Parks and Land for Community Facilities Network
\$1,795.00	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 11 On CP891608

SITE ADDRESS: 11 Knowles Street, Nanango

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

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

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Office)	262	m ² GFA	\$49.00	CR Table 2.2	\$12,838.00
Other industry (Warehouse)	836	m ² GFA	\$18.00	CR Table 2.2	\$15,048.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lot	1	Allotment	\$9,842.00	CR Table 2.3	\$9,842.00

Sewerage

Adopted Charges

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

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
Commercial (Office)	262	m ² GFA	\$24.00	CR Table 2.2	\$6,288.00
Other industry (Warehouse)	836	m ² GFA	\$8.00	CR Table 2.2	\$6,688.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lot	1	Allotment	\$2,410.00	CR Table 2.3	\$2,410.00

Parks and Land for Community Facilities

Adopted Charges

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

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
Commercial (Office)	262	m ² GFA	\$2.00	CR Table 2.2	\$524.00
Other industry (Warehouse)	836	m ² GFA	\$2.00	CR Table 2.2	\$1,672.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lot	1	Allotment	\$410.00	CR Table 2.3	\$410.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Warehouse (Office and Workshop)	\$18,044.00	\$0.00	\$10,566.00	\$0.00	\$1,795.00	\$30,405.00
Total	\$18,044.00	\$0.00	\$10,566.00	\$0.00	\$1,795.00	\$30,405.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase. 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 <i>Planning Act 2016</i> 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

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

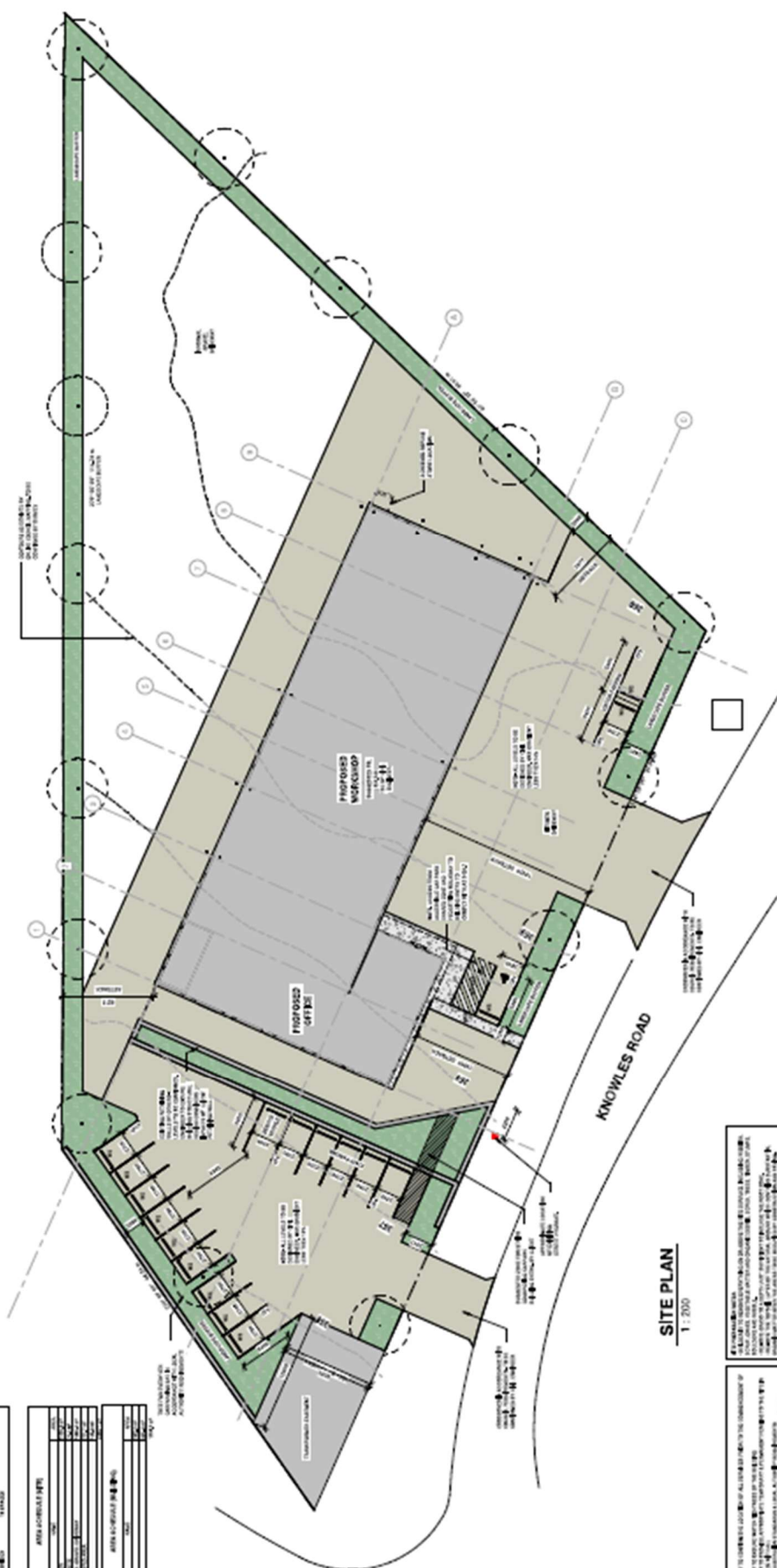
Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Finance & Liveability, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@sbrc.qld.gov.au

NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED
1	DESIGN	10/10/2023	10/10/2023	10/10/2023	10/10/2023
2	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
3	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
4	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
5	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
6	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
7	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
8	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
9	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
10	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023

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2	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
3	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
4	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
5	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
6	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
7	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
8	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
9	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
10	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023

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1	DESIGN	10/10/2023	10/10/2023	10/10/2023	10/10/2023
2	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
3	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
4	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
5	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
6	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
7	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
8	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
9	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023
10	REVISION	10/10/2023	10/10/2023	10/10/2023	10/10/2023



SITE PLAN
1:200

1. The site is located at the corner of Knowles Road and St. James Road. The site is bounded by Knowles Road to the north, St. James Road to the east, and a residential area to the south and west. The site is zoned for industrial use. The proposed development consists of a workshop, office, and garage. The workshop is located on the north side of the site, the office is located on the east side, and the garage is located on the south side. The site is surrounded by a residential area to the south and west. The site is bounded by Knowles Road to the north, St. James Road to the east, and a residential area to the south and west. The site is zoned for industrial use. The proposed development consists of a workshop, office, and garage. The workshop is located on the north side of the site, the office is located on the east side, and the garage is located on the south side. The site is surrounded by a residential area to the south and west.

JOB NUMBER	26-0085 EFFLUENT DISPOSAL REPORT
CLIENT	WAGNER SOIL TESTING
SITE LOCATION	PROPOSED COMMERCIAL WORKSHOP AND OFFICE 11 KNOWLES STREET, NANANGO QLD
REPORT DATE	20/02/2026

1. INTRODUCTION

The purpose of this report is to evaluate and define a suitable on-site sewerage treatment and disposal system for household effluents in accordance with Australian Standard 1547 - 2012 "On-site domestic-wastewater management". The Qld Plumbing & Wastewater Code-2019 has been used for reference purposes during the compiling of this report.

This report relates exclusively to the proposed workshop and office at 11 KNOWLES STREET, NANANGO QLD. This document has been prepared for the express purpose stated above. This document does not cover any other elements related to construction on the site.

2. SITE DESCRIPTION AND WEATHER CONDITIONS

The site is an commercial allotment, which fronts a sealed road.

The slope configuration in relation to surface drainage is linear planar.

The soil surface condition was moist at the time of testing. There was no evidence of cracking of the surface during the investigation.

The site has no visible rock outcrops on the surface of the allotment.

The proposed effluent disposal area is exposed to sun and wind.

The proposed effluent disposal area is grassed. The proposed effluent disposal area is approximately level. Surface water drainage from adjoining allotments will not traverse this site. Surface water from the tested area will drain towards the north.

At the time, and immediately prior, to testing, the prevailing weather conditions comprised cloudy conditions.

There are no water courses present on the site.

3. SOIL PROFILE

The borelogs carried out at the site, refer attached Site Plan for localities, indicate that the soil profile typically consists of a **moist, brown, low plasticity SANDY CLAY**. **Underlying this is a moist, brown, medium plasticity SANDY CLAY**.

Groundwater was not encountered during the field investigation.

ROCK was encountered during the field investigation.

Whilst every effort has been made to ensure that the borelogs carried out at the subject allotment are indicative of the soil profile over the site any discrepancy between the profile detailed in the borelogs and that observed during construction shall be referred to Global Testing for immediate attention.

4. RESERVE AREA

A 100% reserve effluent disposal area cannot be obtained on this allotment.

5. INVESTIGATION DETAILS

The investigation carried out at the site included mechanical augered boreholes up to 1500 mm depth and a series of three permeability test pits located as shown on the attached site report. All testing carried out was in accordance with Australian Standard 1547 - 2012 “On-site domestic-wastewater management”.

6. TEST RESULTS AND CONCLUSIONS

Test No.	Soil Permeability (based on test results) K^{sat}	Slope (m/m)	Setback Distance (m)	Recommended Design Irrigation Rate (mm/day) As per AS/NZS 1547-2012	Beavers Gardner Setback Distance
PT 1	0.09				
PT 2	0.09				
PT 3	0.09				
Average	0.09	0.01	10*	3mm	2m

*Minimum setback distance from a watercourse (when an Advanced Secondary ASTP is recommended) required by South Burnett Regional Council Policy.

Determination of Soil Category (Table 5.2 of AS/NZS 1547:2012)

Soil Category BH3	Soil Texture	Structure	Indicative Permeability (k^{sat})(m/day)	Indicative Drainage class (Table 5.2)
Cat 5 00-800	Light clay	Moderately Structure	0.06-0.12	Poorly drained
Cat 6 800-1500	Medium to heavy clays	Moderately Structured	<0.06	Very Poorly Drained

The Design Irrigation Rate of 3 mm/day was adopted from the above results in Table A1. South Burnett Regional Council's policy suggests that the use of a primary treated effluent disposal system will be satisfactory provided:

- Sufficient permeable surface soil overlying rock is present over the disposal area, not less than 1.2metres depth
- A suitable soil category material (as per AS1547-2012) is encountered.
- A Minimum set-back distance of 50m is obtained.
- Permeability rates are within the required parameters.
- The site is located outside a catchment area.

Not all the above requirements have been met, therefore it is concluded that the use of a primary treated effluent disposal system is not acceptable.

7. RECOMMENDATIONS

- The Design Irrigation Rate of 3 mm/day be adopted.
- The site be provided with an “Aerated wastewater-treatment system” capable of producing Advanced secondary effluent, (e.g Taylex ABS) to council’s approval in lieu of a septic tank.
 - The disposal system be by, # **A Covered surface drip irrigation system consisting of ‘Wasteflow or Netafim’ Pressure-Compensating Drippers**, as per AS/NZS 1547:2012.
 - Purple line is to be used from the ASTP to the irrigation area.
 - An in-line filter is to be installed between the Treatment Plant and the Irrigation System. Regular maintenance of the Filter shall be undertaken, according to manufacturer’s recommendation.
 - **An 300mm high diversion bank/border shall be constructed around the irrigated area.**
 - The dripper system shall evenly distribute effluent to avoid clogging by soil or root intrusion. Maximum spacing shall be 1000mm.
 - Non-return valves and flush-out valves should be installed on irrigation lines. The minimum required amount of effluent to be pumped at regular intervals, should be such, that all irrigation lines are full, and effluent delivered equally.
 - The Waste flow/Netafim lines are to be placed on the surface, with a 150mm of topsoil place over the irrigation lines and 150mm layer of mulch placed over the topsoil.
 - Evergreen plants are to be utilized to maximize evapo-transpiration.
- The disposal area required is 250m².
- This area has been calculated on a daily flow rate of 750 litres/day (15 people @50L per person/ per day) and a design irrigation rate of 3mm/day. This flow rate will accommodate the proposed office and workshop only. A 100% reserve area (as per site plan) is to be kept free of buildings and traffic.
- Global Testing Group was given information/advised the maximum total of 15 people per day.
- The disposal area should be in the vicinity of the tested locations as per attached site plan.
- All set-back distances as required by the local authority shall be met;
- At least two signs stating “Recycled water- Do not drink” are to be erected on boundaries;
- Stormwater run-off including roof water from buildings shall be diverted around and away from the disposal area. Imported fill may be required should there be insufficient soil available for the design of the disposal system.

Please note: Personal Hygiene Products, Bleaches and detergents high in phosphorous will damage the capabilities of the Treatment System’s performance. Information should be sought by the Treatment System’s manufacturer for a guide of suitable products acceptable for the system.

8. CERTIFICATION

The local authority may request that an inspection and certification is undertaken on the installation of the system when nearing completion. The installer must contact South Burnett Council prior to ‘burying’ the system, if certification is required.

Yours Sincerely,



Luke Wade (Office Manager)

LIMITATIONS

Recommendations given in this report are based on the information supplied by the client regarding the proposed building construction in conjunction with the findings of the investigation. Any change in construction type, building location or omission in the client supplied information, may require additional testing and/or make the recommendations invalid.

The recommendations herein identify a target soil stratum into which the footings are to be founded. The target stratum has been located by the depth in mm of the target stratum's upper horizon boundary below the existing ground surface level at the time of the site investigation. Any cutting or filling works and any surface erosion or deposits subsequent to the site investigation, will alter the measured location of the stratum relative to the surface. Where required, the author should be notified in such cases to confirm the location of the target stratum.

The description of the soil given in the Soil Profile section of this report is intended as a brief overview of the soil's primary constituents. For a detailed classification of the soil, the reader should refer to the Soil Profile Reports and/or Borehole Reports attached to this report.

Every reasonable effort has been made to locate the test sites so that the borehole profiles are representative of the soil conditions within the area investigated. The client should be made aware however, that exploration is limited by time available and economic restraints. In some cases, soil conditions can change dramatically over short distances, therefore, even careful exploration programs may not locate all the variations.

If soil conditions different from those shown in this report are encountered or are inferred from other sources, then the author must be notified immediately.

This report may not be reproduced except in full. The information and drawings provided with this report shall only be used and will only be applicable for the development shown on the client supplied information provided for this site.

Any dimensions, contours, slope directions and magnitudes shown on the Test Locality Plan shall not be used for any building construction or costing calculations. The purpose of the plan is to show approximate location of field tests only.

Any changes made to these recommendations by persons unauthorised by the author will legally be interpreted as that person assuming the responsibility for the long-term performance of the footing system.

The recommendations contained in this report have not taken into consideration the long-term effects of any previous, current or potential subsurface work by mining companies or potential slope instability problems. At the time of writing this report neither our client (nor his agent) nor the local authority had made the author aware that these problems may be affecting this allotment. If a mining subsidence or slope stability assessment is required for this allotment, the recommendations of a suitably qualified geotechnical engineer should be sought.

ADDITIONAL NOTES FOR EFFLUENT REPORTS

1. A Site Classification Report may be requested by Certifiers or Local Council to aid in approval of this report regarding articulation, if the site is suspected of being classified as H, E or P in accordance with AS2870. Global Testing should be contacted to undertake this testing (additional charge applies), if not previously requested. This Effluent Disposal Report does not address articulation or flexible joints (an RPEQ should be sought if design of either of these is required- additional charges apply).
2. **If any future amendments are required due to the movement of the building footprint, amount of bedrooms, on-site earthworks, or requests for an alternative area or alternative system, an additional charge of \$440 will apply to complete an updated Effluent Disposal Report.**
3. Global Testing has completed this report based on plans and information as supplied by the client.
4. Any levels or slope measurements within this report are approximate only, and should not be used for construction purposes.
5. **DO NOT** allow newspapers, disposable or sanitary napkins, rubber products, nappy liners ,cotton buds etc. to enter the system.
6. **DO NOT** use an in-sink garbage grinder. These are not recommended by most councils as they can add extra loading equivalent to about two persons.
7. **DO NOT** use strong caustics, acids, alkalis or chemical detergents. These can damage the system and cause bad odours.
8. **DO NOT** use disinfectants or other bactericides.
9. **DO NOT** put grease/fats or food scraps down the kitchen sink (ie. plates should be scraped reasonably clean prior to washing up).
10. **NEVER** dispose of used cooking oil or similar material down the sink.

SOIL PROFILE REPORT

CLIENT:	WAGNER SOIL TESTING	AUTHORISED BY:	ARCOS GROUP
PROJECT:	11 KNOWLES STREET, NANANGO QLD	DATE TESTED:	16/12/2025 By Wagner Soil Testing
		JOB NO:	26-0085

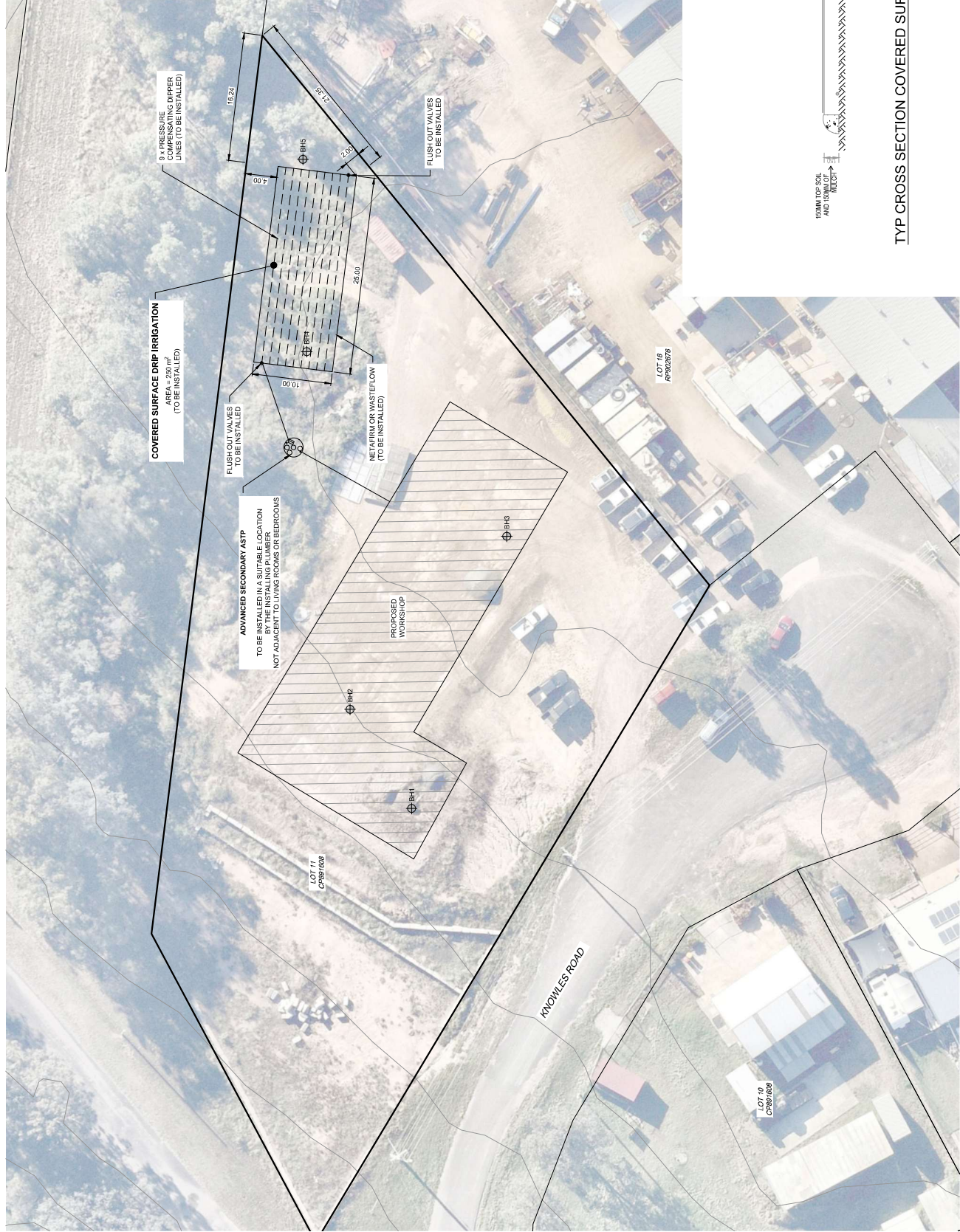
Drilling Method: Jacro 105 100mm.					Borehole No.4		
Depth (mm)	Description	PENET. (blows per 100mm)				Est. Bearing Capacity (kPa)	
		1	2	3	4		
0	SANDY CLAY (CL)-Low plasticity, brown/mottled red/ grey, fine to coarse sand, moist, stiff						
100							
200							
300							
400							
500							
600							
700							
800	SANDY CLAY (CI) Medium plasticity, brown/mottled grey/orange, fine to medium sand, moist, stiff						
900							
1000							
1100							
1200							
1300							
1400							
1500		Hole Terminated					
1600							
1700							
1800							
1900							
2000							
2100							
2200							
2300							
2400							
2500							

SOIL PROFILE REPORT

CLIENT:	WAGNER SOIL TESTING	AUTHORISED BY:	ARCOS GROUP
PROJECT:	11 KNOWLES STREET, NANANGO QLD	DATE TESTED:	16/12/2025 By Wagner Soil Testing
JOB NO:		26-0085	

Drilling Method: Jacro 105 100mm.						Borehole No.5
Depth (mm)	Description	PENET. (blows per 100mm)				Est. Bearing Capacity (kPa)
		1	2	3	4	
0	SANDY CLAY (CL)-Low plasticity, brown/mottled red/ grey, fine to coarse sand, moist, stiff					
100						
200						
300						
400						
500						
600						
700						
800	SANDY CLAY (CI) Medium plasticity, brown/mottled grey/orange, fine to medium sand, moist, stiff 					

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- LEGEND**
- SUBJECT PROPERTY BOUNDARY
 - MINOR CONTOUR
 - MINIMUM SETBACK FROM PROPERTY FOR CURRENT EFFLUENT SYSTEM
 - BORERHOLE LOCATION
 - PERMITS LOCATION
 - PERMITS LOCATION
 - PERMITS LOCATION

NOTES:
DO NOT INSTALL FROM THIS DESIGN UNTIL IT IS STAMPED AND APPROVED BY THE LOCAL AUTHORITY. COUNCIL MAY MAKE CHANGES TO THIS DESIGN AS PART OF THE APPROVAL PROCESS. ONLY INSTALL FROM THE STAMPED POSSIBLE CHANGES.

SITE PLAN
SCALE 1:250

Project		Drawing		Project No.		Drawing No.		Rev No.	
PROPOSED DWELLING 11 KNOWLES STREET NANANGO, QLD		KT		26-0085		001		A	
Consultant		Client		Status		NOT FOR CONSTRUCTION		Sheet Size	
Global Testing THE ONLY NAME IN SOILS www.globaltesting.com.au ph: 08 803 312 897		WAGNER SOIL TESTING		Approved		Approved		A1	
Horizontal Datum: GDA 2020 MGA 256		Vertical Datum: AHD		Horizontal Datum: GDA 2020 MGA 256		Vertical Datum: AHD		Horizontal Datum: GDA 2020 MGA 256	
Scale		North Point		Scale		North Point		Scale	
0m 6.25 12.5		North		0m 6.25 12.5		North		0m 6.25 12.5	
FOR APPROVAL		FOR APPROVAL		FOR APPROVAL		FOR APPROVAL		FOR APPROVAL	
Revision Description		Revision Description		Revision Description		Revision Description		Revision Description	
1.0		1.0		1.0		1.0		1.0	
Date		Date		Date		Date		Date	
19/03/2026		19/03/2026		19/03/2026		19/03/2026		19/03/2026	
Author		Author		Author		Author		Author	
19/03/2026		19/03/2026		19/03/2026		19/03/2026		19/03/2026	
Checked		Checked		Checked		Checked		Checked	
19/03/2026		19/03/2026		19/03/2026		19/03/2026		19/03/2026	
Approved		Approved		Approved		Approved		Approved	
19/03/2026		19/03/2026		19/03/2026		19/03/2026		19/03/2026	

SARA reference: 2604-51610 SRA
Council reference: MCU26/0010
Applicant reference: J002509

20 April 2026

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

Attention: David Hursthouse

Dear Mr Hursthouse,

SARA Referral Agency Response—11 Knowles Street, Nanango

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 7 April 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	20 April 2026
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development Permit for Material change of use for Warehouse
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) – State transport corridors and future State transport corridors (Planning Regulation 2017)

SARA reference: 2604-51610 SRA

Assessment manager: South Burnett Regional Council

Street address: 11 Knowles Street, Nanango

Real property description: Lot 11 on CP891608

Applicant name: CubeX Group
C/- Property Projects Australia

Applicant contact details: Level 1, 618 Brunswick Street
New Farm QLD 4005
alistair@propertyprojectsaustralia.com.au

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

Representations

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

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

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

Yours sincerely



Luke Lankowski
Manager, Planning Services

cc CubeX Group, alistair@propertyprojectsaustralia.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

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

No.	Conditions	Condition timing
Material change of use for Warehouse		
10.9.4.2.4.1 – Material change of use of premises near a State transport corridor or that is a future State transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The proposed development must be carried out generally in accordance with the Site Plan prepared by VHD Studio dated 24 February 2026, Project Number 24023, Drawing Number 005, Issue 1, such that no development works are located within the D'Aguilar Highway corridor.	Prior to the commencement of use and to be maintained at all times.
2.	a) Stormwater management of the development must not cause worsening to the operating performance of the D'Aguilar Highway, such that any works on the land must not: i) create any new discharge points for stormwater runoff onto the State-controlled road ii) concentrate or increase the velocity of flows to the State-controlled road iii) interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road iv) surcharge any existing culvert or drain on the State-controlled road v) reduce the quality of stormwater discharge on the State-controlled road vi) impede or interfere with any overland flow or hydraulic conveyance from the State-controlled road vii) reduce the floodplain immunity of the State-controlled road. b) Submit RPEQ certification with supporting documentation to the District Director Wide Bay Burnett (WBB.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with part (a) of this condition. c) Submit RPEQ certification with supporting documentation to District Director Wide Bay Burnett (WBB.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	(a) At all times (b) Prior to obtaining development approval for operational work or building work, whichever occurs first. (c) Within 20 business days of the completion of works.
3.	Direct access is not permitted between the D'Aguilar Highway and the subject site.	At all times.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.5). If a word remains undefined it has its ordinary meaning.
Stormwater and flooding management	
2.	Condition 2 of this Referral Agency Response includes a requirement to provide Registered Professional of Queensland (RPEQ) drawings and certifications relating to stormwater management at particular milestones. The internal drawings and certifications must be supported by detailed hydraulic calculations and certified engineering drawings of the development. Submissions or enquiries thereof about stormwater management must be forwarded to the Bundaberg Office of the Department of Transport and Main Roads via email to WBB.IDAS@tmr.qld.gov.au and quote TMR26-049585.

Attachment 3—Reasons for referral agency response

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

The reasons for the SARA's decision are:

- The proposed development complies with State code 1: Development in a state-controlled road environment.
- The proposed development, subject to conditions, is not anticipated to impact the safety or efficiency of the State-controlled road.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.5), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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NOTE: DOCUMENTATION IS FOR PRELIMINARY PRICING PURPOSES ONLY

RP DESCRIPTION	
LOT DES:	LOT 11 RP 891608
SITE AREA:	5553.10m ²
TOWN PLANNING REQ	
LOCAL AUTHORITY:	SOUTH BURNETT REGIONAL COUNCIL
ZONE:	MEDIUM IMPACT INDUSTRY
DEFINED USE:	MEDIUM IMPACT INDUSTRY
OVERLAYS:	
OMS BIODIVERSITY MAPPING OVERLAY	
SITE COVER	
TOTAL BUILDING FOOTPRINT AREA:	1098m ²
TOTAL LANDSCAPED AREA:	727.7m ²
TOTAL USE COVERAGE:	
TOTAL IMPERVIOUS SITE COVERAGE:	1098 - 19.7% COVERAGE
TOTAL PERVIOUS SITE COVERAGE:	2341.9 - 42.1% COVERAGE
TOTAL PERVIOUS SITE COVERAGE:	2113.4 - 38% COVERAGE
CARPARKING	
FLOOR GFA/CARPARK RATE REQUIRED: 1 SPACE PER 50m ² GROSS FLOOR AREA FOR FIRST 500m ² , THEN 1 SPACE PER 100m ² GROSS FLOOR AREA THEREAFTER.	
TOTAL NUMBER REQUIRED	17 SPACES + 1 SERVICE VEHICLE
PROVIDED	
SEALED CARPARKS	13 SPACES
ALLOCATED GRAVEL CARPARKS	4 SPACES + 1 SERVICE VEHICLE
TOTAL NUMBER PROVIDED	18 SPACES

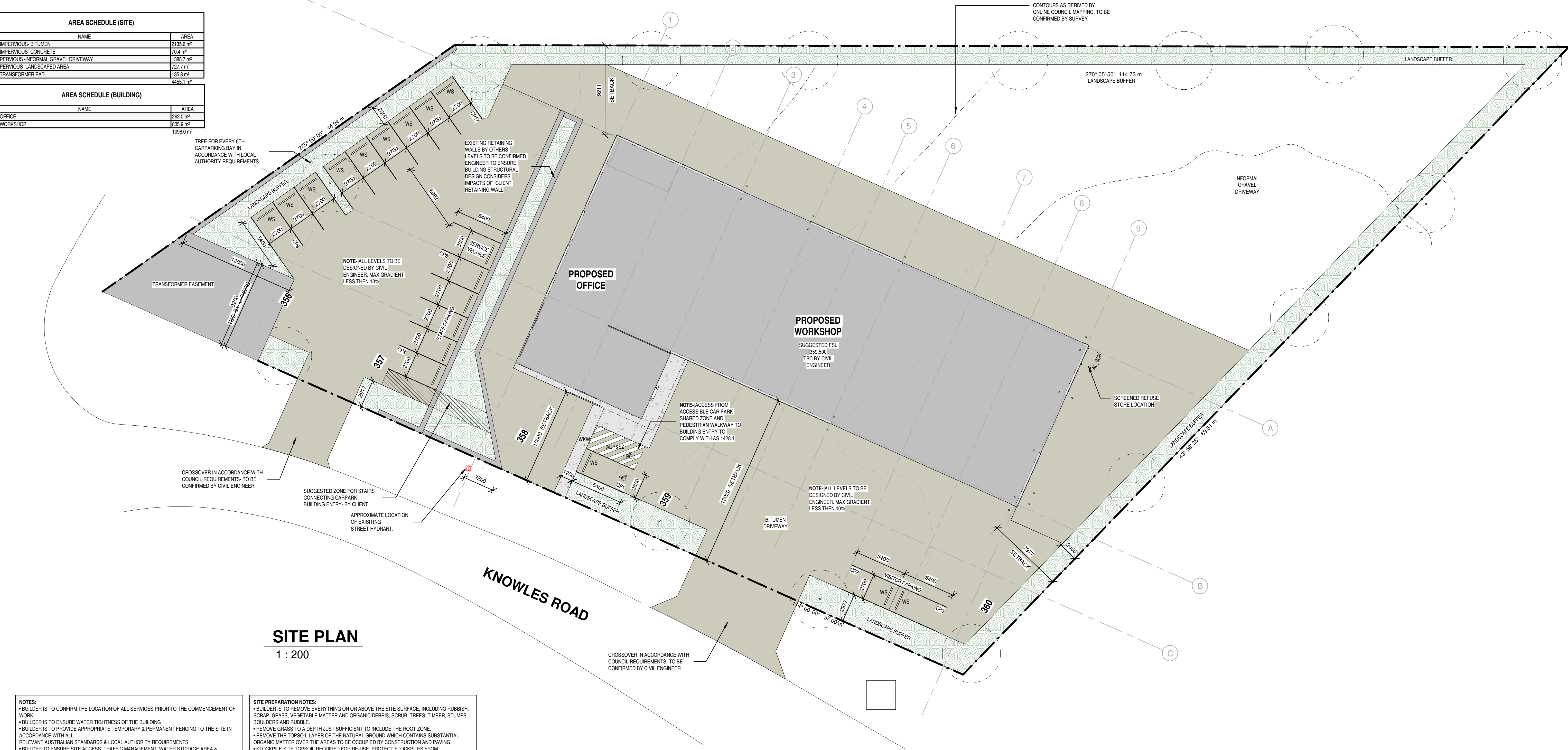
SITE NOTES:

- CONTOURS AS DERIVED BY ONLINE COUNCIL MAPPING. TO BE CONFIRMED BY SURVEY
- VERIFY LOCATION OF EXISTING SEWER AND STORMWATER PRIOR TO THE START OF BUILDING WORKS.
- VERIFY EXISTING ROAD ALIGNMENT PRIOR TO THE START OF BUILDING WORKS.

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
ACP&SZ	ACCESSIBLE CARPARK AND SHARED ZONE - MAX FALL GRADIENT 1:40, MAX GROSS FALL GRADIENT 1:40
AL_SCR	PROPRIETARY ALUMINIUM FRAMED PDR COATED SCREEN - TO MANUFACTURER'S SPECIFICATIONS
BOL	STEEL BOLLARD
WKW	ACCESSIBLE WALKWAY TO COMPLY WITH AS 1428.1 REQ
WS	WHEEL STOP

BUILDING CODE COMPLIANCE:	
BUILDING CLASSIFICATION:	MULTIPLE (CLASS 5 & 8)
CONSTRUCTION TYPE:	TYPE C
FLOOR AREA (TOTAL):	REFER TABLE (MAX TYPE C = 12,000m ²)
VOLUME (TOTAL):	1
FIRE COMPARTMENTS:	(MAX TYPE C = 2000m ²)
MAX COMP SIZE:	1
STOREYS:	REFER ENGINEER
CLIMATE ZONE:	REFER ENGINEER
WIND CATEGORY:	REFER ENGINEER
EXTERNAL WALL -	< 1500mm FROM BOUNDARY = FRL 90/90/90 REQ
FIRE WALL -	< 3000mm FROM BOUNDARY = FRL 60/60/60 REQ
	FRL 90/90/90 REQ

AREA SCHEDULE (SITE)	
NAME	AREA
IMPERVIOUS- BITUMEN	2135.6 m ²
IMPERVIOUS- CONCRETE	70.4 m ²
PERVIOUS- INFORMAL GRAVEL DRIVEWAY	1385.7 m ²
PERVIOUS- LANDSCAPED AREA	727.7 m ²
TRANSFORMER PAD	135.8 m ²
	4455.1 m ²
AREA SCHEDULE (BUILDING)	
NAME	AREA
OFFICE	282.0 m ²
WORKSHOP	835.3 m ²
	1098.0 m ²



SITE PLAN
1 : 200

NOTES:

- BUILDER IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORK
- BUILDER IS TO ENSURE WATER TIGHTNESS OF THE BUILDING
- BUILDER IS TO PROVIDE APPROPRIATE TEMPORARY & PERMANENT FENCING TO THE SITE IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS
- BUILDER TO ENSURE SITE ACCESS, TRAFFIC MANAGEMENT, WATER STORAGE AREA & SEDIMENT CONTROL COMPLY WITH THE BCA, ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS
- CROSSOVER TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS
- KERB AND CHANNEL TO BE AS INDICATED ON ENGINEERING DOCUMENTATION
- ALL STORMWATER DISCHARGE FROM ROOF IS TO BE DIRECTED TO THE TOOWOOMBA REGIONAL COUNCIL STORMWATER RETICULATION SYSTEM VIA UNDERGROUND PIPING IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS
- ONLY THE VEGETATION WITHIN THE AREA REQUIRED TO CONSTRUCT THE PAD PLATFORM IS TO BE REMOVED
- REFER TO ENGINEER'S DRAWINGS FOR EXACT LOCATION OF ANY RETAINING WALLS

SITE PREPARATION NOTES:

- BUILDER IS TO REMOVE EVERYTHING ON OR ABOVE THE SITE SURFACE, INCLUDING RUBBISH, SCRAP, GRASS, VEGETABLE MATTER AND ORGANIC DEBRIS, SCRUB, TREES, TIMBER, STUMPS, BOULDERS AND RUBBLE
- REMOVE GRASS TO A DEPTH JUST SUFFICIENT TO INCLUDE THE ROOT ZONE
- REMOVE THE TOPSOIL LAYER OF THE NATURAL GROUND WHICH CONTAINS SUBSTANTIAL ORGANIC MATTER OVER THE AREAS TO BE OCCUPIED BY CONSTRUCTION AND PAVING
- STOCKPILE SITE TOPSOIL REQUIRED FOR RE-USE. PROTECT STOCKPILES FROM CONTAMINATION BY OTHER EXCAVATED MATERIAL, WEEDS AND BUILDING DEBRIS

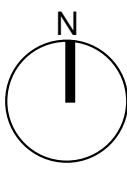


Job Address:
11 KNOWLES ST, NANANGO

Client:
CUBE X GROUP
PROJECT:
G3 ENGINEERING

REV	DATE	DESCRIPTION
1	24/03/25	DESIGN DEVELOPMENT

PROJECT NUMBER:	PHASE:	DRAWING NO.:	ISSUE:	SHEET NAME:
24023	WD	005	1	SITE PLAN
DRAWN:	CHECKED:	STATUS:		SCALE:
HB	CVH	PRELIMINARY		As indicated @ A1



THIS DRAWING MAY ONLY BE ISSUED FOR APPROVALS OR CONSTRUCTION IF SIGNED BY APPROVED CHECKER - ALL DIMENSION TO BE USED OVER SCALED DIMENSIONS - CONTRACTOR TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK

Development Assessment Rules—Representations about a referral agency response

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

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

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

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

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

Part 7: Miscellaneous

30 Representations about a referral agency response

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

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

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.