



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

Officer: Engineer - Justin Crick  
Direct Telephone: 07 4189 9100  
Our Reference: OPW24/0012

16 January 2025

Super Turnkey Pty Ltd  
C/- Room Motels  
PO Box 3371  
NORTH ROCKHAMPTON QLD 4701

**South Burnett Regional Council**

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🌐 www.southburnett.qld.gov.au

Dear Sir/Madam

## **Decision Notice**

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

I refer to your application and advise that on 14 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: OPW24/0012  
Street Address: 27 – 31 Pound Street KINGAROY  
Real Property Description: Lot 25 on RP213857  
Planning Scheme: South Burnett Regional Council

#### **DECISION DETAILS**

Type of Decision: Approval  
Type of Approval: Development Permit for Operational Works (Stormwater and Car Parking)  
Date of Decision: 14 January 2025

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

The currency period for this development approval is two (2) 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**

Not Applicable.

## ASSESSMENT MANAGER CONDITIONS

### GENERAL

- ENG1. Compliance with the plans and specifications submitted with Development Application OPW24/0012, approval conditions, and all Council Planning Scheme Policies.
- ENG2. This approval extends to Stormwater and Car Parking as detailed, and is conditional upon a set of "Issued for Construction" drawings, amended if required by the conditions of this approval, being submitted to Council for endorsement, prior to pre-start meeting.
- ENG3. Submit to Council, a Certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements, prior to commencement of the use.
- ENG4. Undertake all approved works and works required by conditions of this development approval at no cost to Council.
- ENG5. Adhere to the following hours of construction unless otherwise approved in writing by Council:

Monday to Saturday:	6.30am to 6.30pm	Noise permitted
Monday to Sunday:	6.30pm to 6.30am	No noise permitted
Sunday and Public Holidays:		No noise permitted

Do not conduct work or business that causes audible noise from or on the site outside the above hours.

- ENG6. Be responsible to carry out Work Health and Safety legislative requirements.
- ENG7. Ensure all work sites are maintained in a clean, orderly state at all times.
- ENG8. Manage all waste in accordance with the relevant legislation and regulations and dispose of regulated waste at a licensed facility of South Burnett Regional Council by a licensed regulated waste disposal contractor.
- ENG9. 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.
- ENG10. 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 damage immediately upon completion of works associated with the development.

### STORMWATER

- ENG11. Stormwater shall be managed in accordance with the stormwater drainage design detailed on Mlei Consulting Engineers drawing C2.11 Rev A. A steel grated drain shall be constructed across the northern access, with stormwater discharged by pipe to the kerb an channel.
- ENG12. Ensure that earthworks and fill on the subject land do not lead to ponding of stormwater or actionable nuisance, and drain freely to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.

ENG13. Do not concentrate stormwater onto adjoining properties.

### DEVELOPMENT WORKS

ENG14. Maintain erosion and sedimentation controls at all times during the course of the project. Council Officers will inspect and assess the sediment and erosion control measures and temporary fencing implemented, and any alterations and/or supplementary works required must be incorporated.

ENG15. Implement measures to prevent site vehicles tracking sediment and other pollutants from the site onto adjoining streets during the course of the project, and to prevent dust nuisance during construction.

ENG16. Be responsible for protecting nearby property owners from dust pollution arising from construction and maintenance of the works required by this approval, and comply with any lawful instructions from the Assessment Manager if, in his opinion, a dust nuisance exists.

### INSPECTIONS AND TESTING

ENG17. Submit to Council the pre-start meeting agenda at the confirmation of a date and time for the meeting.

ENG18. Provide Council with a minimum of two clear working days notice to undertake compulsory inspections and meetings at the following stages:

- (a) Pre-start meeting with Council, Contractor, and developer; and
- (b) at the point of completion of all works.

*The approval is subject to construction being undertaken in accordance with the Approved Plans listed below:*

<b>Plan Prepared by</b>	<b>Drawing No.</b>	<b>Rev</b>	<b>Drawing/Plan Title</b>	<b>Date</b>
<i>Designtek</i>	<i>CP-01</i>	<i>A</i>	<i>Overall Site Plan Access &amp; Parking</i>	<i>21/11/2024</i>
	<i>CP-02</i>	<i>A</i>	<i>Motel Site Plan – Access &amp; Parking</i>	<i>21/11/2024</i>
<i>Mlei Consulting Engineers</i>	<i>C1.01</i>	<i>A</i>	<i>Construction Notes</i>	<i>31/10/2024</i>
	<i>C2.01</i>	<i>A</i>	<i>Predevelopment Plan</i>	<i>31/10/2024</i>
	<i>C2.02</i>	<i>A</i>	<i>Post Development Plan</i>	<i>31/10/2024</i>
	<i>C2.11</i>	<i>A</i>	<i>Stormwater Plan</i>	<i>31/10/2024</i>

### REFERRAL AGENCIES

Not Applicable.

## APPROVED PLANS

The following plans are Approved plans for the development:

### Approved Plans

Plan No.	Rev.	Plan Name	Date
CP-01	A	<i>Overall Site Plan Access &amp; Parking</i> , prepared by Designtek.	21/11/2024
CP-02	A	<i>Motel Site Plan – Access &amp; Parking</i> , prepared by Designtek.	21/11/2024
C1.01	A	<i>Construction Notes</i> , prepared by Mlei Consulting Engineers.	31/10/2024
C2.01	A	<i>Predevelopment Plan</i> , prepared by Mlei Consulting Engineers.	31/10/2024
C2.02	A	<i>Post Development Plan</i> , prepared by Mlei Consulting Engineers.	31/10/2024
C2.11	A	<i>Stormwater Plan</i> , prepared by Mlei Consulting Engineers.	31/10/2024

## REFERENCED DOCUMENTS

Not Applicable.

## ADVISORY NOTES

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

### ADVICE NOTES

The applicant be advised that:

- (a) The applicant shall obtain a *Permit to Work on Council Roads or Footpaths Application* through South Burnett Regional Council for the construction of the accesses.
- (b) Prior to commencement of the use or endorsement of the survey plan as applicable, the applicant shall contact Council to arrange a Development Compliance Inspection.
- (c) The applicant must ensure compliance with environmental conditions whether required to hold an Environmental Authority or not. These include, but are not limited to water quality, air quality, noise levels, waste waters, lighting and visual quality as a result of any activity or by-product or storage of materials within the confines of the building(s) and property boundaries.

Any amendment, alteration or addition to the development approval will require further consideration by Council in assessing any changes to the environmental conditions.

- (d) The *Aboriginal Cultural Heritage Act 2003* (ACHA) is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:
  - (i) is not negated by the issuing of this development approval;
  - (ii) applies on all land and water, including freehold land;
  - (iii) lies with the person or entity conducting an activity; and
  - (iv) if breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Co-ordination Unit on telephone (07) 3224 2070 for further information on the responsibilities of developers under the ACHA.

- (e) The **relevant period** for the development approval (Operational Work) shall be **two (2) years** starting the day the approval is granted or takes effect. In accordance with Section 85(1)(c) of the *Planning Act 2016 (PA)*, the development approval for Operational Work lapses if the development does not substantially start within the abovementioned **relevant period**.

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

- (f) Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
- (g) The relevant Planning Scheme for this Development Permit is the South Burnett Regional Council Planning Scheme 2017. All references to the Planning Scheme and Schedules within these conditions refer to the above Planning Scheme.

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

Yours faithfully



DAVID HURSTHOUSE  
**COORDINATOR DEVELOPMENT SERVICES**

Enc:   Approved Plans/Documents  
      Appeal Rights

# 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.







STORMWATER MANAGEMENT PLAN
27-30 POUND STREET, KINGAROY QLD 4610

- GENERAL CONSTRUCTION NOTES
- GC1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS, SPECIFICATIONS AND WITH ALL OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY STRUCTURAL DISCREPANCIES SHALL BE REFERRED TO MLEI QUEENSLAND, BEFORE PROCEEDING WITH THE WORK. BUILDER - IF IN DOUBT ... ASK!
- GC2. SETTING OUT DIMENSIONS AND SIZES OF STRUCTURAL MEMBERS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS. MLEI QUEENSLAND DRAWINGS ARE NOT TO BE SCALED. NO RESPONSIBILITY WILL BE TAKEN BY MLEI QUEENSLAND FOR DIMENSIONS OBTAINED BY SCALING THE DRAWINGS. SETTING OUT DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE OBTAINED BY THE BUILDER BEFORE CONSTRUCTION COMMENCES. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF SITE WORK SHALL BE VERIFIED ON SITE BY THE BUILDER BEFORE CONSTRUCTION AND FABRICATION ARE COMPLETED.
- GC3. ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS, AND / OR THE SPECIFICATION, AND / OR THE SPECIFIED AUSTRALIAN STANDARD, SHALL BE REFERRED TO MLEI QUEENSLAND, AND A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEEDING WITH THE WORK.
- GC4. DURING TENDERING THE TENDER SHALL ASSUME THE LARGER / GREATER CRITERIA IN TERMS OF COST, IN THE ABSENCE OF OTHER INSTRUCTIONS.
- GC5. THE BUILDER IS TO OBTAIN WRITTEN INSTRUCTION FOR VARIATIONS, ALTERNATIVE DETAILS OR WHERE DETAILS HAVE NOT BEEN INCLUDED WITHIN THE CURRENT DOCUMENTATION PRIOR TO PROCEEDING WITH THE BUILDING WORKS.
- GC6. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT AUSTRALIAN STANDARDS INCLUDING ALL AMENDMENTS, NCC AND THE RELEVANT LOCAL AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION OR WRITTEN INSTRUCTION.
- GC7. PROPRIETARY ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS AND SPECIFICATIONS. ELEMENTS DESIGNED BY OTHERS SHALL BE INSPECTED AND CERTIFIED BY THE SAME AND SHALL NOT BE INCLUDED WITHIN THE STRUCTURAL CERTIFICATION BY MLEI QUEENSLAND.
- GC8. DURING CONSTRUCTION, THE PROPOSED STRUCTURE, NEIGHBOURING STRUCTURES, BRACED WALLS AND ADJACENT SERVICES SHALL BE MAINTAINED IN A SAFE AND STABLE CONDITION AT ALL TIMES. NO PART OF THE ABOVE SHALL BE OVER STRESSED AT ANY TIME. TEMPORARY SUPPORT AND BRACING SHALL BE PROVIDED BY THE BUILDER AS REQUIRED TO KEEP THE WORKS + EXCAVATIONS STABLE AT ALL TIMES DURING CONSTRUCTION.
- GC9. DRAINAGE OF SITE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. THE BUILDER IS TO COORDINATE ALL SERVICES TO AVOID CLASHES WITH STRUCTURAL ELEMENTS DURING CONSTRUCTION. ALL EXISTING SERVICES SHALL BE LOCATED PRIOR TO THE COMMENCEMENT OF WORKS.
- GC10. NO PENETRATIONS, CORING OR CHASING OTHER THAN THOSE SHOWN ON STRUCTURAL DRAWINGS SHALL BE PERMITTED WITHIN THE STRUCTURAL ELEMENTS, WITHOUT PRIOR WRITTEN APPROVAL, IN WRITING FROM MLEI QUEENSLAND.
- GC11. ALL DIMENSIONS INDICATED ARE IN MILLIMETRES (mm) ALL LEVELS INDICATED ARE IN METRES (m) TYPICAL ALL LOCATIONS + DRAWINGS - UNLESS NOTED OTHERWISE.
- GC12. ALL LEVELS ARE EXPRESSED IN METRES. LEVEL DATUM IS A.H.D.
- GC13. THE FINISHED SURFACE SHALL BE EVENLY GRADED BETWEEN DESIGN SURFACE LEVELS.
- GC14. DEMOLISH AND REMOVE ALL EXISTING INSTALLATIONS WHICH ARE TO BE AFFECTED BY NEW WORKS. EXTENT OF DEMOLITION TO BE CONFIRMED ON SITE WITH THE SUPERINTENDENT PRIOR TO ANY WORKS.
- GC15. CONTRACTOR TO ADJUST LIDS OF EXISTING SERVICE PITS TO MATCH FINISHED SURFACE LEVEL. PROVIDE HEAVY DUTY COVER IF IN PAVED AREA TO THE REQUIREMENTS OF THE RELEVANT AUTHORITY, IF APPLICABLE. RELOCATE SERVICE AS REQUIRED.
- GC16. WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT CODES INCLUDING ALL AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- GC17. THE BUILDER IS TO PROVIDE PRIOR, AND REASONABLE NOTIFICATION PERIODS FOR ANY ENGINEERING INSPECTIONS REQUIRED FROM MLEI QUEENSLAND. A MINIMUM PERIOD OF 24 HOURS WILL NORMALLY BE REQUIRED.
- STORMWATER DRAINAGE NOTES
- SW1. ALL STORMWATER DRAINAGE PIPES SHALL BE uPVC PIPE (SEWER CLASS SN6) SOLVENT CEMENT JOINTED PIPES AND FITTINGS FOR DMV APPLICATIONS UNLESS NOTED OTHERWISE.
- SW2. PIPES SHALL BE LAID IN ACCORDANCE WITH THE RELEVANT SPECIFICATIONS. ALL PIPES SHALL HAVE RUBBER RING JOINTS INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND SOUTH BURNETT REGIONAL COUNCIL STANDARDS.
- SW3. DRAWINGS SHALL NOT BE SCALED FOR ANY FABRICATION OR ERECTION DETAILS.
- SW4. SIDE DRAINS SHALL BE CONSTRUCTED UNDER ALL KERBS AND AS DETAILED ON DRAWINGS.
- SW5. BEDDING SHALL BE ON CLEAN SHARP RIVER SAND OR OTHER BEDDING APPROVED BY SOUTH BURNETT REGIONAL COUNCIL.
- SW6. ALL STORMWATER TRENCHED SHALL BE COMPACTED TO ACHIEVE THE FOLLOWING MINIMUM COMPACTION STANDARDS;
- 95% STANDARD DRY DENSITY RATIO
  - 98% STANDARD DRY DENSITY RATIO TO 300mm DEPTH BELOW THE PAVEMENT SUBGRADE.
- SW7. BACKFILL MATERIAL FOR TRENCHES UNDER ROADS SHALL BE WITH THE SUBGRADE REPLACEMENT REFERRED TO IN THE BULK EARTHWORKS + ROADWORKS NOTES UNLESS NOTED OTHERWISE.
- SW8. STORMWATER TRENCH BACKFILL SHALL BE TESTED IN LAYERS NOT EXCEEDING 500mm AND AT A FREQUENCY OF 1 TEST PER 40 METRES OF TRENCH.
- SW9. FINISH SURFACE LEVELS OF STORMWATER STRUCTURES TO BE FINALISED FOLLOWING FINAL GRADING.
- SW10. CONTRACTOR IS TO CONFIRM LEVELS OF EXISTING STORMWATER STRUCTURES PRIOR TO CONSTRUCTION.
- SW11. ADJOINING PROPERTIES AND ROADS ARE TO BE PROTECTED FROM PONDING OR NUISANCE FROM STORMWATER AS A RESULT OF PROPOSED WORKS.
- PAVEMENT NOTES
- PV1. ALL SET OUT DIMENSIONS AND LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
- PV2. ALL DIMENSIONS ARE MEASURED TO FACE OF KERB OR BUILDING GRIDS UNLESS NOTED OTHERWISE.
- PV3. REFER TO RELEVANT CIVIL DRAWINGS FOR GRADING AND SERVICES.

- EXISTING SERVICES NOTES
- ES1. ALL DRAWINGS AND DOCUMENTS CONTAINED WITHIN THIS PROJECT HAVE LIMITED EXISTING SERVICES SHOWN. OTHER SERVICES MAY EXIST, WHICH WERE NOT KNOWN OR IDENTIFIED AT THE TIME OF DETAIL DOCUMENTATION. THESE UNKNOWN SERVICES MAY POSSIBLY INTERFERE WITH THE PROPOSED WORKS AS SET OUT WITHIN THESE DESIGN DOCUMENTS.
- ES2. ALL IDENTIFIED EXISTING SERVICES ARE A SCHEMATIC REPRESENTATION OF THE INFORMATION PROVIDED BY THE VARIOUS SERVICE AUTHORITIES.
- ES3. AS SUCH, THE LIMITS OF LIABILITY, ACCURACY OF THE LOCATION OF THE SERVICES, DEPTHS, LEVELS, SIZES, TYPES AS STIPULATED BY THE SERVICE AUTHORITIES IS PASSED ON FROM MLEI TO THE RESPECTIVE CONTRACTOR.
- ES4. THE LIMITS REFER TO THE ACCURACY OF THE INFORMATION, AND NO LIABILITY WILL BE ACCEPTED BY THE SERVICE AUTHORITIES, INCLUDING MLEI.
- ES5. THE CONTRACTOR MUST FULLY INFORM THEMSELF AS THE NATURE AND EXTENT OF ALL UNDERGROUND SERVICES THAT MAY IMPACT ON THE PROPOSED WORKS.
- ES6. ALL SERVICES MUST BE FULLY VERIFIED, AND COMPARED AGAINST THE PROPOSED DESIGN WORKS.
- ES7. UNDER NO CIRCUMSTANCES SHALL ANY FIXTURE OF FITTING BE ORDERED AND INSTALLED THAT HAS THE POTENTIAL TO REQUIRE ANY REWORK AS A DIRECT OR INDIRECT RESULT OF FAILURE TO VERIFY EXISTING SERVICES. SHOULD REWORK BE REQUIRED OF ANY NEW FIXTURE OR FITTING AS A RESULT OF THE ABOVE, NO CLAIM AGAINST MLEI OR ITS AGENTS WILL BE CONSIDERED.
- ES8. UPON VERIFICATION OF ALL EXISTING UNDERGROUND SERVICES, THE CONTRACTOR SHALL ADVISE THE SUPERINTENDENT OR THEIR NOMINATED REPRESENTATIVE AS SOON AS POSSIBLE, IN THE EVENT OF ANY POTENTIAL CLASH OR INTERFERENCE WITH THE PROPOSED WORKS.
- ES9. ALL WORKS DIRECTLY OR INDIRECTLY RELATED TO THE POTENTIAL CLASH / INTERFERENCE SHALL CEASE IMMEDIATELY, AND SHALL NOT RESUME UNTIL SUCH TIME AS INSTRUCTED TO DO SO BY MLEI OR ITS NOMINATED AGENT.
- ES10. NO FINANCIAL CLAIMS ARISING FROM THE SUBCONTRACTOR FOR DELAYS WILL BE CONSIDERED BY MLEI OR ITS AGENTS.
- ES11. IN THE EVENT THAT ANY CLASH / INTERFERENCE IS BY A SERVICE THAT CAN ONLY BE POTENTIALLY MODIFIED BY THE SERVICE PROVIDER, E.G. WATER SERVICES, POWER, TELSTRA OR GAS SUPPLY, THIS WORK SHALL BE COORDINATED BY MLEI OR ITS NOMINATED AGENT. IN THIS CIRCUMSTANCE, CHARGES LEVIED BY THE SERVICE PROVIDER FOR THE MODIFICATION / ALTERATION WILL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS RELATES ONLY TO THE MODIFICATION WORKS UNDERTAKEN BY THE SERVICE PROVIDER.
- ES12. LOCATION OF EXISTING STRUCTURES TO BE VERIFIED ON SITE.


- SAFETY IN DESIGN NOTES
- SID1. MLEI CONSULTING ENGINEERS HAVE CONDUCTED A PRELIMINARY SAFETY IN DESIGN REVIEW OF THE DESIGN ON THESE DRAWINGS. IT IS SUMMARISED IN THE NOTES BELOW. THE REVIEW IS BASED GENERALLY ON THE PROCEDURE OUTLINED IN THE SAFE WORK AUSTRALIA PUBLICATION "SAFE DESIGN OF STRUCTURE CODE OF PRACTICE".
- SID2. THE DESIGN HAS NOT BEEN REVIEWED WITH CONTRACTOR/BUILDER AT THE TIME OF ISSUE FOR TENDER OR CONSTRUCTION. CONSTRUCTION METHODS VARY BETWEEN CONTRACTORS, SO IT IS NOT POSSIBLE FOR MLEI CONSULTING ENGINEERS TO PERFORM AN EXHAUSTIVE SAFETY IN DESIGN OR SAFETY IN CONSTRUCTION REVIEW. ONCE APPOINTED, THE CONTRACTOR IS REQUIRED TO UNDERTAKE A THOROUGH REVIEW OF THE DESIGN WITH THEIR SUBCONTRACTORS TO IDENTIFY SAFETY RISKS DURING CONSTRUCTION AND DURING THE LIFE OF THE BUILDING.
- SID3. THE SAFETY RISK MITIGATION ITEMS BELOW ARE BASED ON MLEI'S DESIGN OFFICE EXPERIENCE AND DO NOT NECESSARILY ACCOUNT FOR ALL CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION SAFETY RISKS BASED ON INFORMATION WHEN THIS DRAWING WAS MADE IN ITS CAPACITY AS DESIGNER ONLY. MLEI HAS TRIED TO IDENTIFY SAFETY RISKS PERTAINING TO CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION PHASES OF THE ASSET. INCLUSION (OR NOT) OF ANY ITEM DOES NOT REDUCE OR LIMIT OBLIGATIONS OF CONSTRUCTOR, USER, MAINTAINER AND DEMOLISHER TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES TO REDUCE RISK AND IS NOT AN ADMISSION BY MLEI THAT INCLUSION OF ANY ITEM IS THE DESIGNER'S RESPONSIBILITY.
- SID4. REVIEW ADEQUACY OF WORKING SPACE AVAILABLE FOR CONSTRUCTION ACTIVITIES. ENSURE SEPERATION OF PLANT AND PERSONNEL ON SITE, INCLUDING MOVEMENTS OF BOTH.
- SID5. LOCATE LIFTING SLEW AND LAY DOWN AREAS AWAY FROM REGULAR CONSTRUCTION TRAFFIC.
- SID6. ENSURE ISOLATION SAFE SYSTEMS OF WORK OR PROTECTIVE MEASURES ARE INSTALLED BEFORE WORKING NEAR LIVE ELECTRICAL INFRASTRUCTURE. PROVIDE PROTECTION OF ELECTRICAL OVERHEAD WIRING SYSTEMS DURING CONSTRUCTION. WRITTEN RISK ASSESSMENTS ARE ADVISED FOR ACCESS TO OPEN EXCAVATIONS.
- SID8. PROVIDE ACCESS AND EGRESS TO EXCAVATIONS APPROPRIATE IN CASE OF INUNDATION, COLLAPSE AND ENGULFMENT.
- SID9. LOCATE STOCKPILES AND HEAVY EQUIPMENT INCLUDING CRANES AWAY FROM BURIED SERVICES AND BUILDING BOUNDARIES WHERE ADJACENT BASEMENTS ARE PRESENT.
- SID10. SEEK ADVICE FROM SUITABLY QUALIFIED GEOTECHNICAL OR STRUCTURAL ENGINEER PRIOR TO OPERATION OF HEAVY SURFACE PLANT AND EQUIPMENT OR STOCKPILING MATERIAL NEAR OPEN EXCAVATIONS OR EXISTING RETAINING STRUCTURES.
- SID11. BEWARE OF UNDERGROUND SERVICES. THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE. ONLY AND THEIR LOCATION SHOULD BE GIVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



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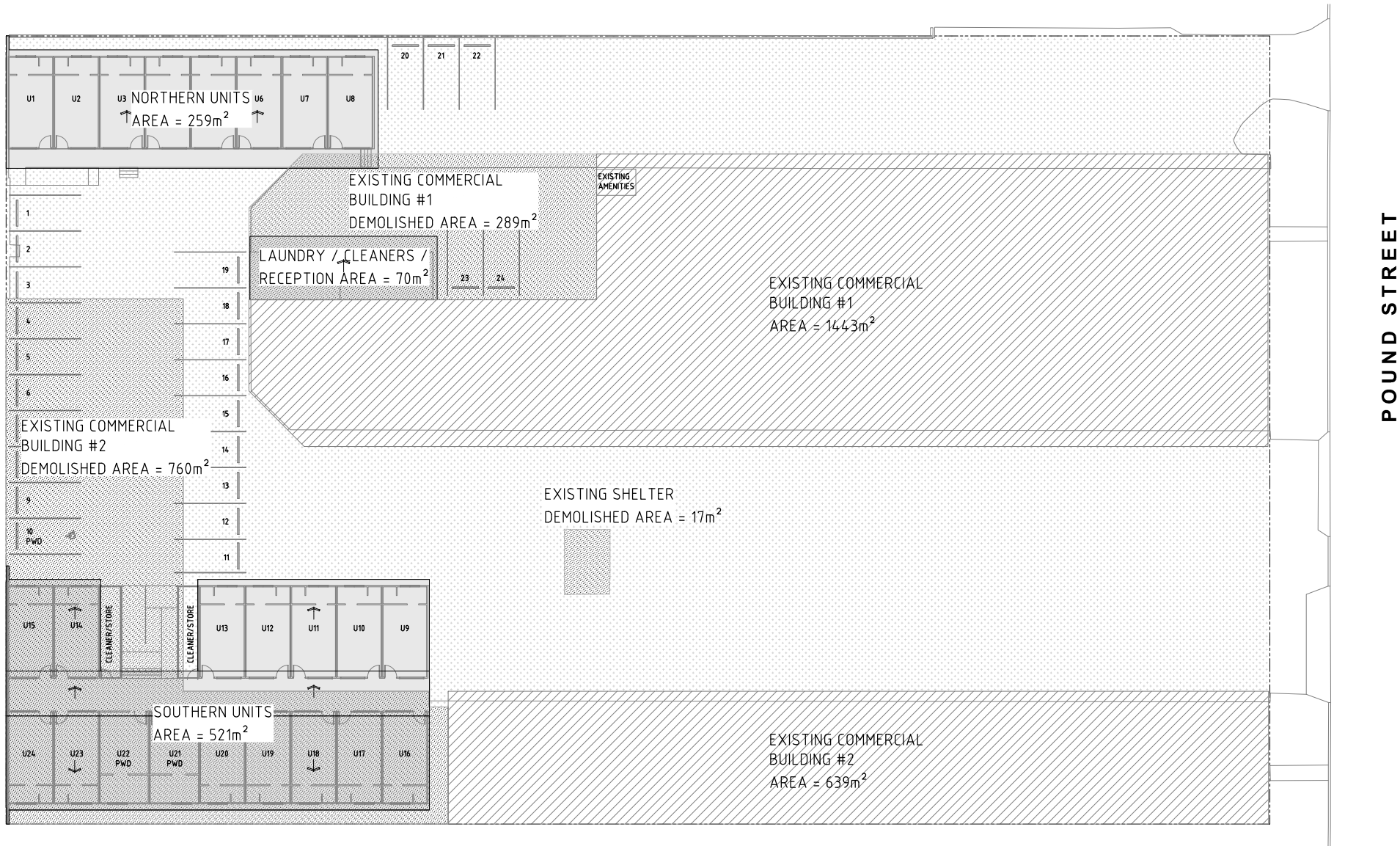
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DRAWING NUMBER	DRAWING TITLE
NOTES	
C101	CONSTRUCTION NOTES
STORMWATER MANAGEMENT	
C2.01	PRE-DEVELOPMENT PLAN
C2.02	POST-DEVELOPMENT PLAN
C2.11	STORMWATER PLAN

REVISION				<div>REVISION A FOR CONSTRUCTION</div> <div> CONSULTING ENGINEERS Suite 326, Level 2, Building 3 - Lakehouse Offices 34-36 Glenferrie Drive, Robina, Queensland - 4226 (07) 5578 8088 <a href="mailto:info@mlei.com.au">info@mlei.com.au</a> <a href="http://mlei.com.au">mlei.com.au</a></div>	PROJECT	DRAWING TITLE			DRAFTER	ENGINEER	MANAGER	
ISSUE	DATE	DESCRIPTION			INITIAL	STORMWATER MANAGEMENT PLAN 27-30 POUND STREET, KINGAROY QLD 4610	Construction Notes			JB	JB	NL
0	31.10.24	FIRST ISSUE - CONSTRUCTION			JB	CLIENT	ROOM MOTELS c/- DESIGNTEK PH: 07 4922 2880	DO NOT SCALE FROM THIS DRAWING	DATE	PROJECT NUMBER	DRAWING SCALE	
A	11.11.24	DOWNPIPE SIZE			JB				31.10.2024	23439.01	As indicated	
-	-	-			-				DRAWING NUMBER	SHEET SIZE	REV	
-	-	-			-				C1.01	A2	A	







- LEGEND - AREAS**
- INDICATES EXTENT OF NEW ROOF OVER AND DIRECTIONAL FALL OF ROOF
  - INDICATES EXISTING ROOF ZONE TO BE RETAINED
  - INDICATES EXISTING ROOF ZONE TO BE DEMOLISHED
  - INDICATES PAVED/HARDSTAND

**TOTAL AREAS**  
TOTAL SITE AREA = 5846m<sup>2</sup>

EXISTING RETAINED ROOF AREA = 2082m<sup>2</sup>  
EXISTING DEMOLISHED ROOF AREA = 1066m<sup>2</sup>  
NEW ROOF AREA = 850m<sup>2</sup>  
TOTAL ROOF AREA = 2932m<sup>2</sup>  
NET DECREASE IN TOTAL ROOF AREA = 216m<sup>2</sup>

TOTAL PAVED AREA = 2914m<sup>2</sup>  
NET INCREASE IN TOTAL PAVED AREA = 216m<sup>2</sup>

TOTAL LANDSCAPED AREA = 0m<sup>2</sup>

**NOTE**  
TOTAL PRE-DEVELOPMENT IMPERVIOUS AREA IS EQUAL TO TOTAL POST-DEVELOPMENT IMPERVIOUS AREA.  
TOTAL PRE-DEVELOPMENT ROOF AREA IS GREATER THAN TO TOTAL POST-DEVELOPMENT ROOF AREA.  
PRE-DEVELOPMENT FLOWS ARE EQUAL TO OR GREATER THAN POST-DEVELOPMENT FLOWS.  
STORMWATER RETENTION/DETENTION NOT REQUIRED TO REDUCE POST-DEVELOPMENT FLOWS.

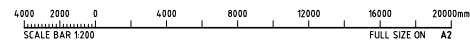
REVISION				
ISSUE	DATE	DESCRIPTION	INITIAL	
0	31.10.24	FIRST ISSUE - CONSTRUCTION	JB	
A	11.11.24	DOWNPIPE SIZE	JB	
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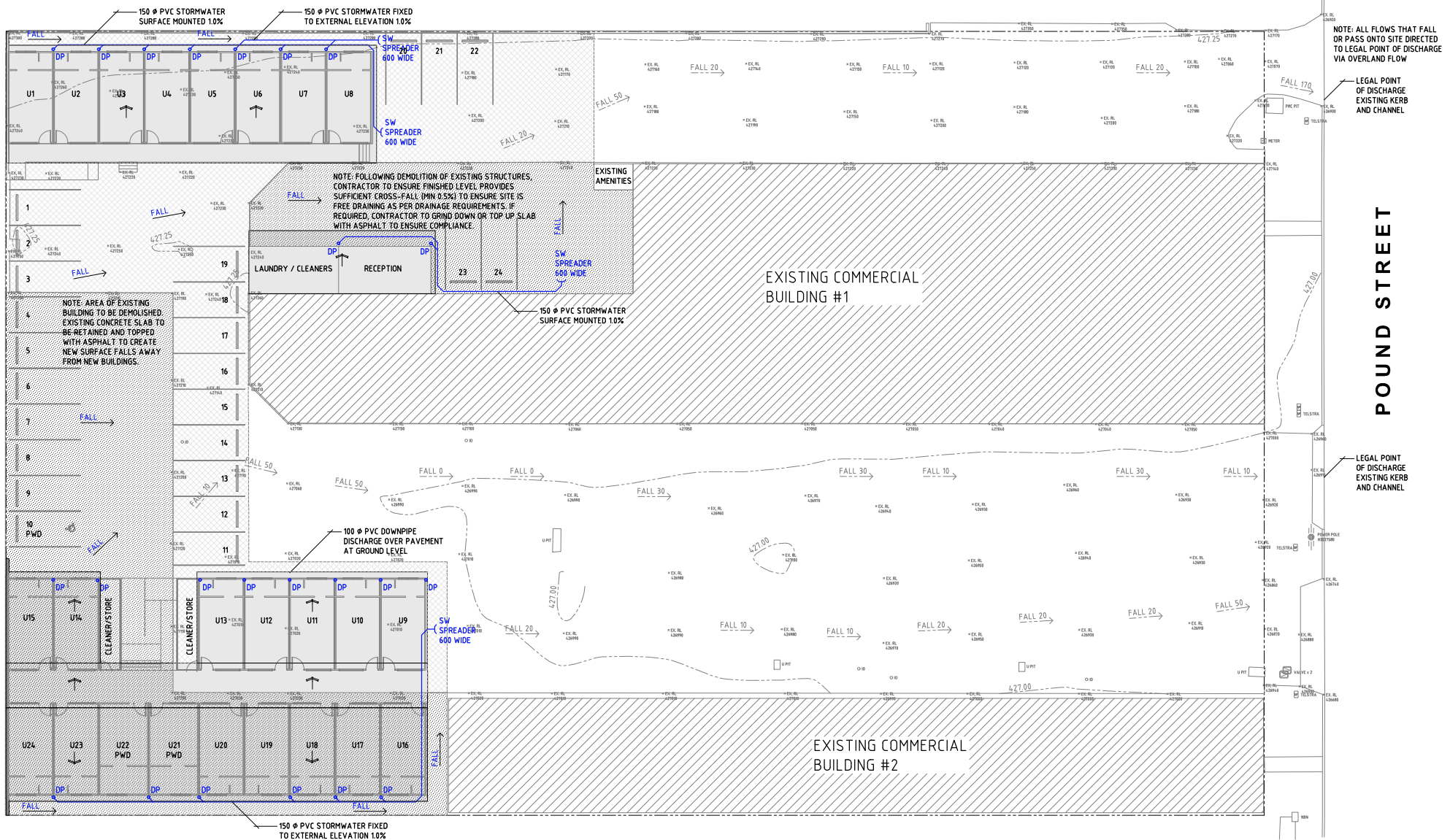
PROJECT STORMWATER MANAGEMENT PLAN 27-30 POUND STREET, KINGAROO QLD 4610	CLIENT ROOM MOTELS c/- DESIGNTEK PH: 07 4922 2880
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DRAWING TITLE Post-Development Plan			DRAWER JB	ENGINEER JB	MANAGER NL
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			DRAWING NUMBER C2.02	SHEET SIZE A2	REV A

## POST-DEVELOPMENT CATCHMENT PLAN

1200



**LEGEND - ROOF**

- INDICATES EXTENT OF NEW ROOF OVER AND DIRECTIONAL FALL OF ROOF
- INDICATES EXISTING ROOF ZONE

**LEGEND - SERVICES**

- PROPOSED STORMWATER PIPE
- 100 Ø DOWN PIPE

**LEGEND - GROUND**

- INDICATES EXISTING BUILDING TO BE DEMOLISHED AND FINISHED LEVELS TO PROVIDE SUFFICIENT CROSS FALL (MIN. 0.5%) TO ENSURE SITE IS FREE DRAINING
- INDICATES NEW ASPHALT TO EXISTING CONCRETE SLAB TO PROVIDE SUFFICIENT CROSS FALL (MIN. 0.5%) TO ENSURE SITE IS FREE DRAINING

FALL 10 → EXISTING OVERLAND FLOW PATHS  
FALL → NEW OVERLAND FLOW PATHS MINIMUM 0.5% FALL

**NOTE:**  
OVERLAND FLOW PATHS DO NOT ALTER THE CHARACTERISTICS OF EXISTING OVERLAND FLOWS ON OTHER PROPERTIES OR CREATE AN INCREASE IN FLOOD DAMAGE ON OTHER PROPERTIES.  
ADJOINING PROPERTIES AND ROADWAYS SHALL BE PROTECTED FROM PONDING AND NUISANCE FROM STORMWATER RESULTING FROM THE PROPOSED DEVELOPMENT.  
ALL INTERNAL STORMWATER DRAINAGE WORKS SHALL COMPLY WITH AS/NZS 3500.3.2.  
ALL MINOR STORM FLOWS THAT FALL OR PASS ONTO THE SITE SHALL DISCHARGE TO THE LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH THE GUDM.

## STORMWATER PLAN

1200

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Version: 1, Version Date: 21/11/2024

REVISION			
ISSUE	DATE	DESCRIPTION	INITIAL
0	31.10.24	FIRST ISSUE - CONSTRUCTION	JB
A	11.11.24	DOWNPIPE SIZE	JB
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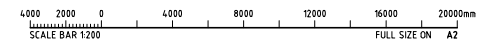
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PROJECT STORMWATER MANAGEMENT PLAN 27-30 POUND STREET, KINGAROO QLD 4610	DRAWING TITLE Stormwater Plan	
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DRAWING TITLE	DATE	PROJECT NUMBER	DRAWING SCALE	REVISION
Stormwater Plan	31.10.2024	23439.01	As Indicated	
DO NOT SCALE FROM THIS DRAWING	DRAWING NUMBER	SHEET SIZE	REV	
	C2.11	A2	A	