Officer: Planning Officer - Zack Soper
Direct Telephone: 07 4189 9100
Our Reference: MCU24/0030

SOUTH BURNETT REGIONAL COUNCIL

South Burnett Regional Council
ABN 89 972 463 351
PO Box 336
Kingaroy QLD 4610
1300 789 279 or (07) 4189 9100
(07) 4162 4806
info@southburnett.qld.gov.au
www.southburnett.qld.gov.au

23 January 2025

D, M & N Barbeler
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 23 January 2025, Council's Delegated Authority decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU24/0030
Street Address:	12 Barron Park Drive KINGAROY QLD 4610
Real Property Description:	Lot 6 on SP344199
Planning Scheme:	South Burnett Regional Council

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use – Low Impact Industry (Tyre Fitting Workshop including ancillary Tyre Showroom)
Date of Decision:	23 January 2025

CURRENCY PERIOD OF APPROVAL

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

INFRASTRUCTURE

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

ASSESSMENT MANAGER CONDITIONS

GENERAL

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

Approved Plans

Drawing Title	Prepared by	Ref no.	Sheet No.	Rev	Date
Conceptual Plans	Newman Design & Drafting	24-022	A000	1J	18/12/2024
Proposed Site Plan (amended in red)	Newman Design & Drafting	24-022	A001	1J	18/12/2024
Proposed Floor Plan	Newman Design & Drafting	24-022	A002	1J	18/12/2024
Front/Left-Side/Rear/Right-Side Elevations	Newman Design & Drafting	24-022	A003	1J	18/12/2024

Approved Documents

Document Title	Prepared by	Ref no.	Rev	Date
Preliminary Stormwater Management Report	ATC Consulting Engineers and Project Managers Pty Ltd	-	1.0	31/10/2024

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

APPROVED USE

GEN3. The use of the premises is limited to a Low Impact Industry (Tyre Fitting Workshop including ancillary Tyre Showroom) consistent with the definition of Low Impact Industry in Schedule 1 of the South Burnett Regional Council Planning Scheme 2017 v1.4.

Timing: At all times.

REFUSE COLLECTION

MCU1. Provision must be made for the storage and removal of refuse in accordance with the *Waste Reduction and Recycling Regulation 2011*.

MCU2. 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) The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles.

MCU3. Refuse bin areas are to be provided for the washing out of the refuse bins and in connection with this:

(a) All tap outlets must be fitted with backflow prevention devices;
(b) The floor areas are to be drained to sewer; and

(c) Areas are to be covered, and drainage designed such that water not associated with the washing out process (e.g. rainfall) does not enter the sewer.

ADVERTISING DEVICE

MCU4. Prior to commencement of use, submit evidence to Council to record the installation of a professionally made weather-proof sign erected on the building, that is clearly legible.

Note: Guidelines regarding the Installation of Advertising Devices are within the South

Burnett Regional Council Subordinate Local Law No.1.4.

MCU5. The sign/s required in condition MCU4 are to be maintained in good repair and appearance.

LANDSCAPING

MCU6. All 'landscaping areas' to be in accordance with the approved *Proposed Site Plan dated 18/12/2024* and amended in red.

Comment: The landscaping along the southern boundary must be in accordance with *Proposed Site Plan dated 18/12/2024* amended in red extending to the end of "Park 15"*.The Landscaping along the northern boundary* must be in accordance with *Proposed Site Plan dated 18/12/2024,* amended in red extending to the end of the sealed driveway.

Timing: At all times.

MCU7. Prior to the issue of the building approval, the applicant must submit a landscape plan for approval, indicating the following:

(a) The extent of the landscaping;
(b) Minimum depth of 2m wide offset landscaping in accordance with the approved *Proposed Site Plan dated 18/12/2024,* amended in red;
(c) The location and spacing of proposed and any existing trees and shrubs;
(d) A list of tree and shrub species to be planted; and
(e) Details about how the landscaping will be maintained.

Comment: The submitted landscape plan must include the vegetation selection, placement of the trees/shrub and grasses, irrigation and post planting care in accordance with Council's Branching Out Guide.

MCU8. Ensure that landscaped areas are appropriately maintained.

Timing: At all times.

FENCING

MCU9. Fencing located on the eastern boundary must provide opportunities for casual surveillance and sightlines to and from open spaces, streets and adjacent development.

Comment: Due to the commercial environment, the fencing for the development is to be designed and presented in a high quality and provide public-friendly environment from the street.

ENGINEERING WORKS

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

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

ENG3. Be responsible for the full cost of any alterations necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

ENG6. Provide stormwater management generally in accordance with the Preliminary Stormwater Management Plan prepared by ATC Consulting Engineers, Revision 1.0, dated 31 October 2024, 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. Design and construct stormwater drainage incorporating measures to prevent any solid matter and floatable oils being carried into existing stormwater system.

ENG9. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

LAWFUL POINT OF DISCHARGE

ENG10. Lawful point of discharge for the development is the inter allotment drainage system along the western side of the lot.

WATER SUPPLY

ENG11. Connect the development to Council's reticulated water supply system via a single connection.

SEWERAGE

ENG12. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council's standards and be approved by Council's Water & Wastewater team.

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

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

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

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

ENG17. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

PARKING AND ACCESS - GENERAL

ENG18. Construct all parking and manoeuvring areas with a sealed surface (concrete, asphalt or a two-coat bitumen seal).

ENG19. Provide a minimum of fifteen car parking spaces including a minimum of one person with disability (PWD) car parking spaces.

ENG20. Design & construct all PWD car parking spaces in accordance with AS2890.6.

ENG21. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

ENG22. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

PARKING AND ACCESS - SERVICING

ENG23. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

ENG24. The northern access shall only be used as an exit for Articulated Vehicles. All other traffic shall use the southern access for entry/exit. Install signage indicating that the vehicles must exit the site via the southern access, and that the northern access is not to be used except for heavy vehicles exiting the site.

ENG25. Install 2 (two) R2-4 Regulatory Signs (No Entry) at the northern access exit point, erected 1 (one) metre offset from the driveway and facing Barron Park Drive in accordance with Manual for Uniform Traffic Control Devices (MUTCD).

VEHICLE ACCESS

ENG26. Construct a commercial crossover between the property boundary and the edge of the Barron Park Drive road pavement, having a minimum width of 9m for the southern access, and 6m for the northern access, generally in accordance with Council's Standard Drawing IPWEAQ Std Dwg RS-051, Rev F. Ensure that crossover splay is designed to accommodate turning movements of an Articulated Vehicle.

ENG27. Construct any new crossovers such that the edge of the crossover is no closer than 1m 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).

ROADWORKS AND PEDESTRIAN SAFETY

ENG28. Submit to Council, an application for any footpath, road or lane closures, and ensure all conditions of that approval are complied with during construction of the works.

ENG29. Maintain safe pedestrian access along Council's footpaths at all times.

ELECTRICITY AND TELECOMMUNICATION

ENG30. Connect the development to electricity and telecommunication services.

EARTHWORKS - GENERAL

ENG31. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG32. 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.

ENG33. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
24-022 Page A000	1J	*Conceptual Plans*, prepared by Newman Design & Drafting.	18/12/2024
24-022 Page A001	1J	*Proposed Site Plan (amended in red)*, prepared by Newman Design & Drafting.	18/12/2024
24-022 Page A002	1J	*Proposed Floor Plan,* prepared by Newman Design & Drafting.	18/12/2024
24-022 Page A003	1J	*Front/Left-Side/Rear/Right-Side Elevations,* prepared by Newman Design & Drafting.	18/12/2024

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
-	1.0	*Preliminary Stormwater Management Report*, prepared by ATC Consulting Engineers and Project Managers Pty Ltd.	31/10/2024

ADVISORY NOTES

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

ADVICE

ADV1. 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 2025. Eligible development under this scheme is required to be completed by 31 December 2025.

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

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.

ADV6. Given that the building is visible to an arterial / higher order road, please consider the inclusion of a parapet wall with alternative panelling or inclusion of an additional rendered panel column or window coverings along building.

PROPERTY NOTES

Not Applicable.

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Building Work (Type)
- Development Permit for Plumbing & 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

DAVID HURSTHOUSE
COORDINATOR DEVELOPMENT SERVICES

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

cc

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT:	D, M & N Barbeler **C/-** ONF Surveyors PO Box 896 KINGAROY QLD 4610	
APPLICATION:	Material Change of Use - Low Impact Industry (Tyre Shop) -- Impact Assessable	
DATE:	23/01/2025	
FILE REFERENCE:	MCU24/0030	
AMOUNT OF THE LEVIED CHARGE: *(Details of how these charges were calculated are shown overleaf)*	**$22,699.00**	**Total**
	$7,438.00	Water Supply Network
	$4,177.00	Sewerage Network
	$3,261.00	Transport Network
	$0.00	Parks and Land for Community Facilities Network
	$7,823.00	Stormwater Network
AUTOMATIC INCREASE OF LEVIED CHARGE:	The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.	
LAND TO WHICH CHARGE APPLIES:	Lot 6 SP344199	
SITE ADDRESS:	12 Barron Park Drive, Kingaroy	
PAYABLE TO:	**South Burnett Regional Council**	
WHEN PAYABLE: *(In accordance with the timing stated in Section 122 of the Planning Act 2016)*	Material Change of Use – When the change happens.	
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
Other Industry	960	m^2 GFA	$18.00	CR Table 2.1	$17,280.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Reconfiguring a Lot approval (Non Residential)	1	lot	$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
Other Industry	960	m^2 GFA	$10.00	CR Table 2.1	$9,600.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Reconfiguring a Lot approval (Non Residential)	1	lot	$5,423.00	CR Table 2.3	$5,423.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Other Industry	960	m^2 GFA	$8.00	CR Table 2.1	$7,680.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Reconfiguring a Lot approval (Non Residential)	1	lot	$4,419.00	CR Table 2.3	$4,419.00

Parks and Land for Community Facilities

Adopted Charges

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

Discounts*

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

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Other Industry	4,112	m^2 Impervious	$2.00	CR Table 2.1	$8,224.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Reconfiguring a Lot approval (Non Residential)	1	lot	$401.00	CR Table 2.3	$401.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Other Industry	$7,438.00	$4,177.00	$3,261.00	$0.00	$7,823.00	$22,699.00
Total	**$7,438.00**	**$4,177.00**	**$3,261.00**	**$0.00**	**$7,823.00**	**$22,699.00**

** 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 *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[1]. 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@sbrc.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

PROPOSED COMMCERIAL DEVELOPMENT

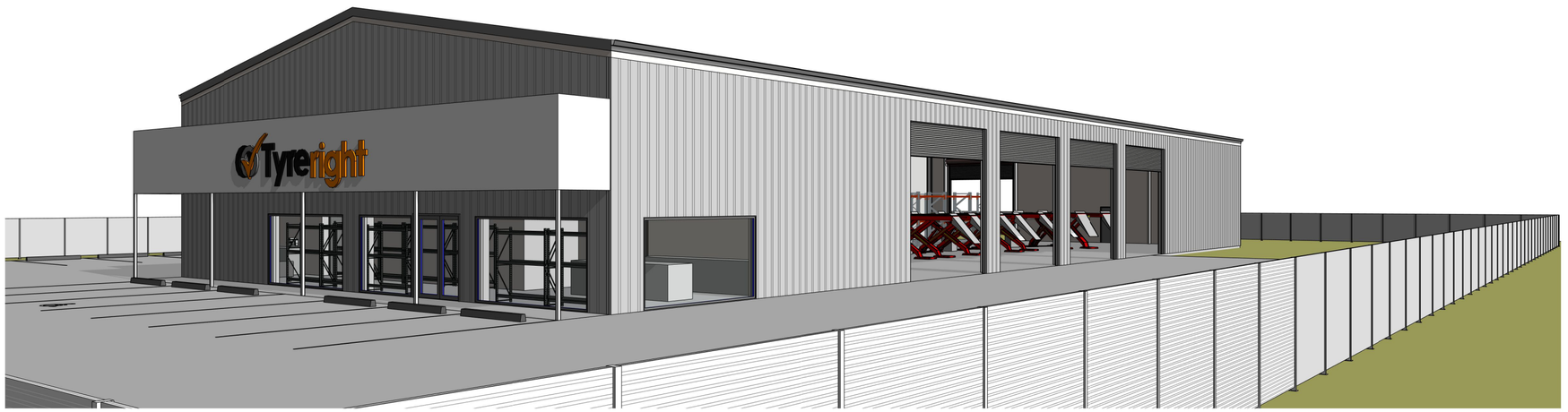
MICHELLE BARBELER

LOT 6 BARRON PARK DRIVE
KINGAROY

Newman Design & Drafting
M: 0422 782 315
E: tom@newmandesignanddrafting.com.au
W: www.newmandesignanddrafting.com.au

PAGE No: A000
DWG BY: TN | CHECKED BY: TN
JOB No: 24-022

ISSUE	DESCRIPTION	DATE	AUTHOR
1J	CONCEPTUAL PLANS	18-12-2024	TN



NEWMAN
DESIGN & DRAFTING

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

N

PROPOSED LOT 6

EASEMENT F SP287696

1800H SCREEN FENCING

14000

13004

Amended in red - Landscaping extending to the end of the sealed driveway along the Northern Boundary.

LANDSCAPING

PROPOSED RECEPTION / SHOWROOM

PROPOSED WORKSHOP

PEDESTRIAN CROSSING

1500 5700 6000 2000 6000

PARK 6

PARK 5

PARK 4

PARK 3

PARK 2

PARK 1

PEDESTRIAN ACCESS TO STREET

LANDSCAPING

GATE

PARKING SPACES, SHARED ZONE, BOLLARD, LINEMARKING & SIGNAGE IN ACCORDANCE WITH AS2890.6

1800H SCREEN FENCING

FH

BARRON PARK DRIVE

APPROX. LOCATION OF EXISTING STORMWATER MANHOLE.

SEWER CONNECTION

APPROX. LOCATION OF EXISTING SEWER MANHOLE.

APPROX. LOCATION OF EXISTING STORMWATER LINE.

APPROX. LOCATION OF EXISTING SEWER LINE.

PEDESTRIAN CROSSING

TRUCK SERVICE BAY

19898

PARK 15 PARK 14 PARK 13 PARK 12 PARK 11 PARK 10 PARK 9 PARK 8 PARK 7

LANDSCAPING

CLEAR SPACE FOR EMERGENCY VEHICLE PARKING

DRIVEWAY

9000

TAPERED DRIVEWAY AS PER VEHICLE MANOEUVRING PLAN

RECYCLED TYRE STORAGE AREA

1800H SCREEN FENCING

RAINWATER TANK

SCREENED REFUSE BIN AREA WITH IMPERVIOUS BASE DRAINED TO APPROVED WASTE DISPOSAL SYSTEM (DETAILS BY OTHERS)

RAINWATER TANK

LANDSCAPING

KERB

Amended in red - Landscaping extending to the end of Park 15 along the Southern Boundary.

1 PROPOSED SITE PLAN

1 : 200

NOT FOR CONSTRUCTION

THESE PLANS ARE CONCEPTUAL ONLY & MUST NOT BE USED FOR APPROVAL **OR** CONSTRUCTION PURPOSES

NEWMAN DESIGN & DRAFTING

Newman Design & Drafting
M: 0422 782 315
E: tom@newmandesignanddrafting.com.au
W: www.newmandesignanddrafting.com.au

ISSUE	DESCRIPTION	DATE	AUTHOR
1J	CONCEPTUAL PLANS	18-12-2024	TN

PROJECT: PROPOSED COMMCERIAL DEVELOPMENT

CLIENT: MICHELLE BARBELER

SITE ADDRESS: LOT 6 BARRON PARK DRIVE KINGAROY

PAGE No: A001

DWG BY: TN CHECKED BY: TN

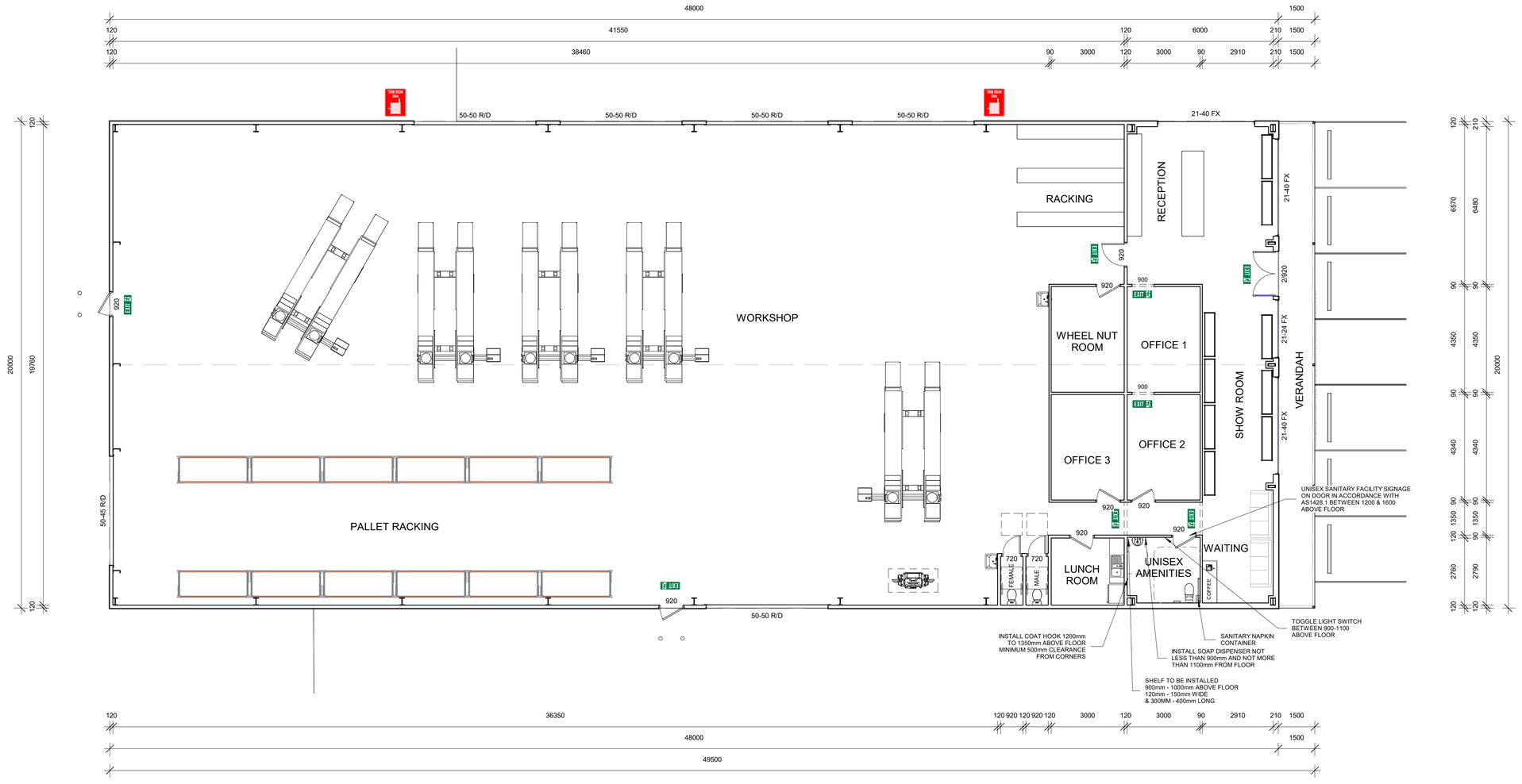
SCALE: 1 : 200

JOB No: 24-022

BUILDER:

18/12/2024 3:02:10 PM

NOTE:
- **FIRE EQUIPMENT & SERVICES DETAILS BY OTHERS**
- **EMERGENCY LIGHTING DETAILS BY OTHERS.**
- **DOWNPIPE LOCATIONS APPROXIMATE ONLY. DETAILS BY OTHERS**
- **WALL FRAMING, CONCRETE SLAB & FOOTINGS TO BE ENGINEER DESIGNED (COLUMN SIZES & LOCATIONS APPROXIMATE ONLY)**
- **BUILDER / ENGINEER TO SPECIFY WORKSHOP FLOOR DRAINAGE**



2 PROPOSED FLOOR PLAN

1 : 100

NEW STEEL BEAM — NEW STEEL PFC BEAM
SHS POST
BEARER AS PER FRAMING PLAN
STUD WALL
BLOCKWORK WALL

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

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

COMPLIANCE NOTES:
1. Stairs are to comply with NCC - ABCB - Part 11.2 - Stairway and Ramp Construction
2. Handrails/Balustrades to comply with NCC - ABCB - Part 11.3 - Barriers and Handrails
3. WC Doors to comply with NCC - ABCB - Part 10.4 - Facilities
4. All wet areas to comply with NCC - ABCB - Part 10.2 - Wet area waterproofing
5. Lighting to comply with NCC - ABCB - Part 10.5 - Light
6. Ventilation to comply with NCC - ABCB - Part 10.6 - Ventilation
7. Termite protection to comply with NCC - ABCB - Part 3.4 - Termite risk management
8. Masonry Construction to comply with NCC - ABCB - Part 5 - Masonry
9. All workmanship and materials to comply with all relevant Australian Standards and the National Construction Code
10. All glazing in buildings to comply with the requirements of Part 8 NCC - ABCB and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion

FLOOR AREAS

Proposed Workshop Area	835.8 m²
Proposed Shop Area	124.2 m²
Proposed Awning Area	30.0 m²
Grand total	990.0 m²

NOT FOR CONSTRUCTION
CONSTRUCTION PLANS ISSUED AT COMPLETION OF SURVEY BY LICENSED SURVEYOR

NEWMAN DESIGN & DRAFTING
Newman Design & Drafting
M: 0422 782 315
E: tom@newmandesignanddrafting.com.au
W: www.newmandesignanddrafting.com.au

ISSUE	DESCRIPTION	DATE	AUTHOR
1J	CONCEPTUAL PLANS	18-12-2024	TN

PROJECT: PROPOSED COMMCERIAL DEVELOPMENT
CLIENT: MICHELLE BARBELER
SITE ADDRESS: LOT 6 BARRON PARK DRIVE KINGAROY

PAGE No: A002
DWG BY: TN | CHECKED BY: TN
SCALE: As indicated
JOB No: 24-022

BUILDER:

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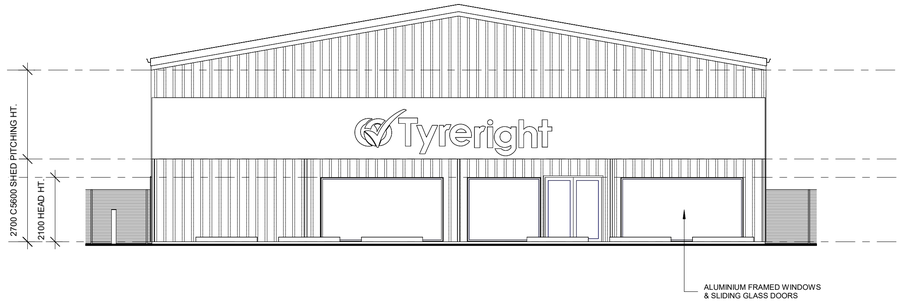
4 FRONT ELEVATION
1 : 100



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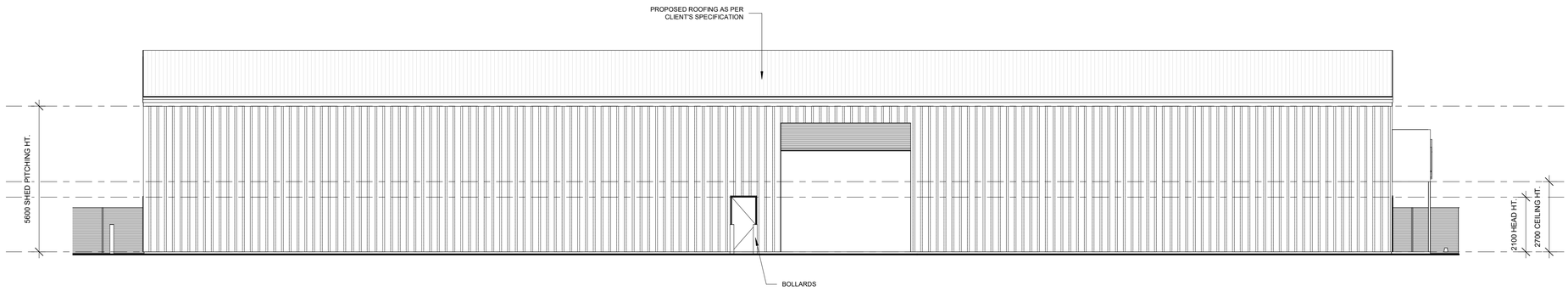
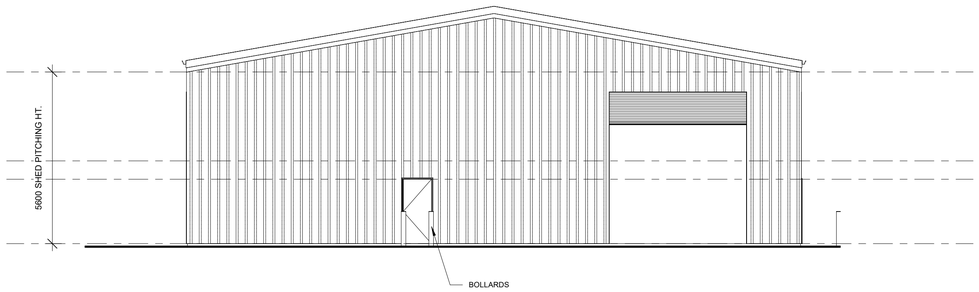


COMPLIANCE NOTES:
1. Stairs are to comply with NCC - ABCB - Part 11.2 - Stairway and Ramp Construction
2. Handrails/Balustrades to comply with NCC - ABCB - Part 11.3 - Barriers and Handrails
3. WC Doors to comply with NCC - ABCB - Part 10.4 - Facilities
4. All wet areas to comply with NCC - ABCB - Part 10.2 - Wet area waterproofing
5. Lighting to comply with NCC - ABCB - Part 10.5 - Light
6. Ventilation to comply with NCC - ABCB - Part 10.6 - Ventilation
7. Termite protection to comply with NCC - ABCB - Part 3.4 - Termite risk management
8. Masonry Construction to comply with NCC - ABCB - Part 5 - Masonry
9. All workmanship and materials to comply with all relevant Australian Standards and the National Construction Code
10. All glazing in buildings to comply with the requirements of Part 8 NCC - ABCB and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion



6 REAR ELEVATION
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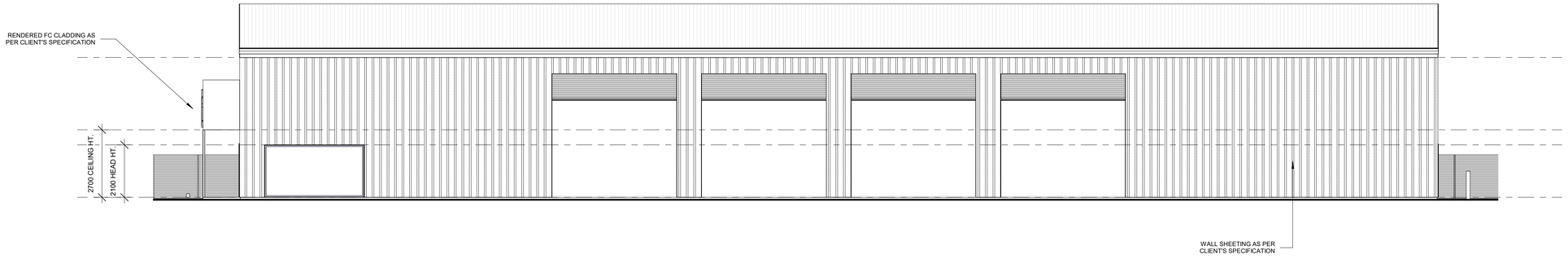

7 RIGHT-SIDE ELEVATION
1 : 100

NEWMAN DESIGN & DRAFTING

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W: www.newmandesignanddrafting.com.au

ISSUE	DESCRIPTION	DATE	AUTHOR
1J	CONCEPTUAL PLANS	18-12-2024	TN

PROJECT: PROPOSED COMMCERIAL DEVELOPMENT
CLIENT: MICHELLE BARBELER
SITE ADDRESS: LOT 6 BARRON PARK DRIVE KINGAROY

PAGE No: A003
DWG BY: TN CHECKED BY: TN
SCALE: 1 : 100
JOB No: 24-022

NOT FOR CONSTRUCTION
CONSTRUCTION PLANS ISSUED AT COMPLETION OF SURVEY BY LICENSED SURVEYOR

BUILDER:

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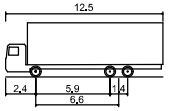
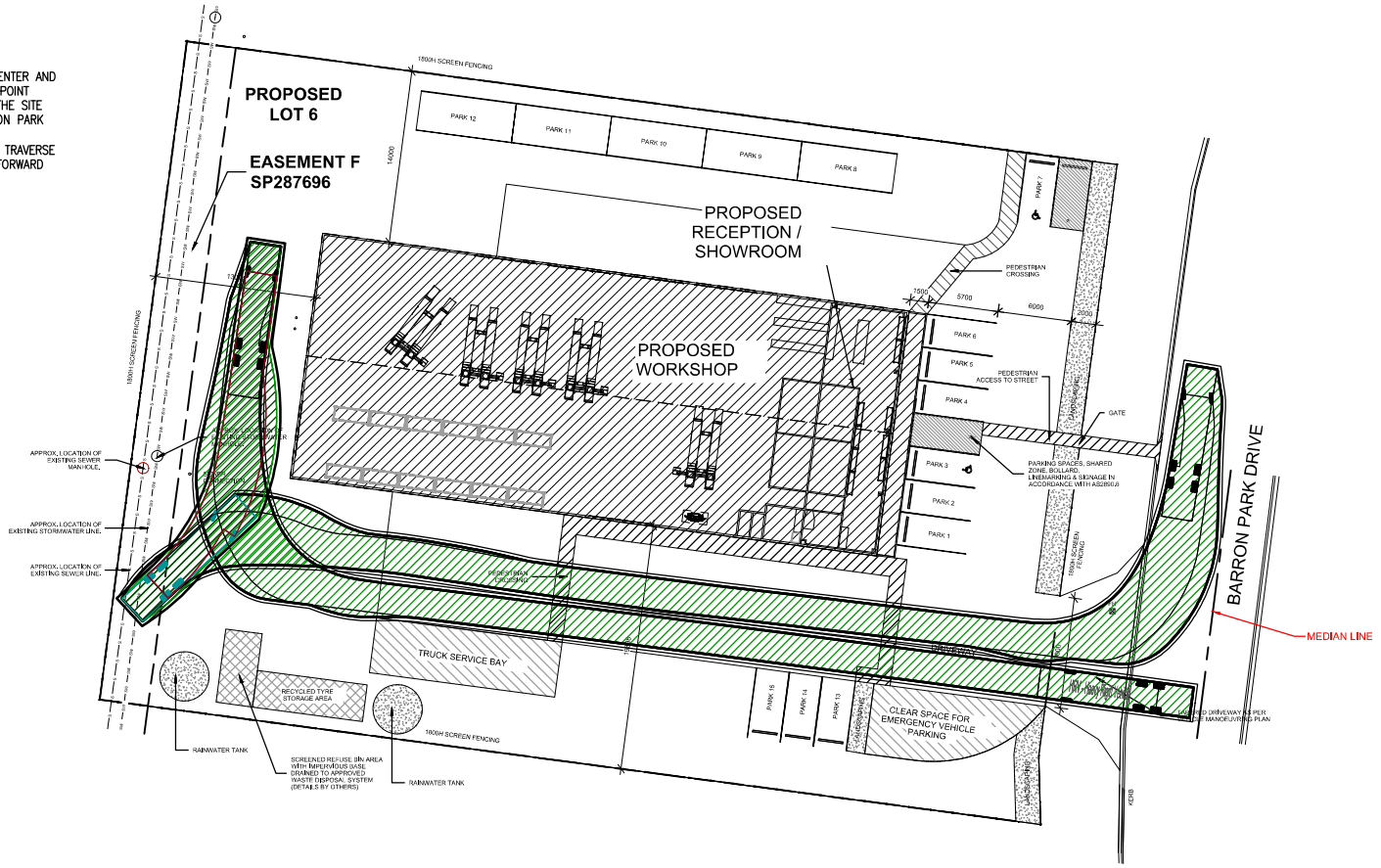


DESIGN VEHICLE - HRV

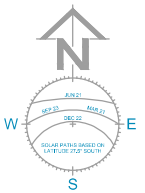
B99 VEHICLE (REALISTIC MIN RADIUS) (2004)	
OVERALL LENGTH	12,500m
OVERALL WIDTH	2.500m
OVERALL BODY HEIGHT	4.300m
MIN BODY GROUND CLEARANCE	0.417m
TRACK WIDTH	2.500m
LOCK-TO-LOCK TIME	6.00s
CURB TO CURB TURNING RADIUS	12.500m

NOTE:
- HEAVY RIGID VEHICLES (HRV) ABLE TO SAFELY ENTER AND EXIT THE SITE IN FORWARD GEAR VIA A THREE POINT TURN MANOEUVRE. HRV ABLE TO SAFELY EXIT THE SITE WITHOUT CROSSING THE MEDIAN LINE ON BARRON PARK DRIVE.
- ARTICULATED VEHICLES (AV) UNABLE TO SAFELY TRAVERSE THE SITE TO ALLOW FOR EXITING THE SITE IN FORWARD GEAR.



HRV VEHICLE MANOEUVRING - ENTRY AND EXIT (THREE POINT TURN)
1:400

Philip DE GUZMAN
RPEQ 21623
Date: 15/11/2024
Status: For Approval



REV	DESCRIPTION	DATE	DWN	DES	CHK	APP
A	FOR APPROVAL	15/11/2024	JP	JP	PDG	AKC

NOTE: FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. COPYRIGHT OF THIS DRAWING IS VESTED WITH ATC ENGINEERS AND PROJECT MANAGERS.

CONSULTING ENGINEERS AND PROJECT MANAGERS PTY LTD

CLIENT: MICHELLE BARBELER

PROJECT: TYRERIGHT - INTERNAL VEHICLE MANOEUVRING
12-14 BARRON PARK DRIVE
KINGAROY, 4610

TITLE: HRV SERVICE VEHICLE MANOEUVRING - 2 OF 2

PROJECT NO.	SIZE	UNITS
25002	A3	mm

COUNCIL RAL/MCU NO.
COUNCIL OW NO.

DRAWING NO.	ISSUE
B-102	A

Filepath: T:\Projects\25002 - Tyre Right - Shed Design - Lot 6 Baron Park Drive, Kingaroy\Design_Plans\25002 Vehicle Manoeuvring.dwg
Printed: 15/11/2024 08:08:06

CONSULTING ENGINEERS
AND PROJECT MANAGERS PTY LTD
THE TRUSTED ENGINEERS

Preliminary Stormwater Management Report

Tyreright Kingaroy

12 Barron Park Drive, Kingaroy, 4610

Lot 6 SP344199

Version	Authored By	Checked By	Approved By	Date
1.0	Jordan Picton	Philip De Guzman	Allen Christensen	31 October 2024
This version replaces all previous versions of this report.				

1. Introduction

This preliminary stormwater management plan forms part of the requirements for a low-impact industry development application at 12 Barron Park Drive, Queensland, 4610 (Lot 6 SP344199). The proposed development consists of a workshop, tyre storage and showroom, positioned approximately central to the lot, with a driveway and parking surrounding three sides of the building with vehicle access via Barron Park Drive.

ATC Consulting Engineers and Project Managers have been engaged on behalf of the applicant to prepare a stormwater management plan for the proposed development. This report will address the pre- and post-development stormwater flows, and any detention requirements, to demonstrate that the post-development flows can be adequately managed without any additional impacts on other properties or infrastructure.

2. Site Characteristics

2.1. Pre-development site description

The site is located at 12 Barron Park Drive, Kingaroy, as shown in Figure 1.

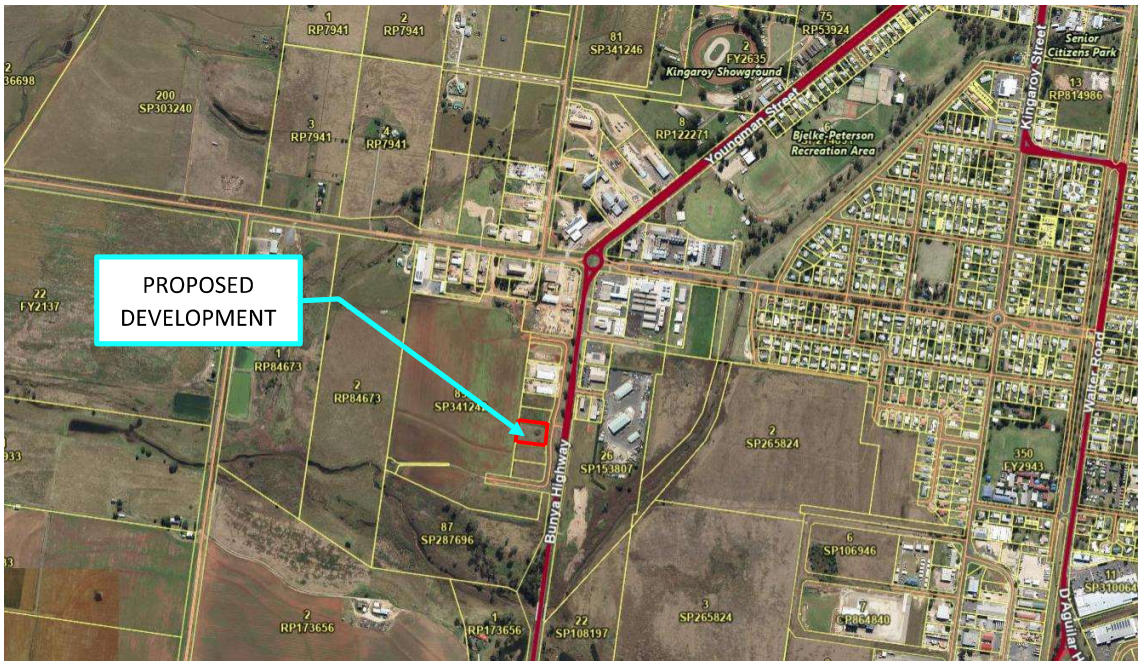


Figure 1 - Proposed Development Site 12 Barron Park Drive, Kingaroy (Lot 6 SP344199) (Source: Queensland Globe).

The existing site is a vacant lot with an approximate 1% fall towards the southwest corner of the lot, with stormwater currently discharging to the western and southern boundaries into the neighbouring lots. Barron Park Drive features existing inter-allotment stormwater drainage located within an easement (Easement F SP287696) along the rear boundary of the site. The site has been cleared and graded at the time of this report.

The planned access to the development is from Barron Park Drive, at the eastern boundary (front) of the lot.

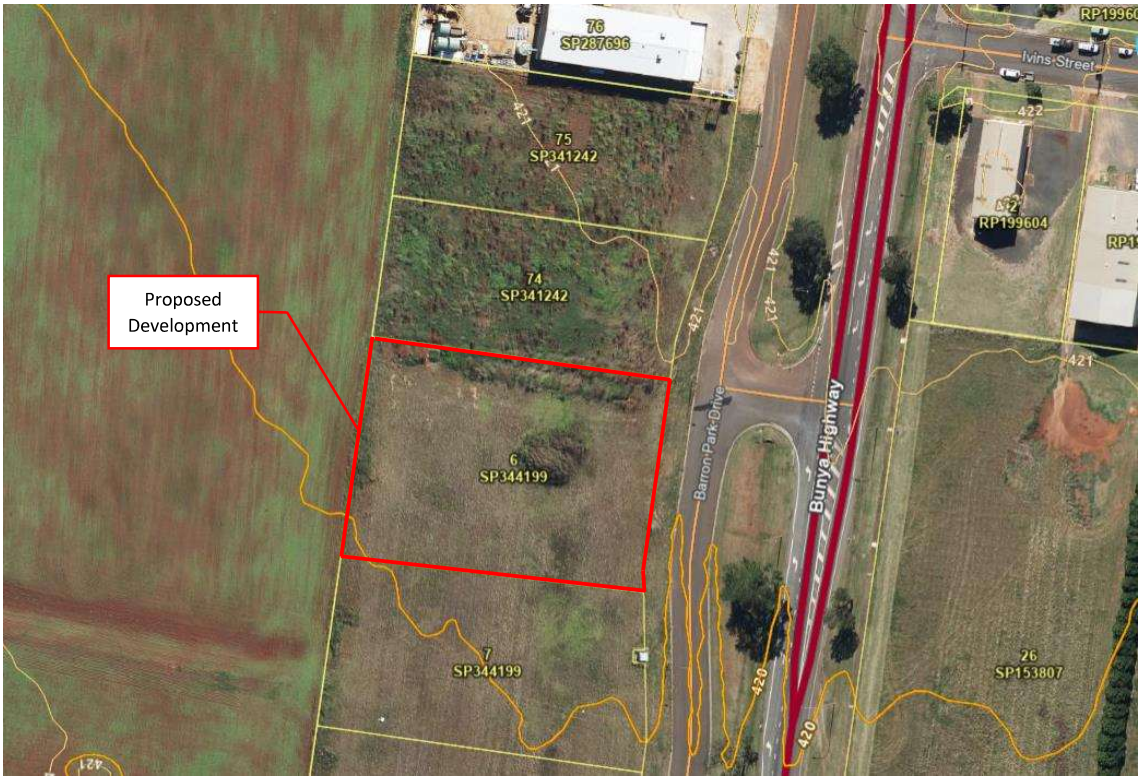


Figure 2 – Aerial Image of Site (Source: Queensland Globe).

The existing lot is situated within a specialised centre zone, as per the SBRC Planning Scheme zoning map as shown in Figure 3. The row of lots being within the specialised centre zone on Barron Park Drive is surrounded by medium impact industry zoning. Barron Park Drive features some developed lots towards the northern end of the road, with the remainder being undeveloped, including both neighbouring lots to the development site.

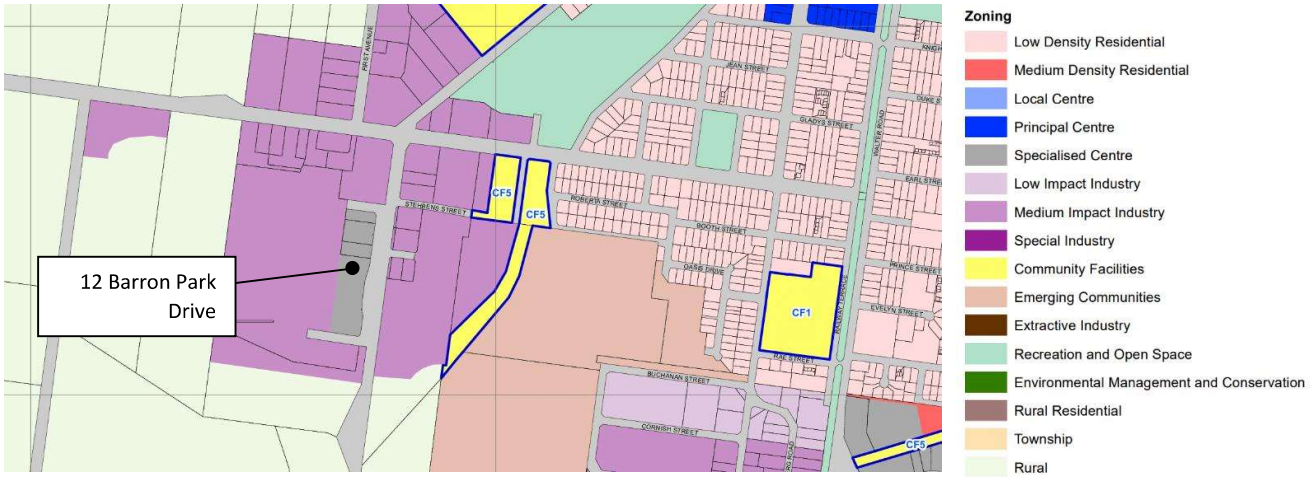


Figure 3 – Zoning Map of Site and Surrounds.

(Source: South Burnett Regional Council Planning Scheme: Zone Map – 02 Kingaroy).

As per the Planning Assumption Table (Table SC3.1.3) of the SBRC Planning Scheme, 'Specialised Centre' zones have the same demand generation rate for the stormwater network as 'Principal Centre' zones at 46.3 imp ha/dev ha and as per QUDM Table 4.5.1, the assumed fraction impervious for a central business district (principal centre) is 1.0.

This existing inter-allotment stormwater drainage system at the rear of the site has allowed for the 1.0 impervious fraction in 1% AEP storm events aligning with QUDM guidelines, as evidenced by the stormwater design plans for the subdivision by Baker Rossow, attached in Appendix A. This is also evident from the sizing of the stormwater pipes at the rear of the site, having a 675mm diameter while only servicing the proposed lot and 5 additional lots upstream, and transitions to a 750mm diameter pipe in the downstream neighbouring lot (Figure 4). The lot boundaries for this subdivision have been reconfigured since the time of the proposed plans by Baker Rossow, requiring a stormwater analysis to determine whether the existing stormwater pipe immediately downstream has the capacity for the larger site area (approximately 1.5x the original subdivided lot area used in Baker Rossow design, see Appendix A).

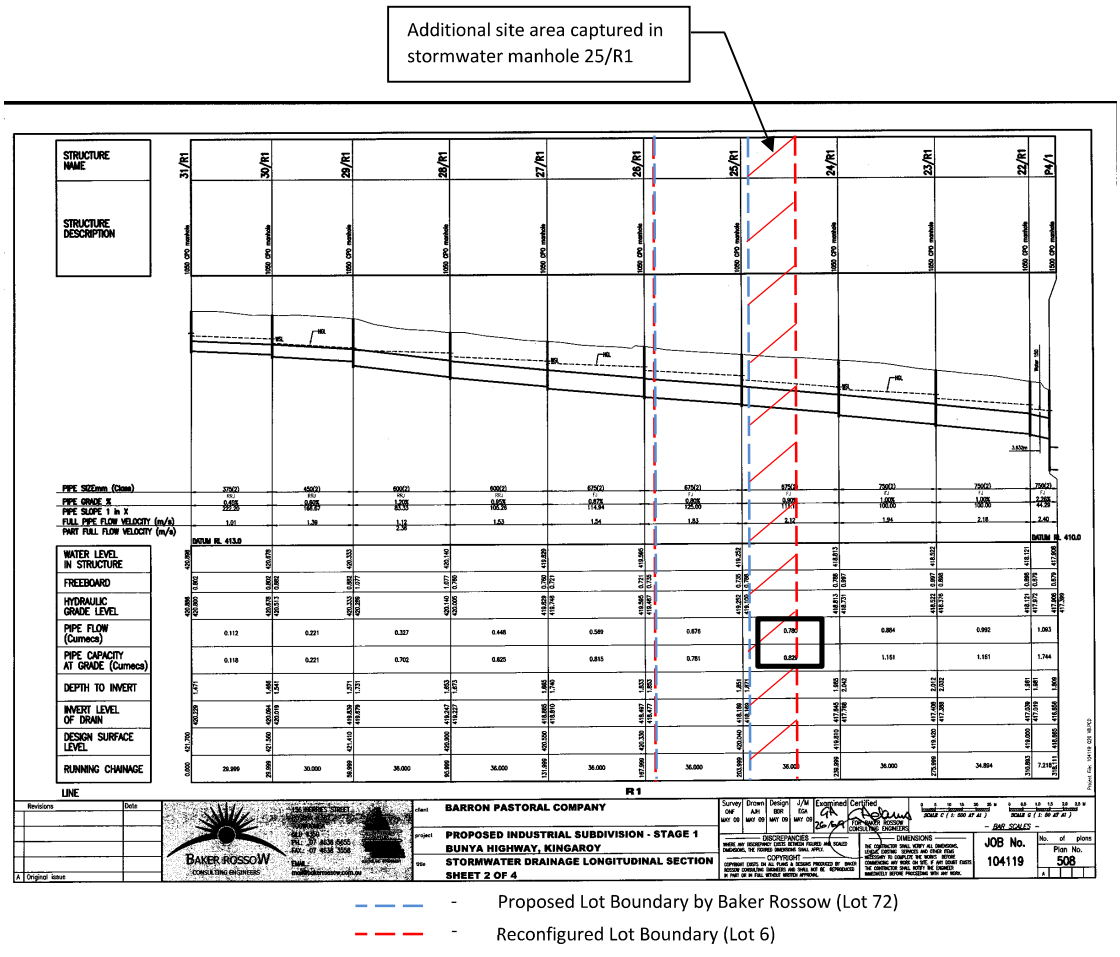


Figure 4 – Stormwater Infrastructure Longitudinal Section

(Source: Baker Rossow – Proposed Industrial Subdivision Stage 1 Bunya Highway Kingaroy Plans).

This additional site area being diverted to stormwater manhole 25/R1, was designed to be captured by the downstream manhole, 24/R1, in the stormwater design by Baker Rossow. Manhole 25/R1 has a Ø675mm outlet pipe, whereas manhole 24/R1 has a Ø750mm outlet pipe. This increase in pipe diameter is assumed to have been required due to the additional

stormwater generated by the downstream site area, of which a portion is now being captured in the upstream manhole (25/R1). Therefore, the total runoff generated by the larger post development site will need to be compared against the 100% impervious flows generated from the smaller proposed site (Lot 72 in design plans by Baker Rossow).

There was no evidence of scouring or other erosion issues on site during an inspection undertaken on the 1st of October 2024. Sample site photos are shown in Figures 5 to 7.

Figure 5 – Site Photo – Looking Southwest.

Figure 6 – Site Photo – Looking Northwest.

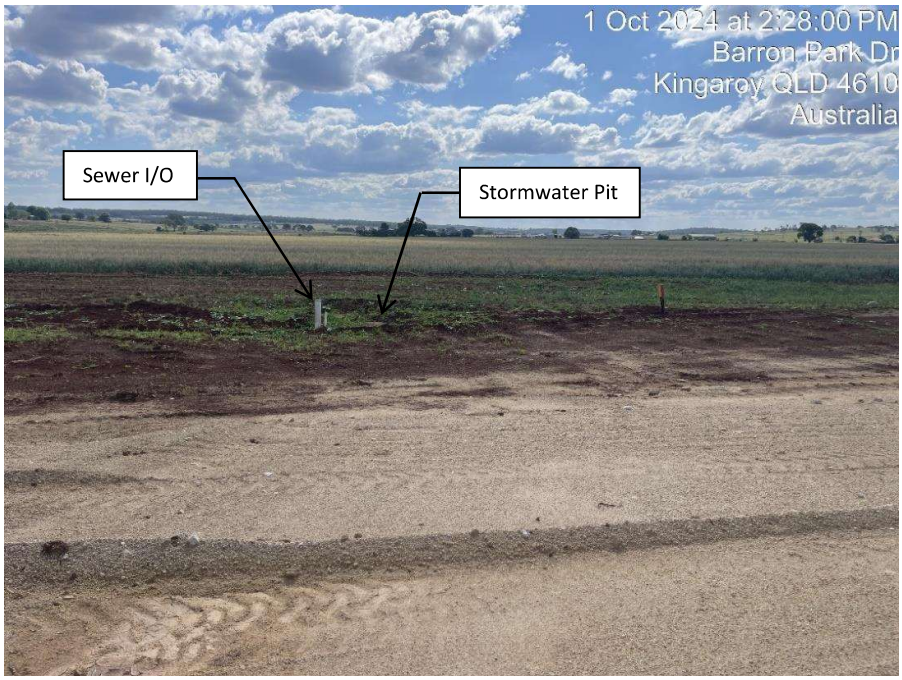


Figure 7 – Sewer and Stormwater at Rear of Site.

The proposed development site plan can be seen in Figure 8. The site plan shows the location of the building and concrete driveways / parking, including planned stormwater tanks in the southwest corner of the site near the storage and refuse bin area.

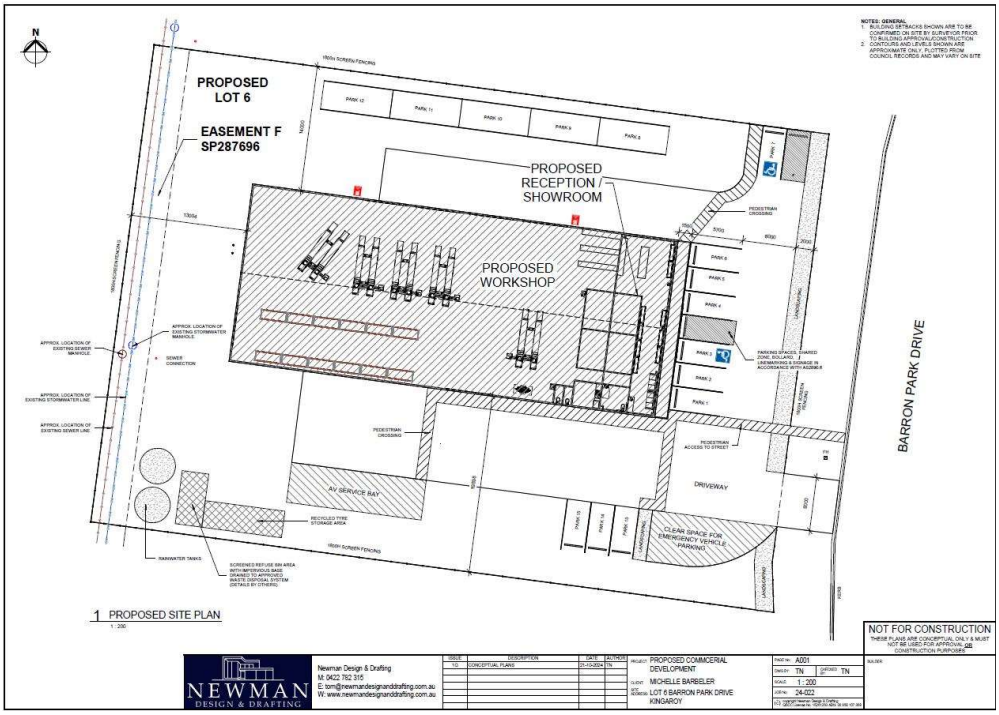


Figure 8 – Proposed Development Site Plan (Conceptual).

(Source: Designer Planning).

3. Stormwater Analysis

3.1. Point of Discharge

The existing lot currently discharges to the southwest of the lot via overland flow, being collected in Kingaroy Creek, approximately 325m downstream from the site.

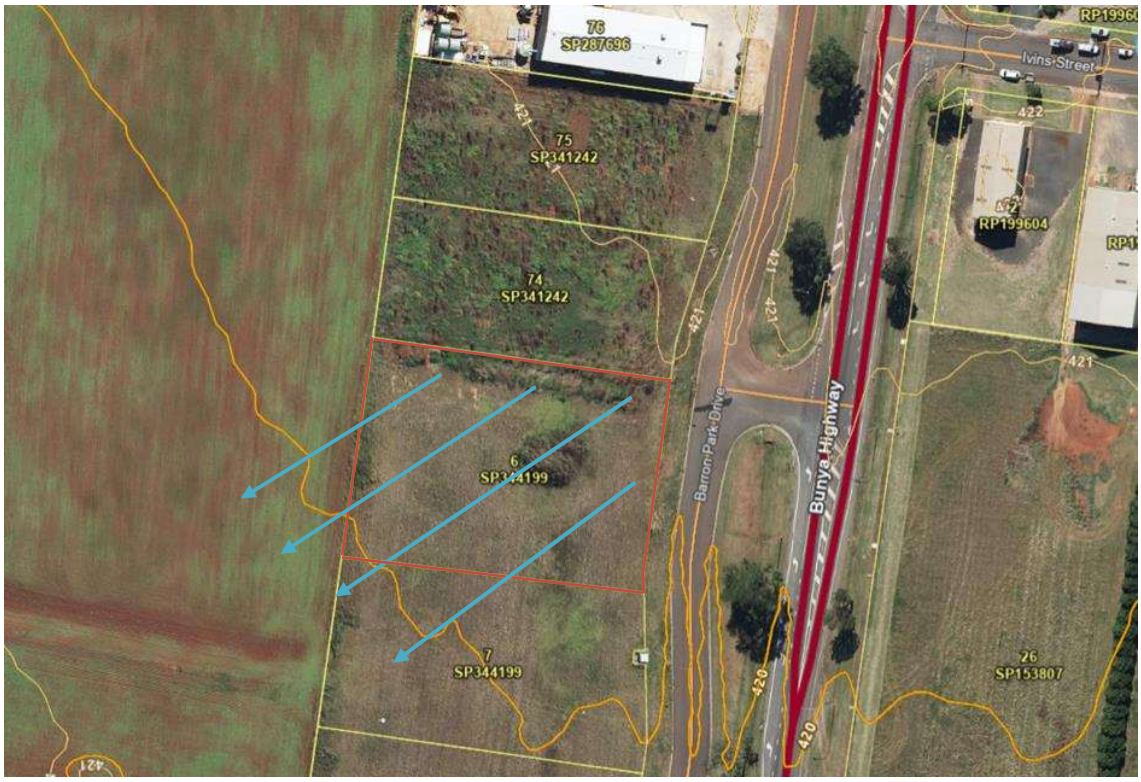


Figure 9: Lot Pre-Development Catchment Plan.

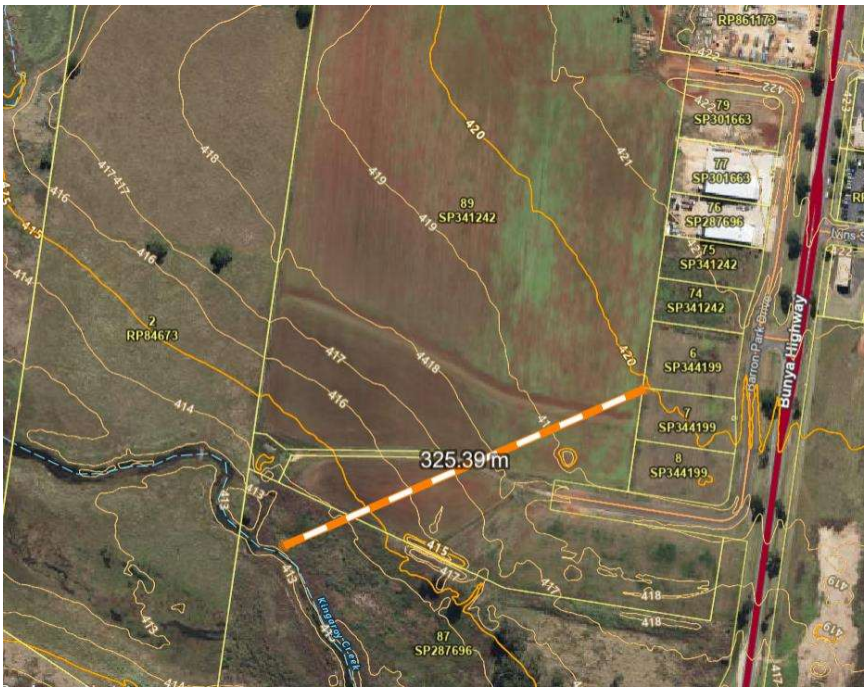


Figure 10: Approximate distance from Lot 6 Barron Park Drive to Kingaroy Creek (in direction of overland flow).

231 Kingaroy Qld 4610 | atcengineers.com.au | office@atcengineers.com.au

The point of discharge for the post-development site will be the existing inter-allotment drainage system at the rear of the site as illustrated in Figure 11. The existing stormwater infrastructure within the site consists of a 675mm diameter pipe, with an existing stormwater manhole located within the site. The pipe transitions to a 750mm diameter pipe at the manhole within the southern neighbouring lot (downstream). The depth to the existing downstream inlet within the stormwater manhole on site is 1.87m, with the upstream pipe from the manhole having a 0.8% grade and the downstream pipe from the manhole having a 0.9% grade.

From the stormwater drainage design by Baker Rossow Consulting Engineers, the 675mm pipe within the site has a design capacity of 0.829m^3/s, while only having a design flow of 0.780m^3/s from the assumed 100% impervious site condition of the site and all sites upstream (Figure 4). This allows an additional 0.049m^3/s of flow through the existing pipe from manhole 25/R1 as all upstream lot boundaries remain unchanged. See Appendix A for further details on the existing stormwater infrastructure within the site.

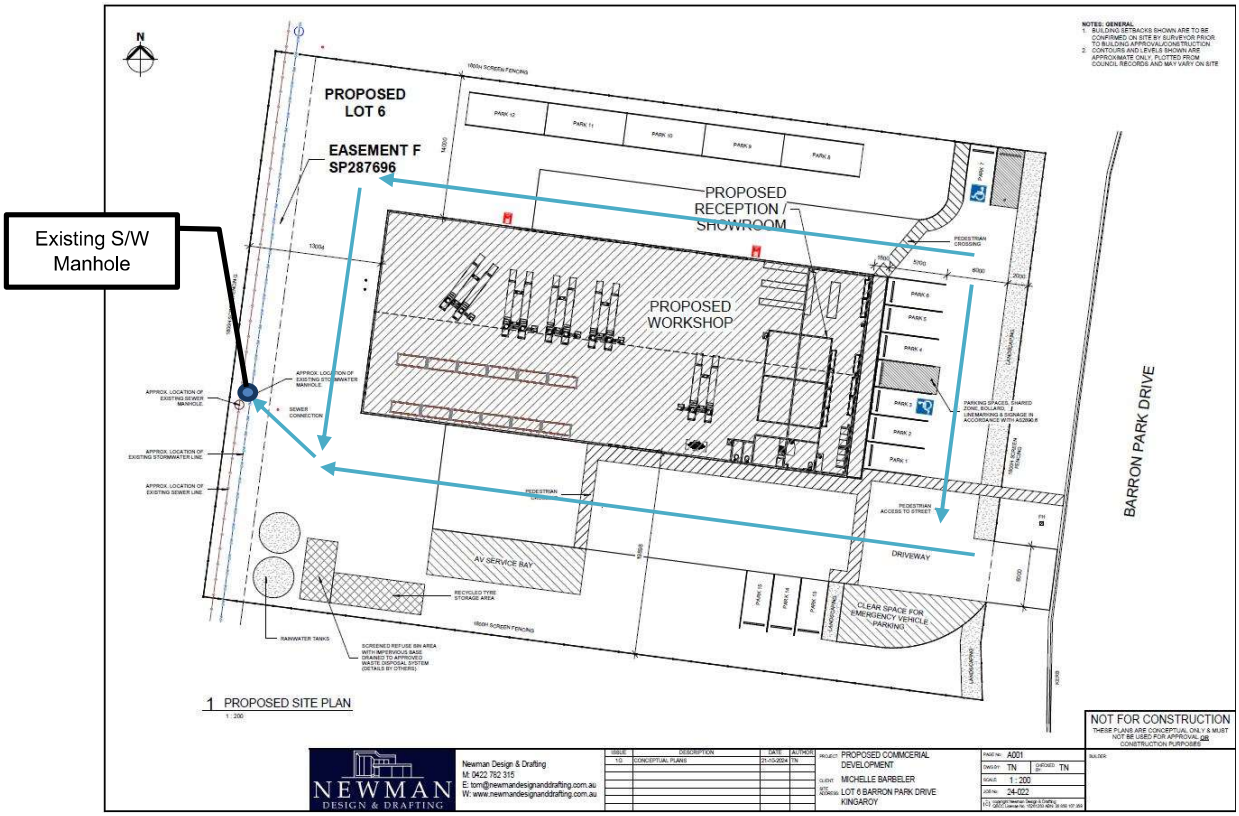


Figure 11: Lot Post-Development Catchment Plan.

The site is not situated within a flood zone (Figure 12), with the southwest corner of the site being approximately 5 metres above the flood level of Kingaroy Creek to the south (~415m AHD).

Figure 12: Flood Hazard Overlay of Site Area (Source: SBRC Flood Hazard Overlay – Overlay Map 3.2).

3.2. Hydrologic Design

A hydrologic assessment to determine stormwater impacts has been undertaken for the development using the DRAINS software program (Version 2024.07.8959.15835). An analysis was conducted to determine the peak runoff flows for the pre- and post-development conditions, and any potential detention requirements. The 39.35% AEP minor and 1% AEP major storm events, with storm durations between 5 minutes to 4.5 hours, were used as part of the assessment. This does not consider any external impacts or overland flow conditions external to the site.

DRAINS Input

The inputs shown in Table 1 & 2 were used for the stormwater modelling process.

Table 1 - DRAINS Model Inputs.

Hydrological Model	ILSAX
Paved (impervious) area depression storage (mm)	1
Supplementary area depression storage (mm)	1
Grassed (pervious) area depression storage (mm)	5
Soil Type	3 (Slow Infiltration Rate)
Antecedent Moisture Condition	3 – Rather Wet

Table 2 – DRAINS Model Assumptions.

Catchment	Area	Impervious	Supplementary	Grassed
Pre-development	2,860m^2	100% (2,860m^2)	0% (0m^2)	0% (0m^2)
Post-development	4,112m^2	84.4% (3,470m^2)	0 (0m^2)	15.6% (732m^2)

Catchment Information

The below areas and assumptions were used in the stormwater modelling process. For the purpose of this report, a pre-development fraction impervious of 1.0 was used. This is based on the design assumption used in the "Stormwater Catchment Table" from Baker Rossow Consulting Engineers (Plan No. 502 located in Appendix A) for the stormwater design of the subdivision, aligning with QUDM guidelines for the development zone. As all additional stormwater generated from the development is to be discharged to the inter-allotment drainage system, this assumption of 100% impervious site area is deemed suitable to be used as the 'pre-development' site condition for comparison.

The site area for the 'pre-development' site condition is taken as 2,860m^2, being the design site area used by Baker Rossow to be entering the stormwater manhole 25/R1 (allocated point of discharge for the site) prior to the reconfiguring of lot boundaries for the subdivision (Figure 13).

CATCHMENT NAME	CATCHMENT AREA (ha)	RUNOFF COEFF MINOR	RUNOFF COEFF MAJOR	IMPERVIOUS CATCHMENT AREA MINOR (ha)	IMPERVIOUS CATCHMENT AREA MAJOR (ha)
L47	0.183	0.92	1.00	0.168 (Q20)	0.183 (Q100)
L48	0.183	0.92	1.00	0.168 (Q20)	0.183 (Q100)
L49	0.183	0.92	1.00	0.168 (Q20)	0.183 (Q100)
L50	0.183	0.92	1.00	0.168 (Q20)	0.183 (Q100)
L51	0.194	0.92	1.00	0.178 (Q20)	0.194 (Q100)
L52	0.180	0.92	1.00	0.166 (Q20)	0.180 (Q100)
L53	0.176	0.92	1.00	0.162 (Q20)	0.176 (Q100)
L54	0.160	0.92	1.00	0.147 (Q20)	0.160 (Q100)
L55	0.244	0.92	1.00	0.224 (Q20)	0.244 (Q100)
L56	0.297	0.92	1.00	0.273 (Q20)	0.297 (Q100)
L57	0.266	0.92	1.00	0.245 (Q20)	0.266 (Q100)
L58	0.300	0.92	1.00	0.276 (Q20)	0.300 (Q100)
L59	0.300	0.92	1.00	0.276 (Q20)	0.300 (Q100)
L60	0.300	0.92	1.00	0.276 (Q20)	0.300 (Q100)
L61	0.300	0.92	1.00	0.276 (Q20)	0.300 (Q100)
L62	0.300	0.92	1.00	0.276 (Q20)	0.300 (Q100)
L63	0.300	0.92	1.00	0.276 (Q20)	0.300 (Q100)
L64	0.303	0.92	1.00	0.279 (Q20)	0.303 (Q100)
L70	0.300	0.92	1.00	0.276 (Q20)	0.300 (Q100)
L71	0.310	0.92	1.00	0.285 (Q20)	0.310 (Q100)
L72	0.291	0.92	1.00	0.268 (Q20)	0.291 (Q100)
L73	0.286	0.92	1.00	0.263 (Q20)	0.286 (Q100)
L74	0.292	0.92	1.00	0.269 (Q20)	0.292 (Q100)
L75	0.310	0.92	1.00	0.285 (Q20)	0.310 (Q100)

Figure 13: Snippet of Stormwater Catchment Table by Baker Rossow Consulting Engineers. See Appendix A for Full Drawing Sheet.

The ‘post development’ site condition will consist of the site area outlined in Figure 14. This post development area has been used due to potential future plans for the site, to include a paved driveway around the building. With the full extent of future concreting unknown at this stage, a conservative area of impervious surface has been used (as per the outline in Figure 13).

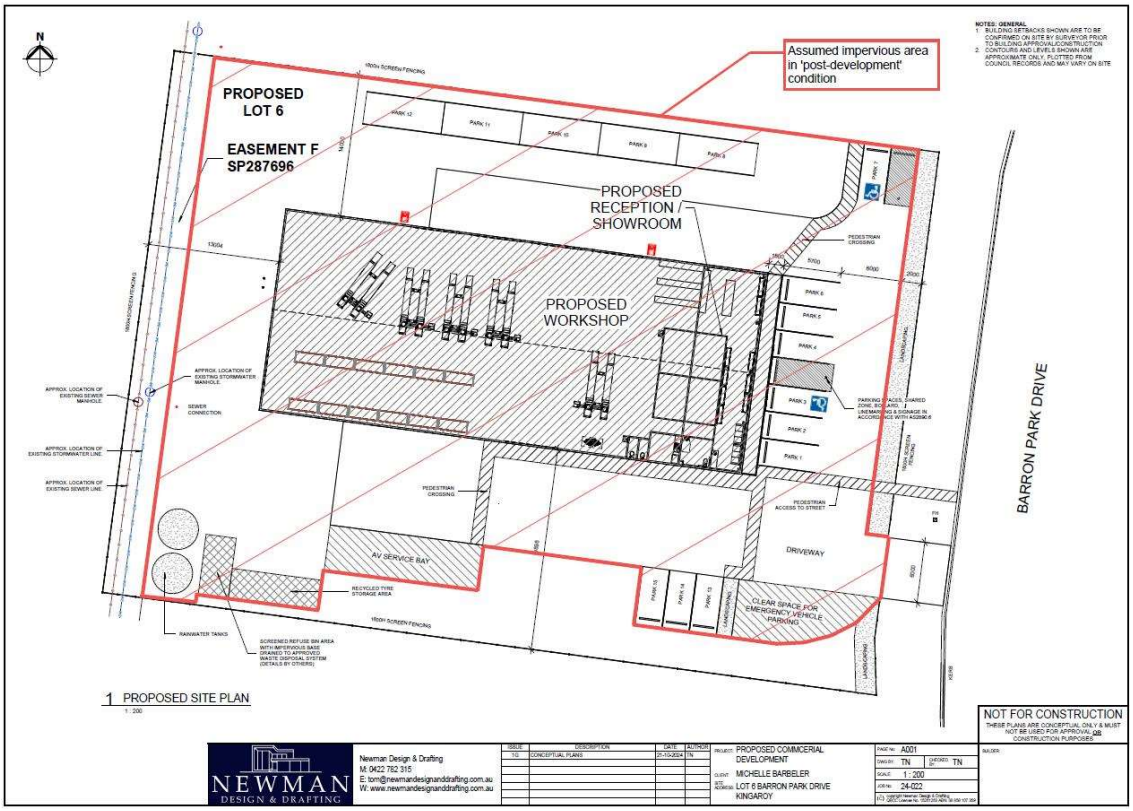


Figure 14: Assumed Future Impervious Area of Post-Development Site Condition.

Peak Flows

The peak flow rates for pre-development and post-development are shown in Table 3 below. Peak flow rates shown in the below tables may not be representative of the critical stormwater event under ARR guidelines. Post-development results have been modelled as per site stormwater drainage system in Appendix B.

Table 3 – Pre- and Post-Development (Unattenuated) Peak Flows.

Storm Duration	Peak Flow Discharges			
	Pre-development		Post-development	
	Minor 39.35% AEP (m3/s)	Major 1% AEP (m3/s)	Minor 39.35% AEP (m3/s)	Major 1% AEP (m3/s)
5 minutes	0.076	0.180	0.080	0.151
10	0.098	0.220	0.093	0.262
15	0.097	0.216	0.095	0.275
20	0.093	0.202	0.092	0.262
25	0.086	0.202	0.093	0.264
30	0.085	0.215	0.093	0.258
45	0.084	0.180	0.083	0.230
1 hour	0.076	0.161	0.081	0.194
1.5	0.063	0.123	0.076	0.127
2	0.083	0.104	0.080	0.112
3	0.047	0.082	0.065	0.107
4.5	0.036	0.068	0.049	0.084

A summary of the pre-development and post-development peak flows are shown in Table 4 below. Note that in major storms, an additional 0.049m^3/s of capacity is available within the 675mm diameter pipe from the point of discharge for the site (existing manhole 25/R1) as per the Stormwater Drainage Longitudinal Section by Baker Rossow (see Section 3.1). This additional capacity is added to the results for the pre-development site in major storms to determine if the pipe has the required capacity for the post-development flows.

Table 4 – Pre- and Post- Development (Unattenuated) Peak Flow Discharges Summary.

Discharge Reference	Rear of Allotment S/W Drainage System	
Storm Event	**Minor 39.35% AEP**	**Major 1% AEP**
Pre-Development (m^3/s)	**0.098**	0.220 (+0.049) = **0.269**
Post-Development (m^3/s)	**0.095** (-3.06%)	**0.275** (+2.23%)

Note: Percentages shown in Table 4 represent the difference in post-development peak discharges compared to the 100% impervious site condition as per site development stormwater drainage design.

The peak flow discharges in Tables 3 & 4 demonstrate that the post-development flows produce lesser stormwater quantities in minor storms and greater quantities in major storms than the assumed design peak flow for the site by Baker Rossow, used to determine the capacity of the inter-allotment stormwater infrastructure along the rear boundary of the site. See Appendix A for stormwater design plans and assumptions for the site/subdivision. Due to the infrastructure having a lesser capacity than the post-development discharge in major storms, attenuation will be required within the site, with the proposed solution being:

- One (1) 15,000L detention tank with a total 13m^3 detention storage, with a 125mm orifice.

The proposed detention solution has been modelled within DRAINS, with the results and comparison to the pre-development site condition shown in Tables 5 & 6 below. The increase in flow of 0.41 m^3/s in Table 5 is less than the spare capacity of 0.049m^3/s discussed above and is deemed acceptable.

Table 5 – Pre- and Post-Development (Attenuated) Peak Flows.

Storm Duration	Peak Flow Discharges			
	Pre-development		Post-development (attenuated)	
	Minor 39.35% AEP (m3/s)	Major 1% AEP (m3/s)	Minor 39.35% AEP (m3/s)	Major 1% AEP (m3/s)
5 minutes	0.076	0.180	0.081	0.117
10	0.098	0.220	0.096	0.225
15	0.097	0.216	0.098	0.259
20	0.093	0.202	0.097	0.258
25	0.086	0.202	0.096	0.261
30	0.085	0.215	0.094	0.240
45	0.084	0.180	0.087	0.215
1 hour	0.076	0.161	0.087	0.162
1.5	0.063	0.123	0.078	0.116
2	0.083	0.104	0.078	0.116
3	0.047	0.082	0.065	0.105
4.5	0.036	0.068	0.049	0.085

Table 6 - Pre- and Post- Development (Attenuated) Peak Flow Discharges Summary.

Discharge Reference	Rear of Allotment S/W Drainage System	
Storm Event	**Minor 39.35% AEP**	**Major 1% AEP**
Pre-Development (m^3/s)	**0.098**	0.220 (+0.049) = **0.269**
Post-Development (m^3/s)	**0.098** (-)	**0.261** (-2.97%)

Note: Percentages shown in Table 4 represent the difference in post-development peak discharges compared to the 100% impervious site condition as per site development stormwater drainage design.

4. Stormwater Management Strategy

The results for the total stormwater runoff from the site, demonstrates that the post-development flows are greater than the design capacity for the inter-allotment drainage system in major storms. Therefore, attenuation is required within the site to reduce post-development flows to less than the capacity of the existing stormwater drainage system at the point of discharge.

Therefore, the overall stormwater strategy is to:

- Adequately size all roof gutters for an AEP 5% storm event.
- Provide a site stormwater drainage system, connecting to the existing stormwater manhole at the rear of the site. The site stormwater system is to include six (6) 450 x 450mm grated pits, in two branches of three (3) pits connecting to one (1) 600 x 600mm grated pit downstream. All pits are to be connected by 150mm diameter uPVC pipes, with a 225mm diameter uPVC pipe connecting the downstream 600 x 600mm pit to the existing stormwater manhole at the rear of the site. Pits and pipes to be generally located as per the proposed drainage layout located in Appendix B. Pipes to have a minimum 1% slope towards outlet.
- Connect all roofed areas to an attenuation tank via downpipes. Size and location of downpipes to be as per an approved roofwater drainage design to AS 3500-3. Attenuation tank is to have a minimum $13m^3$ detention storage volume, with the proposed solution being:
  - One (1) 15,000L tank with an 125mm orifice plate located 1.8m below the overflow outlet pipe, connected to a 150mm diameter outlet pipe. Outlet pipes to connect into 600 x 600mm downstream pit. See Appendix B for proposed location of attenuation tank.
  - Where rainwater storage is required for use on-site, a larger tank or combination of tanks would be required to allow for sufficient retention, while maintaining the minimum $13m^3$ detention storage.
- Slope all ground areas (grassed and paved) to ensure all stormwater within the site is captured within the site stormwater drainage system. A low point (invert) should be provided within the concrete driveways between pits to direct any overflow from all proposed upstream 450x450mm pits towards the downstream 600x600mm pit.

- Monitor for erosion and adequately maintain pits, pipe inlets/outlets, and discharge point.
- Do not pond or direct water to adjacent properties.

A copy of the DRAINS Model is attached in Appendix C.

5. Design Assumptions

The assumptions made in calculating the on-site flows are:

1. All stormwater generated by the site under the post-development site conditions will be captured and directed into the existing inter-allotment drainage system.
2. Stormwater will act generally in accordance with the assumptions made in the DRAINS model.
3. Additional runoff generated from the site will not produce a significant worsening effect at the ultimate discharge point downstream (Kingaroy Creek).

6. Conclusions

In summary:

- The existing inter-allotment drainage system at the rear of the site is to be used as the point of discharge.
- On-site detention (minimum 13m^3 detention storage volume) is required to ensure that the existing inter-allotment stormwater drainage system has adequate capacity for the runoff generated from the post-development site.
- Include six (6) 450 x 450mm grated stormwater sag pits and one (1) 600 x 600mm grated stormwater sag pit within the site, connecting to the existing inter-allotment drainage system via uPVC pipe. Pit and pipe details and locations to be generally in accordance with the plan in Appendix B. All ground areas are to slope towards pit locations.

I believe that the above response satisfies the requirements of QUDM and South Burnett Regional Council requirements with respect to stormwater management – subject to the application of reasonable and relevant conditions.

Should you require further assistance or information, please feel free to contact ATC on ☎07 4162 2378 or email office@atcengineers.com.au.

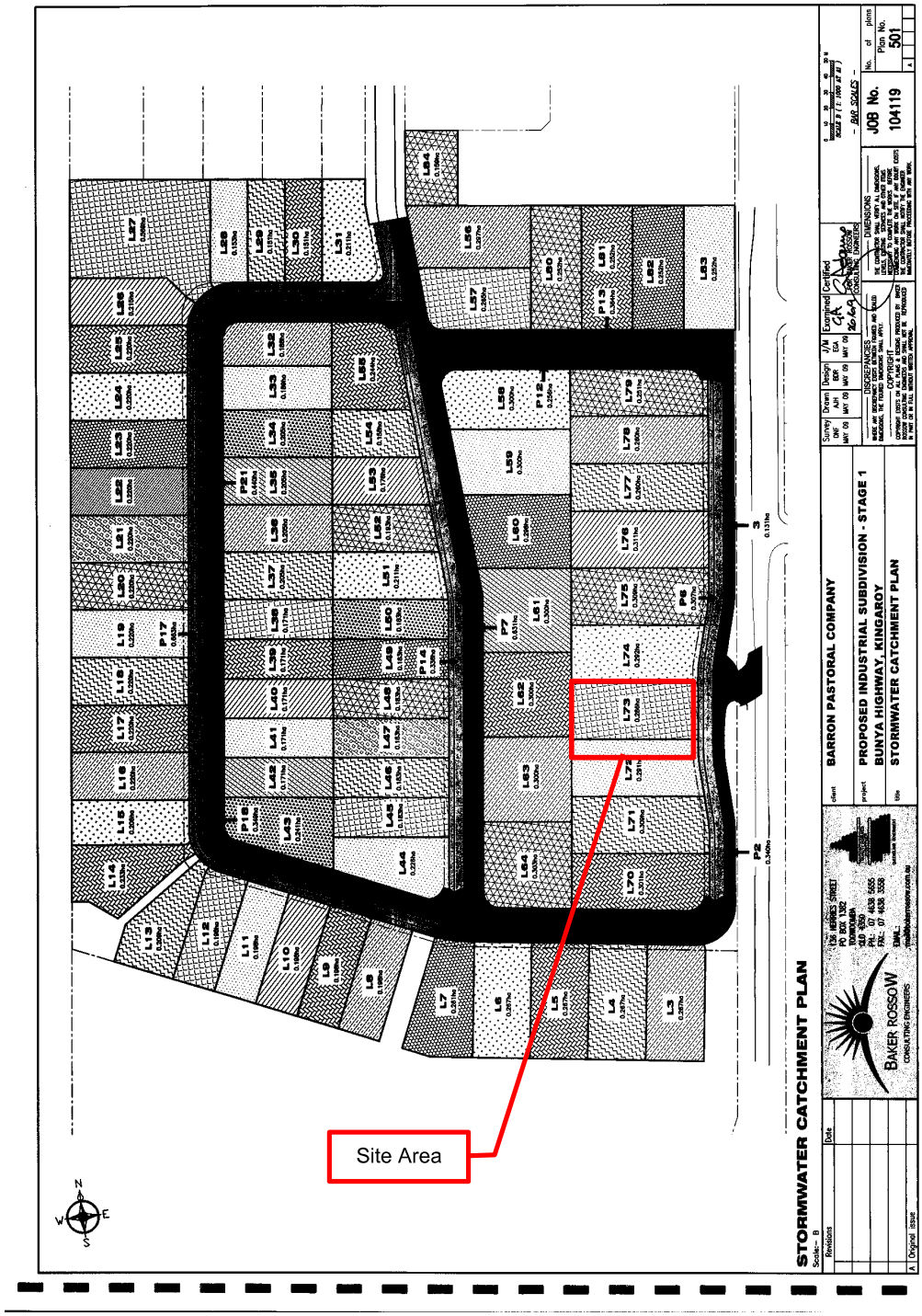
Regards

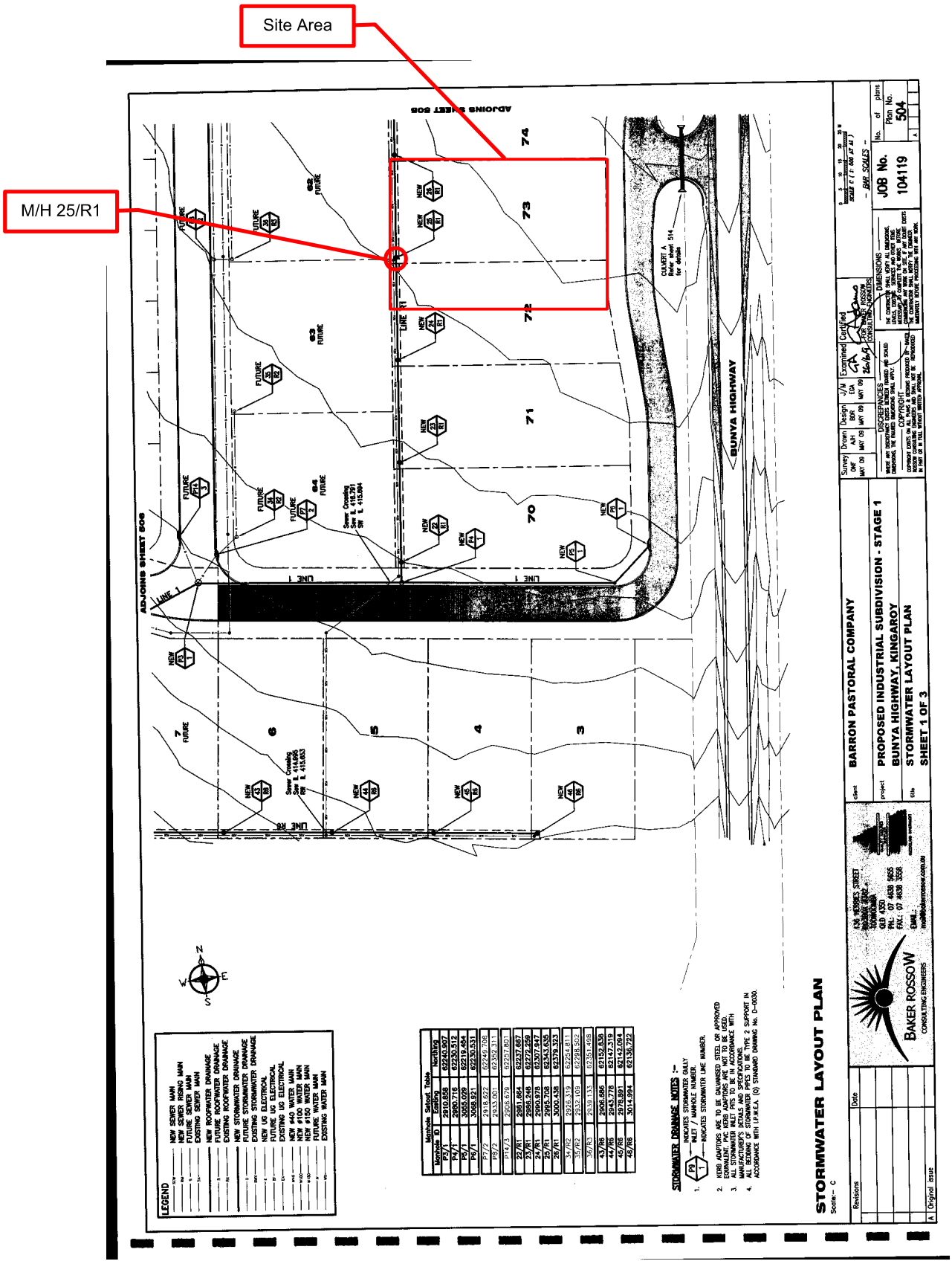
Philip De Guzman
Technical Services | Design Manager
BSCE *cum laude* MEng Phd RPEQ (Civil / Structural)

APPENDIX A

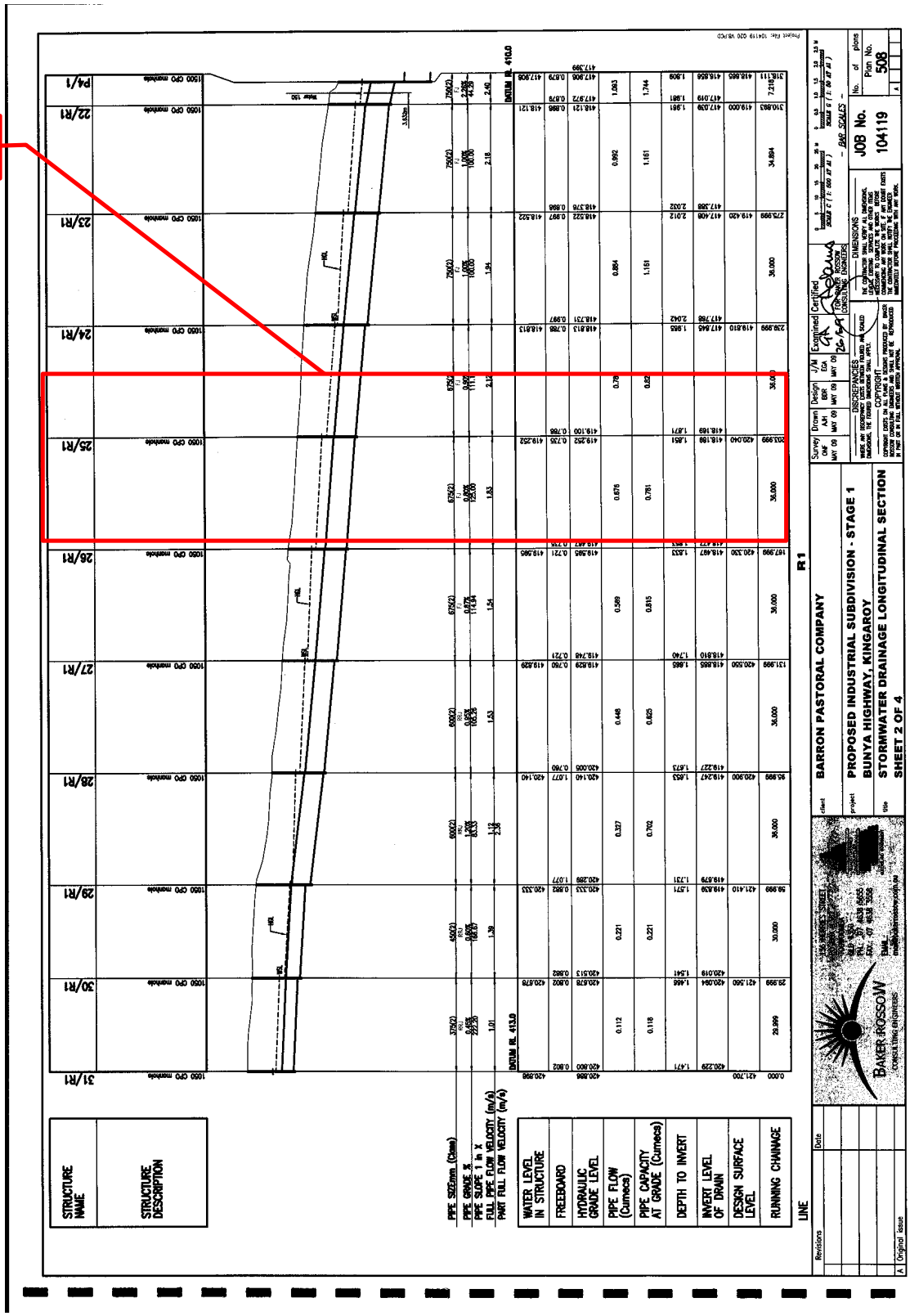
Baker Rossow Plans for Proposed Industrial Subdivision – Bunya Highway

Note: Lots 70-73 from the proposed layout have been condensed into 3 lots, resulting in the current boundaries of the site misalign with those shown in the plans below.



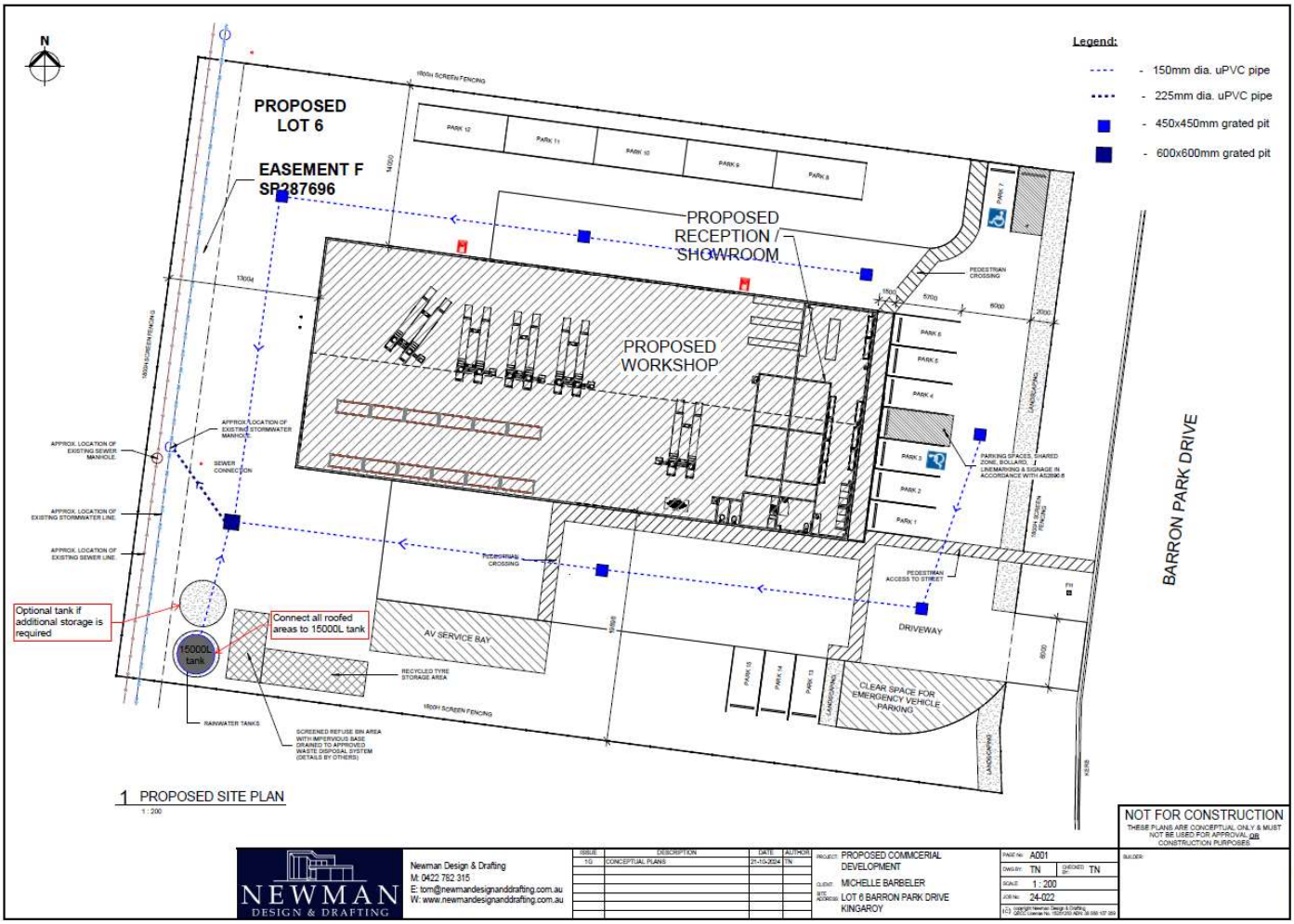


Site Boundaries



APPENDIX B

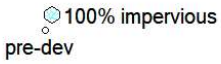
Proposed Drainage Layout – Schematic Only



APPENDIX C

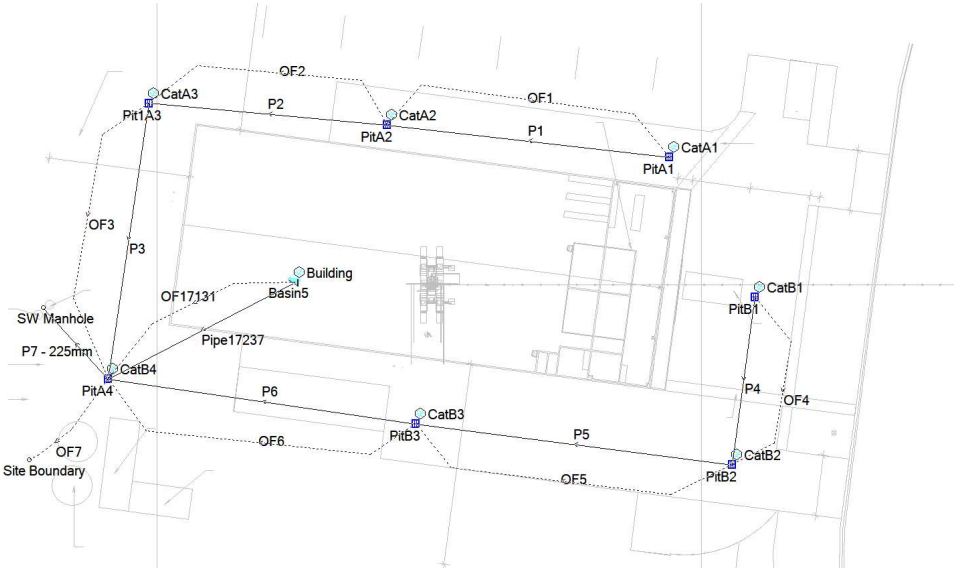
DRAINS Layout

Pre- Development



Post- Development

Post- Development with Attenuation

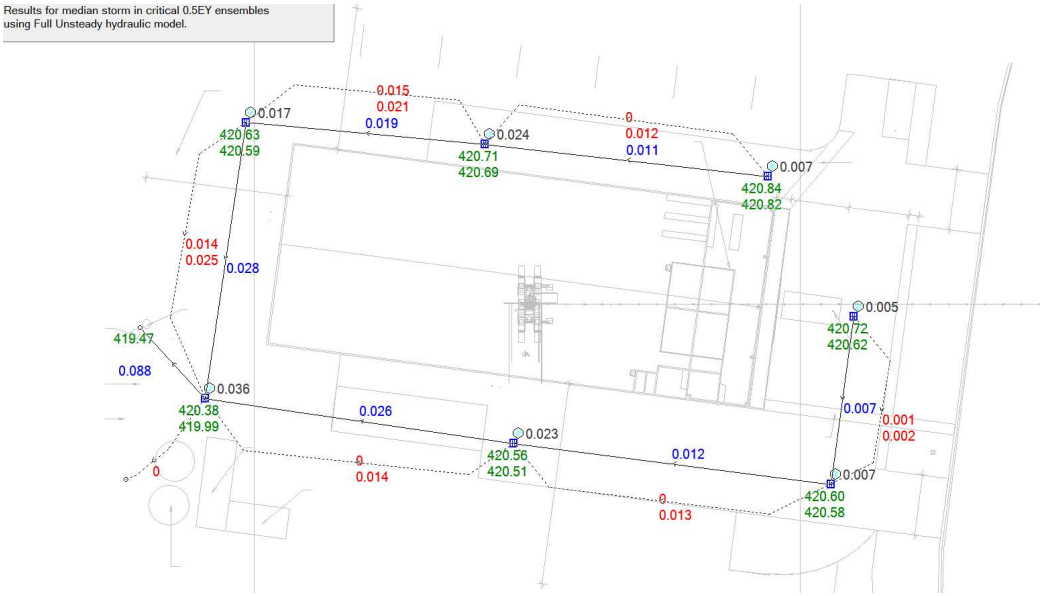


DRAINS Critical Storm Results

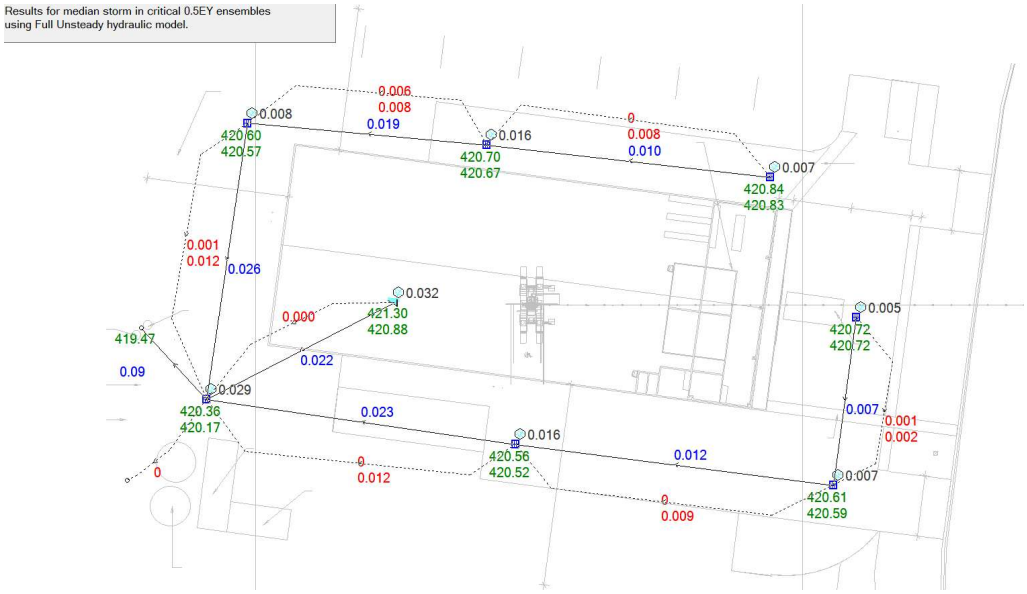
Minor (39.35% AEP)

Pre- Development

Post- Development



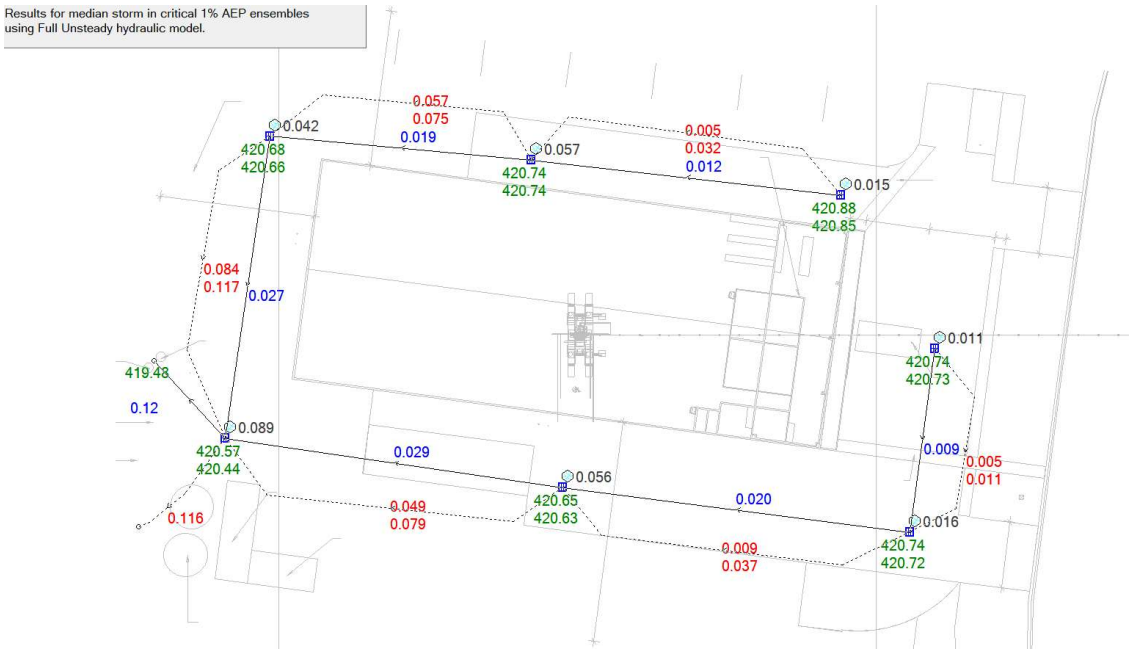
Post- Development with Attenuation



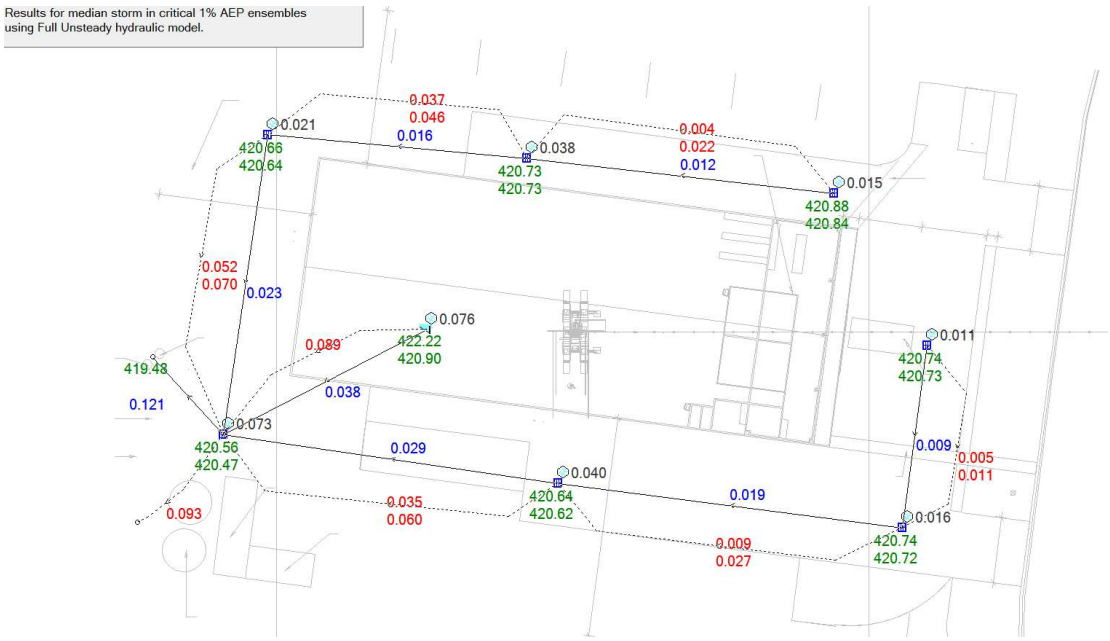
Major (1% AEP)

Pre- Development

Post- Development



Post- Development with Attenuation



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Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 of the *Planning Act 2016* states –
  (a) Matters that may be appealed to –
    (i) either a tribunal or the P&E Court; or
    (ii) only a tribunal; or
    (iii) only the P&E Court; and
  (b) The person-
    (i) who may appeal a matter (**the *appellant***); and
    (ii) who is a respondent in an appeal of the matter; and
    (iii) who is a co-respondent in an appeal of the matter; and
    (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

(2) An appellant may start an appeal within the appeal period.
(3) The ***appeal period*** is –
  (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
  (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
  (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice us 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 and 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.