



Officer: Senior Planner - Vanessa  
Direct Telephone: 07 4189 9100  
Our Reference: RAL25/0030

10 February 2026

Minverley Projects Pty Ltd  
C/- ONF Surveyors  
PO Box 896  
KINGAROY QLD 4610

Dear Sir/Madam

## Decision Notice

### Planning Act 2016

I refer to your application and advise that on 4 February 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: RAL25/0030  
Street Address: 116 Harris Road & 6 Hodge Street KINGAROY QLD 4610  
Real Property Description: Lot 2 & 3 on SP335654  
Planning Scheme: South Burnett Regional Council

#### DECISION DETAILS

Type of Decision: Approval  
Type of Approval: Development Permit for Reconfiguration of a Lot – Subdivision (2 Lots into 10 Lots) plus New Road Over Two Stages  
Date of Decision: 9 February 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 approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Drawing No.	Rev.	Drawing Title	Prepared By	Date
13234_P1	A	Proposed Lots 16-18 and 900 (Stage 1) Cancelling Lots 2 & 3 on SP335654 Harris Rd and Hodge St Kingaroy	ONF Surveyors	26/08/2025
13234_P1	A	Proposed Lots 16-18 and 900 (Stage 2) Cancelling Lots 2 & 3 on SP335654 Harris Rd and Hodge St Kingaroy	ONF Surveyors	26/08/2025
C-101	C	Sewer Reticulation Layout Plan	ATC Consulting Engineers	27/01/2026
C-102	C	Sewer Longitudinal Section – Sheet 1 of 3	ATC Consulting Engineers	27/01/2026
C-102	C	Sewer Longitudinal Section – Sheet 2 of 3	ATC Consulting Engineers	27/01/2026
C-104	C	Sewer Longitudinal Section – Sheet 3 of 3	ATC Consulting Engineers	27/01/2026

### Approved Documents

Document No.	Rev.	Document Title	Prepared By	Date
–	1.0	Engineering Services Report	ATC Consulting Engineers	15/08/2025
–	1.0	Preliminary Stormwater Management Plan	ATC Consulting Engineers	10/10/2025

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.

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.

GEN3. Dust prevention measures are to be undertaken to ensure that dust does not cause a nuisance to occupiers or adjacent premises, during and after construction.

GEN4. The Applicant is required to maintain the site in a clean and orderly state at all times, clearing of declared weeds and feral animals.

### COMPLIANCE

GEN5. 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**

GEN6. 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**

GEN7. 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.

## **STAGED DEVELOPMENT – RAL**

RAL1. The *relevant* period for this development approval for reconfiguring a lot is six (6) years after the development approval starts to have effect. The development approval will lapse unless the Survey Plan for Stage 1 of the development required to be given to Council for approval is provided within this period.

RAL2. All stages must be completed within six (6) years of the development approval starting to have effect.

RAL3. Staging of the development is to occur in accordance with the staging indicated on the Approved Plan subject to and modified by any conditions of this Development Approval.

RAL4. Stages must be completed in sequential order (i.e. Stage 1 must be completed before Stage 2) as identified on the Approved Plan or may be combined and carried out at one time, subject to all conditions applicable to the relevant stages being complied with.

## **LAPSE OF STAGED DEVELOPMENT STAGED APPROVAL**

RAL5. The development approval will also lapse if the Survey Plans for the remaining stages i.e. Stage 2 required to be given to Council for approval are not provided within six (6) years after the development approval starts to have effect.

## **SURVEY PLAN ENDORSEMENT**

RAL6. Lodgement of Survey Plan Endorsement must include the following:

- a. Completion of Council's Request - Approving Plan of Subdivision, Related Plans or Documents, Compliance with Conditions of Approval Form;
- b. All survey marks in their correct position in accordance with the survey plan;
- c. A compliance report demonstrating compliance with all associated development permit(s);
- d. One copy of the survey plan, easement documentation each fully executed for the lodgement with the Titles Office;
- e. Payment of any outstanding rates and charges in accordance with Schedule 18, Item 2(1)(c) of the Planning Regulation 2017; and
- f. Payment of any outstanding Infrastructure Charges.

**Advisory Note:** Council's Request - Approving Plan of Subdivision, Related Plans or Documents, Compliance with Conditions of Approval Form is found at [Forms | South Burnett Regional Council](#).

## **VALUATION FEES**

RAL7. 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 \$55.00 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, Standard Drawings, 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 stormwater management generally in accordance with the Preliminary Stormwater Management Plan prepared by ATC Consulting Engineers, Version 1.0, dated 10<sup>th</sup> October 2025, subject to detailed design and except as altered by conditions of this development approval.

ENG7. 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.

ENG8. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

ENG9. 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**

ENG10. Connect each lot to Council's reticulated water supply system as per Council's standards.

ENG11. 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.

### **SEWER EXTENSION**

ENG12. Design and construct a 150mm diameter sewer extension from the existing sewer located approximately 60m West from the intersection of Harris Road and Hodge Street generally in accordance with plans prepared by ATC Consulting Engineers;

- Sewer Reticulation Layout Plan, Drawing No: C-101, Issue C, dated 27/01/2026;
- Sewer Longitudinal Section – Sheet 1 of 3, Drawing No: C-102, Issue C, dated 27/01/2026;
- Sewer Longitudinal Section – Sheet 2 of 3, Drawing No: C-102, Issue C, dated 27/01/2026;
- Sewer Longitudinal Section – Sheet 3 of 3, Drawing No: C-104, Issue C, dated 27/01/2026.

**Comment:** This condition is imposed pursuant to Section 145 of the *Planning Act 2016*.

ENG13. 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.

ENG14. Design and construct all works in accordance with WBBUWA Design and Construction Code, Council's requirements and relevant development standards used by Council.

ENG15. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.

ENG16. 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.

### **TELECOMMUNICATION**

ENG17. 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**

ENG18. Provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.

ENG19. 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**

- ENG20. 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.
- ENG21. 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.

## **STAGE 1**

### **SEWERAGE**

- ENG22. Connect each proposed lots 16,17 and 18 to Council's reticulated sewerage system. The connection must be designed in accordance with WBBUWA Design and Construction Code, Council's standards and be approved by Council's Utility Services Section.
- ENG23. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
- ENG24. 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).
- ENG25. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.
- ENG26. 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.
- ENG27. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

### **VEHICLE ACCESS**

- ENG28. Construct an access between the property boundary and the bitumen seal on Harris road for proposed lots 16,17, and 18. The profile of the access shall match the profile of the table drain and be constructed in accordance with SBRC Drawing 00048, unless otherwise agreed with Council.

**Comment:** Accesses should be located at the Western end of the Lot frontages to encourage passive solar house design.

- ENG29. Construct an access for the proposed Lot 900 generally in accordance with SBRC Drawing 00049.

## **STAGE 2**

### **WATER – EXTENSION**

- ENG30. Design and construct a 100mm diameter water main extension from the existing water main along the Hodge Street to service the Lots 9, 10, 11, 12, 13, 14, and 15 of the proposed development.

**Comment:** This condition is imposed pursuant to Section 145 of the *Planning Act 2016*.

ENG31. 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.

### **SEWERAGE**

ENG32. Connect each lot to Council's reticulated sewerage system. The connection must be designed in accordance with WBBUWA Design and Construction Code, Council's standards and be approved by Council's Utility Services Section.

ENG33. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.

ENG34. 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).

ENG35. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.

ENG36. 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.

ENG37. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

### **VEHICLE ACCESS**

ENG38. Construct an access for the proposed Lots 9, 10, 11, 12, 13, 14, and 15 in accordance with SBRC Drawing 00048.

**Timing:** Prior to the issuing of a final building certificate.

### **RESTRICTED ACCESS**

ENG39. No vehicular access is permitted directly to Hodge Street for proposed Lot 9.

### **ROADWORKS - FRONTAGE WORKS**

ENG40. Design and construct the Hodge Street frontage of the proposed development as an Urban Access in accordance with SBRC Planning Scheme Policy SC6.2 PSP1 – Design and Construction Standards, relevant Austroads' Standards, and more specifically, include the following:

- concrete mountable kerb and channel;
- a minimum carriageway width of 10 metres constructed using a compacted, gravelled pavement and a double/double bitumen seal;
- provision for stormwater drainage, line marking, tapers to existing/new road pavements, signage, street lighting associated with the required road works and road reserve transitions between existing and proposed roads.

**Comment:** This condition is imposed pursuant to Section 145 of the *Planning Act 2016*.

### **ROADWORKS - INTERNAL/NEW ROADS**

ENG41. Design and construct the new road/s identified as NEW ROAD on proposed plan of development as an access street, in accordance SBRC Planning Scheme Policy

SC6.2 PSP1 – Design and Construction Standards, relevant Austroads' Standards, and more specifically, include the following:

- a. a minimum road reserve width of 16 metres;
- b. concrete mountable kerb and channel;
- c. a minimum carriageway width of 8 metres constructed using a compacted, gravelled pavement and a double/double bitumen seal;
- d. provision for stormwater drainage, line marking, tapers to existing/new road pavements, signage, street lighting associated with the required road works and road reserve transitions between existing and proposed roads;
- e. construct a concrete footpath on one side of the New Road in accordance with IPWEA Standard Drawings – Road/Street – R.0065;
- f. cul-de-sac ends with a minimum 9 metre radius to the bulb end and a minimum 18 metre approach curve, all measured to the invert of kerb and channel and designed in accordance with the requirements of the applicable Planning Scheme and Council's adopted standards;
- g. the clearing of vegetation or trees within the Hodge street road reserve is only permissible to enable construction of any council infrastructure and subject to council approval;
- h. plant street trees at an average spacing of 15m to both sides of the New Road. Trees shall be maintained to match the on-maintenance period of any Operational work permit. Any unhealthy trees at the end of the maintenance period shall be replaced. Street trees species allowed/permitted are;

- |                                       |                  |
|---------------------------------------|------------------|
| • <i>Buckinghamia celsissima</i>      | Ivory Curl       |
| • <i>Tulipwood Harpullia</i>          | Pendula          |
| • <i><u>Tristaniopsis laurina</u></i> | Water Gum        |
| • <i>Elaeocarpus eumundi</i>          | Eumundi Quandong |
| • <i>Cupaniopsis anacardioides</i>    | Tuckeroo         |

**Comment:** This condition is imposed pursuant to Section 145 of the *Planning Act 2016*.

## STREET LIGHTING

ENG42. Design and install street lighting to the full frontage of Hodge Street and the New Road in accordance with AS/NZS1158 and the road classifications contained within this approval. Submit to Council, street light design plans showing the proposed public lighting system for Council's endorsement.

ENG43. Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the lighting design plans as required by the previous condition. Submit to Council, written confirmation from an electricity provider that an agreement has been made to provide a public lighting system.

ENG44. Install street lighting in all road reserves on the same side of the road that accommodates any footpath or shared path.

## REFERRAL AGENCIES

Not Applicable.

## APPROVED PLANS

The following plans are Approved plans for the development:

### Approved Plans

Plan No.	Rev.	Plan Name	Date
13234_P1	A	<i>Proposed Lots 16-18 and 900 (Stage 1) Cancelling Lots 2 &amp; 3 on SP335654 Harris Rd and Hodge St Kingaroy, prepared by ONF Surveyors.</i>	26/08/2025
13234_P1	A	<i>Proposed Lots 16-18 and 900 (Stage 2) Cancelling Lots 2 &amp; 3 on SP335654 Harris Rd and Hodge St Kingaroy, prepared by ONF Surveyors.</i>	26/08/2025
C-101	C	<i>Sewer Reticulation Layout Plan, prepared by ATC Consulting Engineers.</i>	27/01/2026
C-102	C	<i>Sewer Longitudinal Section – Sheet 1 of 3, prepared by ATC Consulting Engineers.</i>	27/01/2026
C-102	C	<i>Sewer Longitudinal Section – Sheet 2 of 3, prepared by ATC Consulting Engineers.</i>	27/01/2026
C-104	C	<i>Sewer Longitudinal Section – Sheet 3 of 3, prepared by ATC Consulting Engineers.</i>	27/01/2026

## REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

### Referenced Documents

Document No.	Rev.	Document Name	Date
-	1.0	<i>Engineering Services Report, prepared by ATC Consulting Engineers.</i>	15/08/2025
-	1.0	<i>Preliminary Stormwater Management Plan, prepared by ATC Consulting Engineers.</i>	10/10/2025

## 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. 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*.

### HERITAGE

ADV2. 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.

#### **APPEAL RIGHTS**

ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

#### **INFRASTRUCTURE CHARGES**

ADV4. Infrastructure charges are levied by way of an infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

#### **DEVELOPER INCENTIVE**

ADV5. 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.

#### **BUILDING FINISHED FLOOR LEVEL**

ADV6. All future Dwellings should be designed and constructed to have a finished floor level of 500mm above the 1% AEP flood level.

#### **PROPERTY NOTES**

Not Applicable.

#### **VARIATION APPROVAL**

Not Applicable.

#### **FURTHER DEVELOPMENT PERMITS REQUIRED**

Not Applicable.

#### **SUBMISSIONS**

Not Applicable.

#### **RIGHTS OF APPEAL**

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

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If

council agrees or agrees in part with the representations, a “negotiated decision notice” will be issued. Only one “negotiated decision notice” may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

#### **OTHER DETAILS**

If you wish to obtain more information about Council’s decision, electronic copies are available online 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:** Minverley Projects Pty Ltd  
C/-ONF Surveyors  
PO Box 896  
Kingaroy, QLD 4610

**APPLICATION:** Reconfiguring a lot - Subdivision (2 lots into 10 lots) plus new road over two stages - Code Assessable

**DATE:** 4 February 2026

**FILE REFERENCE:** RAL25/0030 – Stage 1 (2 Lots into 4 Lots)

**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 2 on SP335654 & Lot 6 on SP335654

**SITE ADDRESS:** 116 Harris Road & 6 Hodge Street, Kingaroy

**PAYABLE TO:** **South Burnett Regional Council**

**WHEN PAYABLE:** Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.  
*(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
Reconfiguring A Lot (2 into 4 Lots)	4	Allotments	\$9,842.00	CR Table 2.3	\$39,368.00

#### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lots	2	Allotments	\$9,842.00	CR Table 2.3	\$19,684.00

### Sewerage

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring A Lot (2 into 4 Lots)	4	Allotments	\$5,423.00	CR Table 2.3	\$21,692.00

#### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lots	2	Allotments	\$5,423.00	CR Table 2.3	\$10,846.00

### Transport

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring A Lot (2 into 4 Lots)	4	Allotments	\$2,410.00	CR Table 2.3	\$9,640.00

#### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lots	2	Allotments	\$2,410.00	CR Table 2.3	\$4,820.00

### Parks and Land for Community Facilities

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring A Lot (2 into 4 Lots)	4	Allotments	\$2,009.00	CR Table 2.3	\$8,036.00

#### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
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Existing Lots	2	Allotments	\$2,009.00	CR Table 2.3	\$4,018.00
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## Stormwater

### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring A Lot (2 into 4 Lots)	4	Allotments	\$401.00	CR Table 2.3	\$1,604.00

### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lots	2	Allotments	\$401.00	CR Table 2.3	\$802.00

## Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring A Lot (2 into 4 Lots)	\$19,684.00	\$10,846.00	\$4,820.00	\$4,018.00	\$802.00	\$40,170.00
<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>\$40,170.00</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<sup>1</sup>. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.

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)

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

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

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

## **Enquiries**

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

# **INFRASTRUCTURE CHARGES NOTICE**

(Section 119 of the Planning Act 2016)

**APPLICANT:** Minverley Projects Pty Ltd  
C/-ONF Surveyors  
PO Box 896  
Kingaroy, QLD 4610

**APPLICATION:** Reconfiguring a lot - Subdivision (2 lots into 10 lots) plus new road over two stages - Code Assessable

**DATE:** 4 February 2026

**FILE REFERENCE:** RAL25/0030 – Stage 2

**AMOUNT OF THE LEVIED CHARGE:** **\$120,510.00** **Total**  
(Details of how these charges were calculated are shown overleaf)

\$59,052.00	Water Supply Network
\$32,538.00	Sewerage Network
\$14,460.00	Transport Network
\$12,054.00	Parks and Land for Community Facilities Network
\$2,406.00	Stormwater Network

**AUTOMATIC INCREASE OF LEVIED CHARGE:** The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

**LAND TO WHICH CHARGE APPLIES:** Lot 2 on SP335654 & Lot 6 on SP335654

**SITE ADDRESS:** 116 Harris Road & 6 Hodge Street, Kingaroy

**PAYABLE TO:** **South Burnett Regional Council**

**WHEN PAYABLE:** Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.  
(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

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### Water Supply

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring A Lot	6	Allotments	\$9,842.00	CR Table 2.3	\$59,052.00

#### Discounts\*

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

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### Sewerage

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring A Lot	6	Allotments	\$5,423.00	CR Table 2.3	\$32,538.00

#### Discounts\*

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

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### Transport

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring A Lot	6	Allotments	\$2,410.00	CR Table 2.3	\$14,460.00

#### Discounts\*

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

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### Parks and Land for Community Facilities

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring A Lot	6	Allotments	\$2,009.00	CR Table 2.3	\$12,054.00

#### 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
Reconfiguring A Lot	6	Allotments	\$401.00	CR Table 2.3	\$2,406.00

### Discounts\*

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

## Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring A Lot	\$59,052.00	\$32,538.00	\$14,460.00	\$12,054.00	\$2,406.00	\$120,510.00
<b>Total</b>	<b>\$59,052.00</b>	<b>\$32,538.00</b>	<b>\$14,460.00</b>	<b>\$12,054.00</b>	<b>\$2,406.00</b>	<b>\$120,510.00</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<sup>2</sup>. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.

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)

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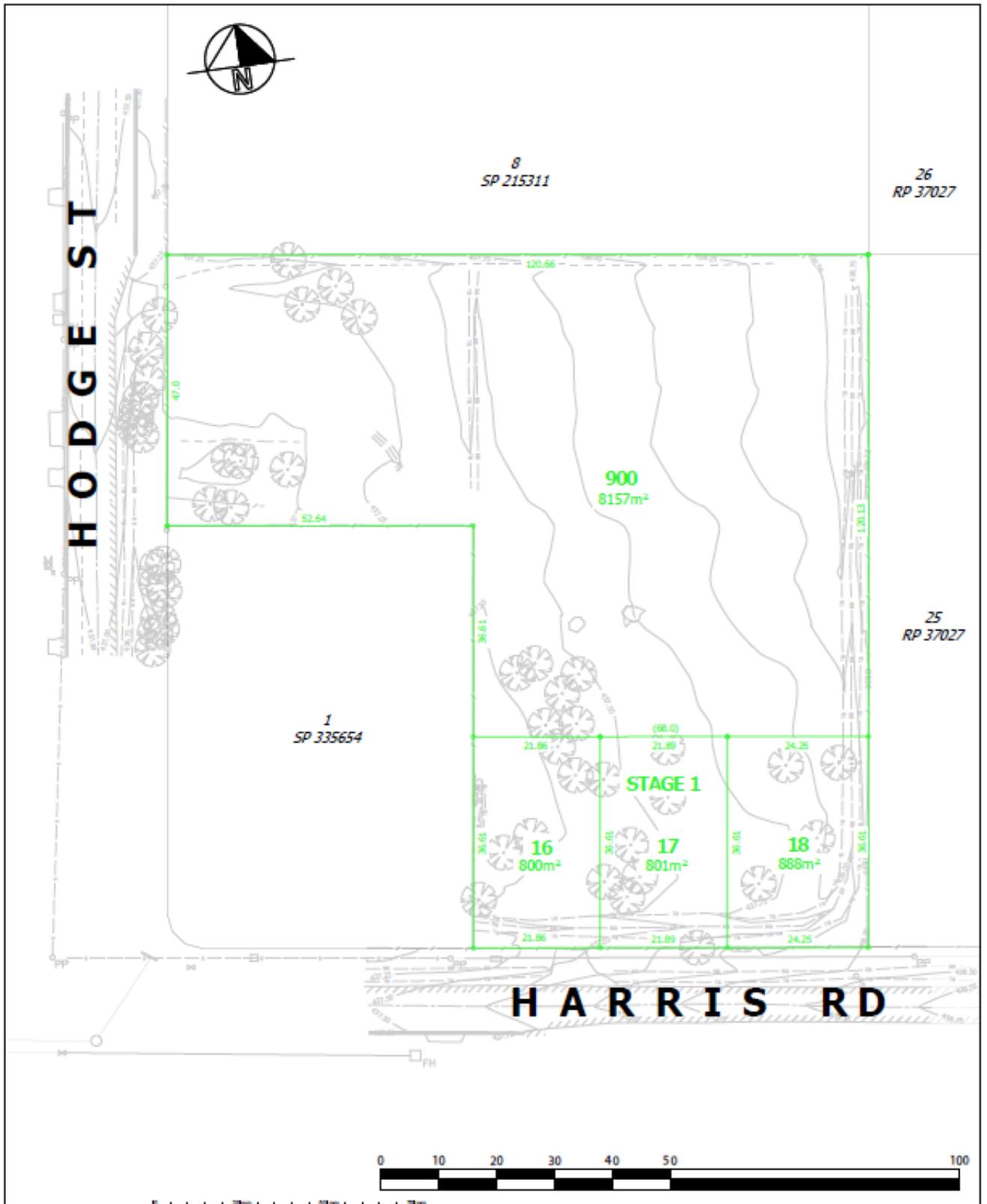
<sup>2</sup> 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

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

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

## **Enquiries**

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



**Notes:**  
 RIV A - Split into 2 stages  
 The site boundaries shown hereon were not marked by the author at the time of survey and have been determined by plan dimensions only and not by field measurement.  
 Services shown hereon have been located where possible by field survey. Prior to any demolition, excavation or construction at the site, the physical location of all services should be confirmed and an investigation into the location of possible further underground services undertaken.

<b>Services Plotted Via</b> All displayed spatial references are GROUND based coordinates, based about SITE BENCH MARK Scale Factor Easting Northing Reduced Level 1.000000 Horizontal Co-Ord System MGA20 Zone56/LOCAL DatumPoint Easting Northing Reduced Level		<b>Visible Site Features and Records</b> Horizontal Co-Ord System DatumPoint Easting Northing Reduced Level	
<b>Level Datum</b> AHD/LOCAL Reduced Level	<b>Level Origin</b> DatumPoint	<b>Surveyed</b> Date Drawn Date	<b>Date</b> 28/8/25

**Project:**  
**PROPOSED LOTS 16-18 and 900 (STAGE 1)**  
 Cancelling Lots 2 & 3 on SP335654  
 Harris Rd and Hodge St  
 Kingaroy

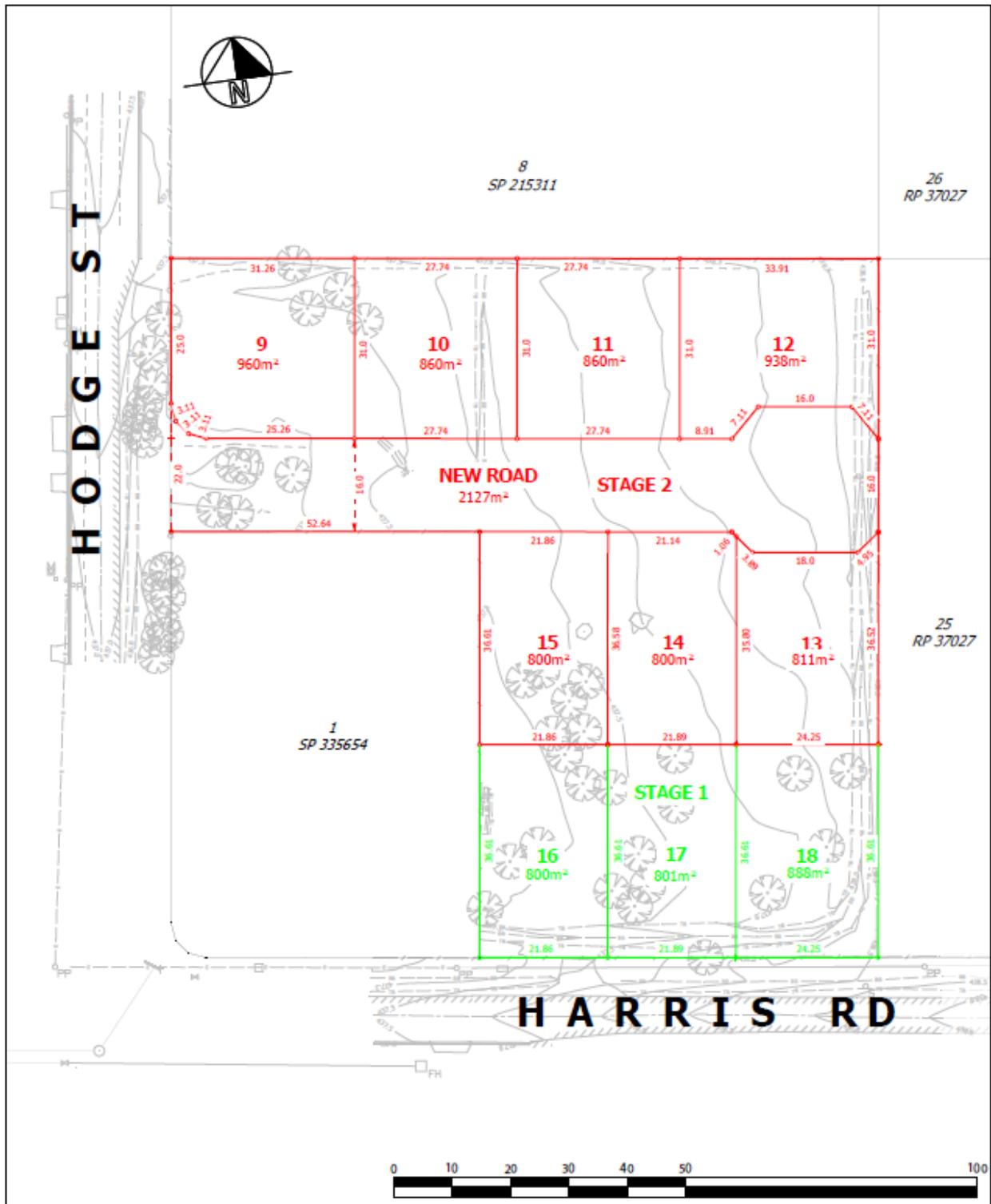
**Client:**  
**MINVERLEY PROJECTS PTY LTD**



Brisbane & Sunshine Coast - Ph. 5422 0200  
 South Burnett & Western Downs - Ph. 4162 2647  
 Email: admin@onfsurveyors.com.au

**Computer File:**  
 T:\PROJECTS\KINGAROY\13234\_Hodge & Harris Road\_Minverley  
 Proposal Plan\13234\_P1.dwg, 28/8/25

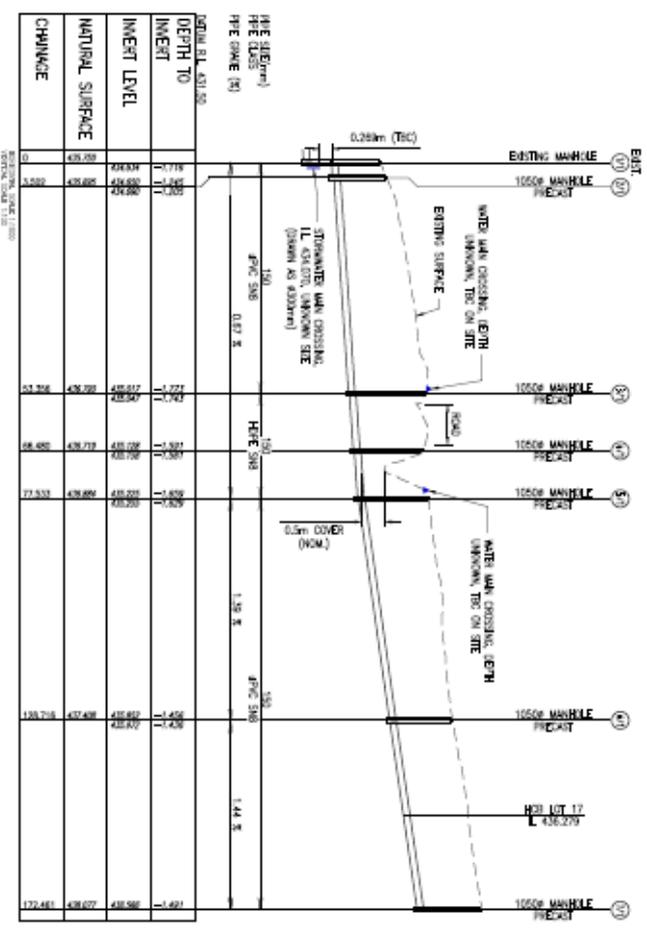
<b>Drawing Number</b>	<b>Rev</b>	<b>Job No.</b>	<b>Scale (A1)</b>	<b>Sheet</b>
13234_P1	A	13234	1:800	1 of 2



<b>Notes:</b> REV A - Split into 2 stages  The site boundaries shown herein were not marked by the author at the time of survey and have been determined by plan dimensions only and not by field measurement.  Services shown herein have been located where possible by field survey. Prior to any demolition, excavation or construction on the site, the physical location of all services should be confirmed and an investigation into the location of possible further underground services undertaken.	<b>Services Visible Site Features Plotted Via and Records:</b> All displayed spatial references are GROUND based coordinates, based about SITE BENCH MARK Scale Factor Easting Northing Reduced Level 1.000000	<b>Project:</b> PROPOSED LOTS 9-15 and NEW ROAD (STAGE 2) Cancellling Lot 900 Harris Rd and Hodge St Kingaroy  <b>Client:</b> MINVERLEY PROJECTS PTY LTD	 Brisbane & Sunshine Coast - Ph. 5422 0200 South Burnett & Western Downs - Ph. 4162 2547 Email: admin@onfsurveyors.com.au	
	<b>Horizontal Co-Ord Systems:</b> MGA20 Zone56LOCAL Easting Northing DatumPoint Reduced Level			<b>Computer File:</b> L:\PROJECTS\BLOCATIONS\KINGAROI\13234\Hodge & Harris Road, Minverley\Proposed Plan13234.P1.dwg, 09/25
	<b>Level Datum:</b> AHD/LOCAL Level Origin DatumPoint Reduced Level			<b>Surveyed:</b> Date 28/8/25
	<b>Level Datum:</b> AHD/LOCAL Level Origin DatumPoint Reduced Level			<b>Drawing Number:</b> 13234 P1



**NOTE**  
 - MANHOLE COVER LEGS TO BE SHOWN ABOVE NATURAL SURFACE LEVEL  
 - COVER AND LEGS FOR ALL SERVICE CROSSINGS TO BE COMPARED ON-SITE PRIOR TO COMMENCING CONSTRUCTION



LONGITUDINAL SECTION - LINE 1  
 50# SEWER MAIN

<p>DATE: 10/02/2026 10:45:55</p> <p>PROJECT: 20190206 - 104555 - Health - Project 2020 - Waverley Project - Substation - 116 Harris Rd &amp; Hodge St, Kingscliff, Project 2020 Sewer Design 02.dwg</p>	<p>DATE: 10/02/2026 10:45:55</p> <p>PROJECT: 20190206 - 104555 - Health - Project 2020 - Waverley Project - Substation - 116 Harris Rd &amp; Hodge St, Kingscliff, Project 2020 Sewer Design 02.dwg</p>	<p>DATE: 10/02/2026 10:45:55</p> <p>PROJECT: 20190206 - 104555 - Health - Project 2020 - Waverley Project - Substation - 116 Harris Rd &amp; Hodge St, Kingscliff, Project 2020 Sewer Design 02.dwg</p>	<p>DATE: 10/02/2026 10:45:55</p> <p>PROJECT: 20190206 - 104555 - Health - Project 2020 - Waverley Project - Substation - 116 Harris Rd &amp; Hodge St, Kingscliff, Project 2020 Sewer Design 02.dwg</p>	<p>DATE: 10/02/2026 10:45:55</p> <p>PROJECT: 20190206 - 104555 - Health - Project 2020 - Waverley Project - Substation - 116 Harris Rd &amp; Hodge St, Kingscliff, Project 2020 Sewer Design 02.dwg</p>
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CONSULTING ENGINEERS  
 ENVIRONMENTAL ENGINEERS PTY LTD

MINVERLEY PROJECTS

SUBDIVISION - HARRIS ROAD & HODGE STREET  
 116 HARRIS ROAD  
 KINGARROY 4810

THE SEWER LONGITUDINAL SECTION - SHEET 1 OF 3

DATE: 10/02/2026 10:45:55

PROJECT: 20190206 - 104555 - Health - Project 2020 - Waverley Project - Substation - 116 Harris Rd & Hodge St, Kingscliff, Project 2020 Sewer Design 02.dwg

**PRELIMINARY ISSUE**  
 NOT FOR CONSTRUCTION  
 21/07/2026





# 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.