



Our Ref: 14371K
Council reference: MCU26/0009

27 March 2026

Chief Executive Officer
South Burnett Regional Council
PO Box 336
Kingaroy QLD 4312

Via Email: info@southburnett.qld.gov.au

Dear Sir/Madam,

RE: Notice about change to a development application – MCU26/0009 - MATERIAL CHANGE OF USE - MULTIPLE DWELLING (5 UNITS) - IMPACT ASSESSABLE – 58 Kingaroy Street, Kingaroy - Lot 1 on RP48338

We refer to the above development application and in accordance with section 52(1) of the *Planning Act 2016*, we advise that, on behalf of the applicant, Mijah Pty Ltd, we are changing the development application identified above.

The proposed change is to reduce the front boundary setback from 4.582 metres to 3.582 metres to avoid locating the building over the existing sewer line over the subject site. The proposed building is now 300mm clear of the 1.2 metre clearance from the centre line of the sewer as determined by detail survey.

This change is considered a **minor change** in accordance with the *Planning Act 2016*, given that:

- The proposed change does not present substantially different development as the scale and intensity of the proposed development is not increased.
- Prohibited development is not proposed.
- No referral agency referral is triggered.
- Public notification was triggered by the original application.

Please find attached to this notice further information and documentation about the change, including:

- 26-02-TN - DARRIN KEFFORD - KINGAROY - BUILDING 3 - ISSUE 1F
- 26-02-TN - DARRIN KEFFORD - KINGAROY - DUPLEX - ISSUE 1E
- 26-02-TN - DARRIN KEFFORD - KINGAROY - DWELLING - ISSUE 1E
- 26-02-TN - DARRIN KEFFORD - KINGAROY - SITE - ISSUE 1F

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PO Box 771, Buddina QLD. 4575  **07 5422 0200**



We note that pursuant to section 52(3) of the *Planning Act 2016*, the change does not affect the development assessment process.

Should you require any further information please do not hesitate to contact the writer on (07) 4162 2647.

Yours faithfully,



Chris Du Plessis MPlA
Town Planner

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DUPLEX RESIDENCE

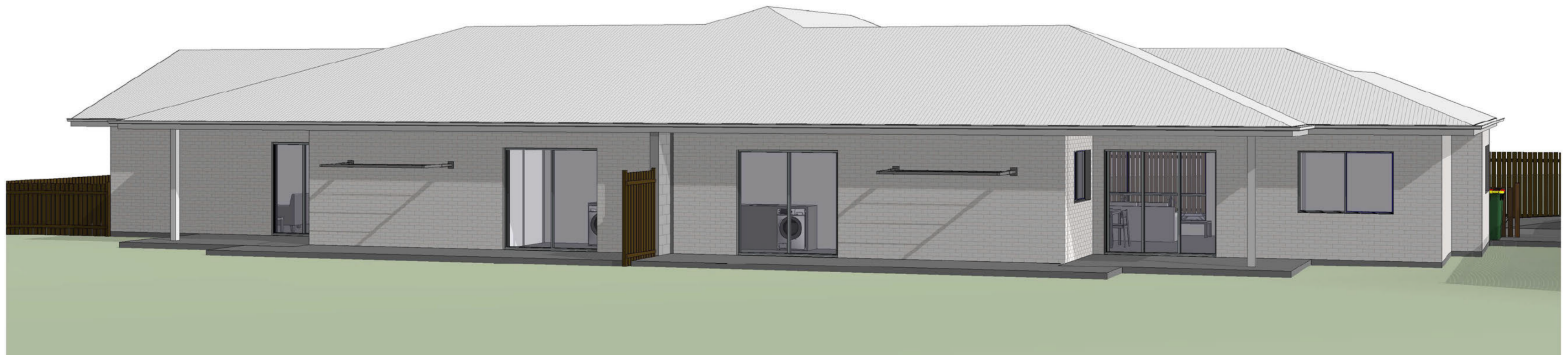
DARRIN KEFFORD

58 KINGAROY STREET
KINGAROY

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COMPLIANCE NOTES:

1. Stairs are to comply with NCC - V2 - Part 11.2 - Stairway and Ramp Construction
2. Handrails/Balustrades to comply with NCC - V2 - Part 11.3 - Barriers and Handrails
3. WC Doors to comply with NCC - V2 - Part 10.4 - Facilities
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8. Masonry Construction to comply with NCC - V2 - Part 5 - Masonry
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10. All glazing in buildings to comply with the requirements of Part 8 NCC and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion

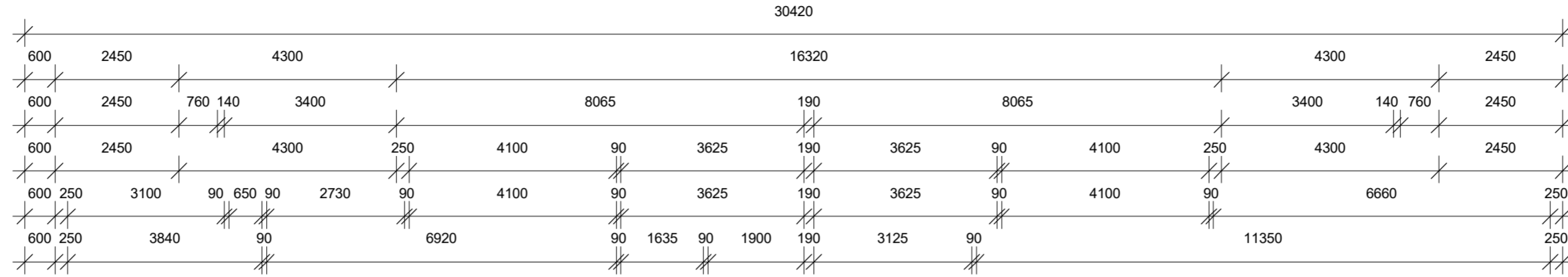
BUILDERS TO NOTE:

All levels and dimensions are to be checked and verified on site prior to the commencement of any building work or production of shop drawings. All design and construction methods and materials to be in accordance with:

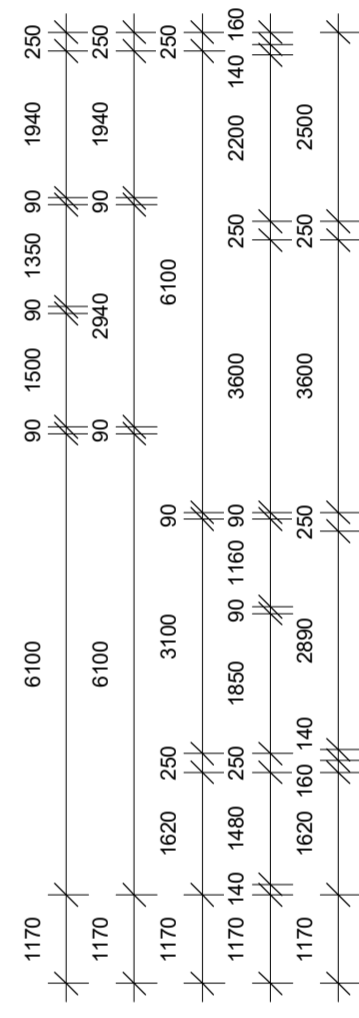
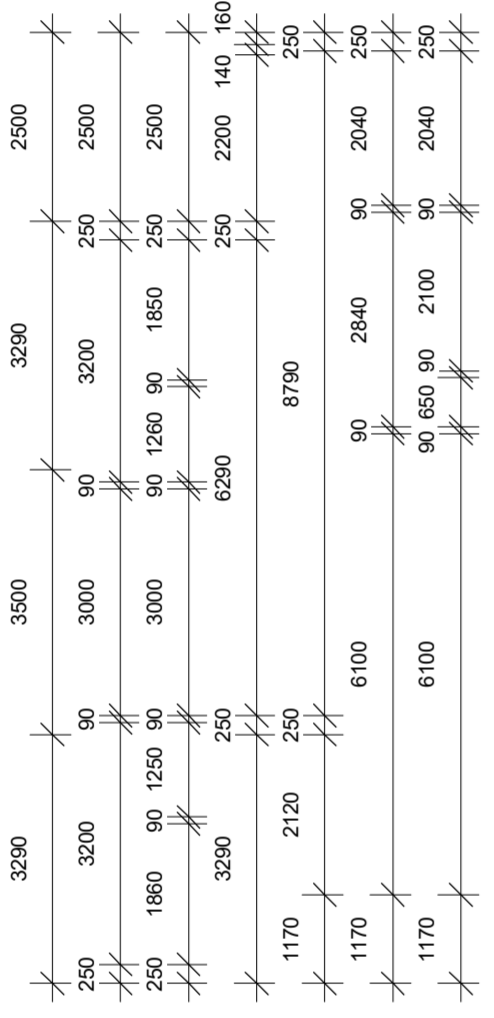
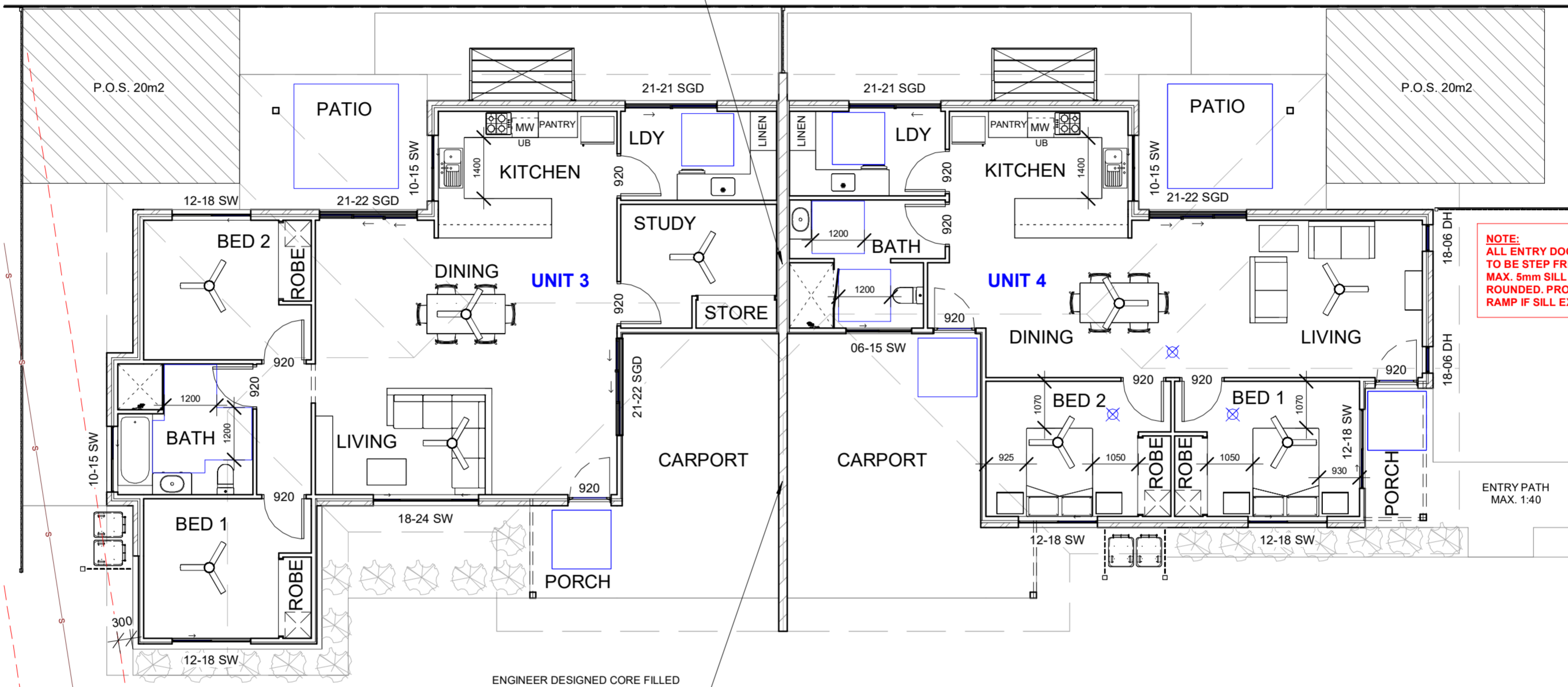
The National Construction Code (NCC), the Queensland Development Code (QDC), the building act 1975, current issues of Australian standards & manufacturer's specifications and installation details for materials and product used.

--- BEAM OVER
 ○ SHS POST
 --- BEARER
 ▬ 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
 SGD SLIDING GLASS DOOR
 AW AWNING WINDOW
 D/H DOUBLE HUNG
 GB GLASS BRICKS
 C CASEMENT
 OBS OBSCURE GLASS

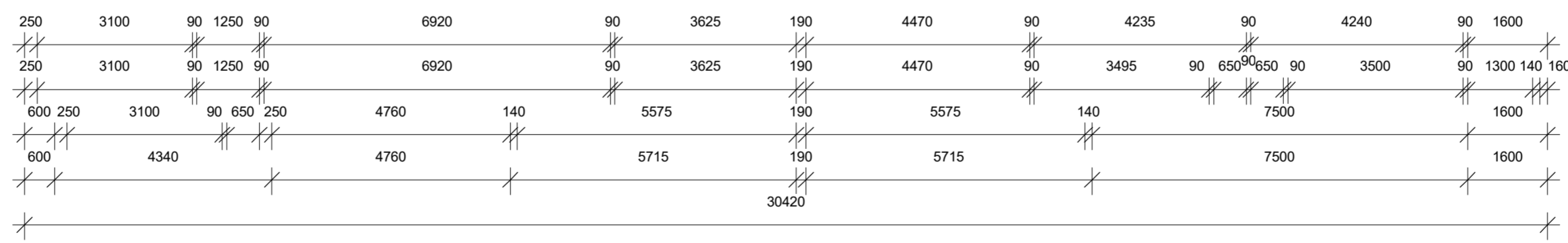


ENGINEER DESIGNED CORE FILLED CONCRETE BLOCK WALLS 60/60/60
 N0129 FURRING CHANNEL WITH 40mm CAVITY
 25GW ACOUSTIGARD 18kg & 13mm GYPROCK
 SOUND CHECK PLASTERBOARD EITHER SIDE
 MIN. R_w + C_{tr} 50



FLOOR AREAS

Unit 3 Living Area	123.9 m ²
Unit 4 Living Area	104.3 m ²
Unit 4 Carport Area	29.3 m ²
Unit 3 Carport Area	22.1 m ²
Unit 3 Patio Area	13.3 m ²
Unit 4 Patio Area	13.3 m ²
Unit 4 Porch Area	5.1 m ²
Unit 3 Porch Area	4.4 m ²
Porch Area	4.1 m ²
Grand total	319.8 m ²



☒ SMOKE ALARMS TO BE IN ACCORDANCE WITH AS3786-2014

1 FLOOR PLAN
1 : 100

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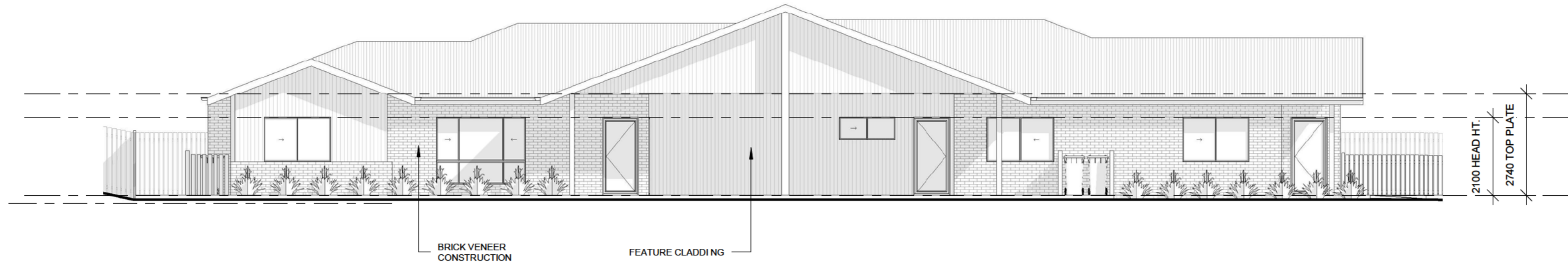


ISSUE	DESCRIPTION	DATE	AUTHOR
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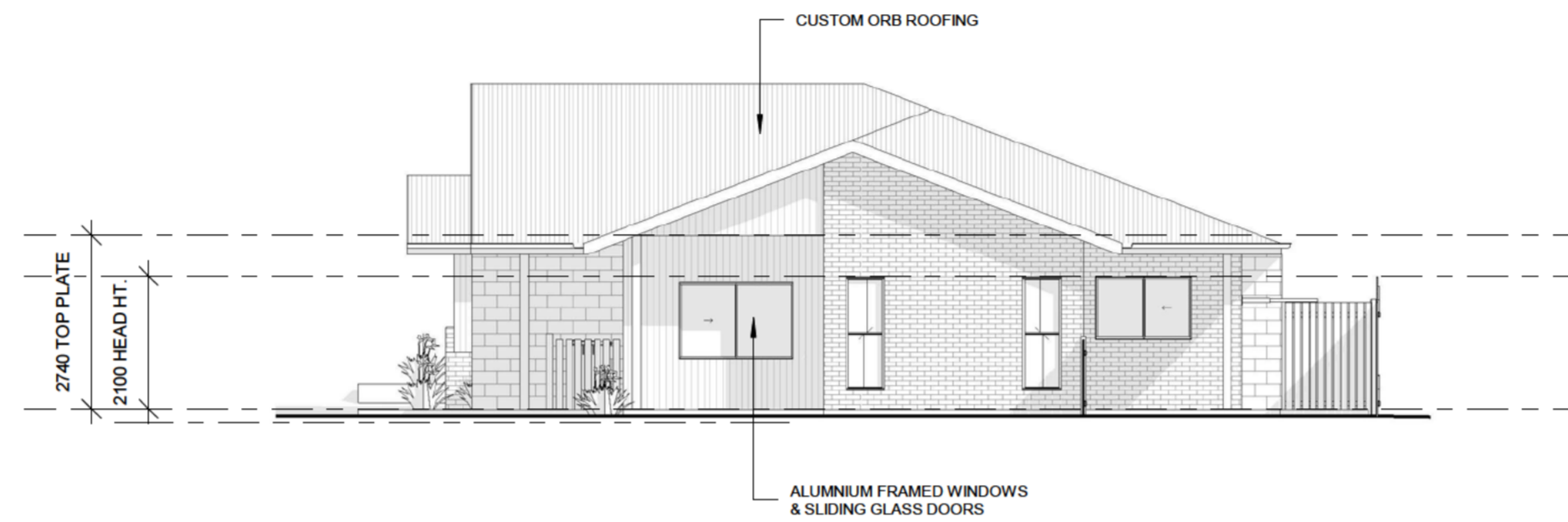
PROJECT: DUPLEX RESIDENCE
 CLIENT: DARRIN KEFFORD
 SITE ADDRESS: 58 KINGAROY STREET KINGAROY

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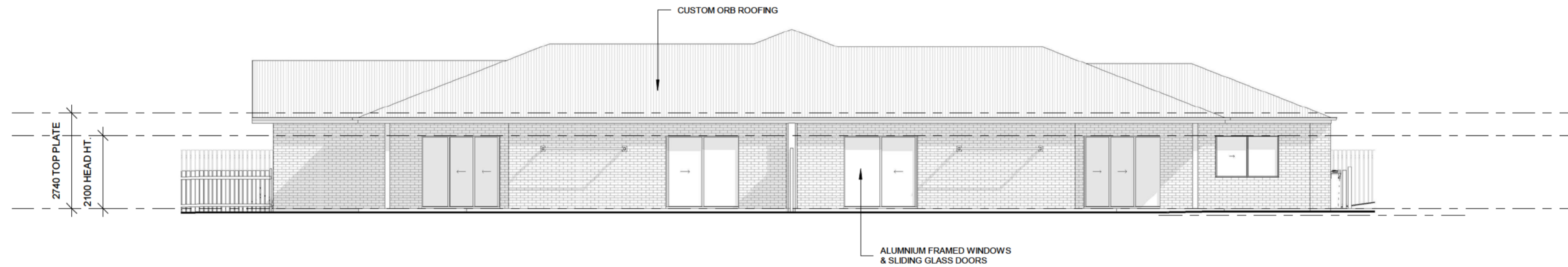
2 NORTHERN ELEVATION
1 : 100



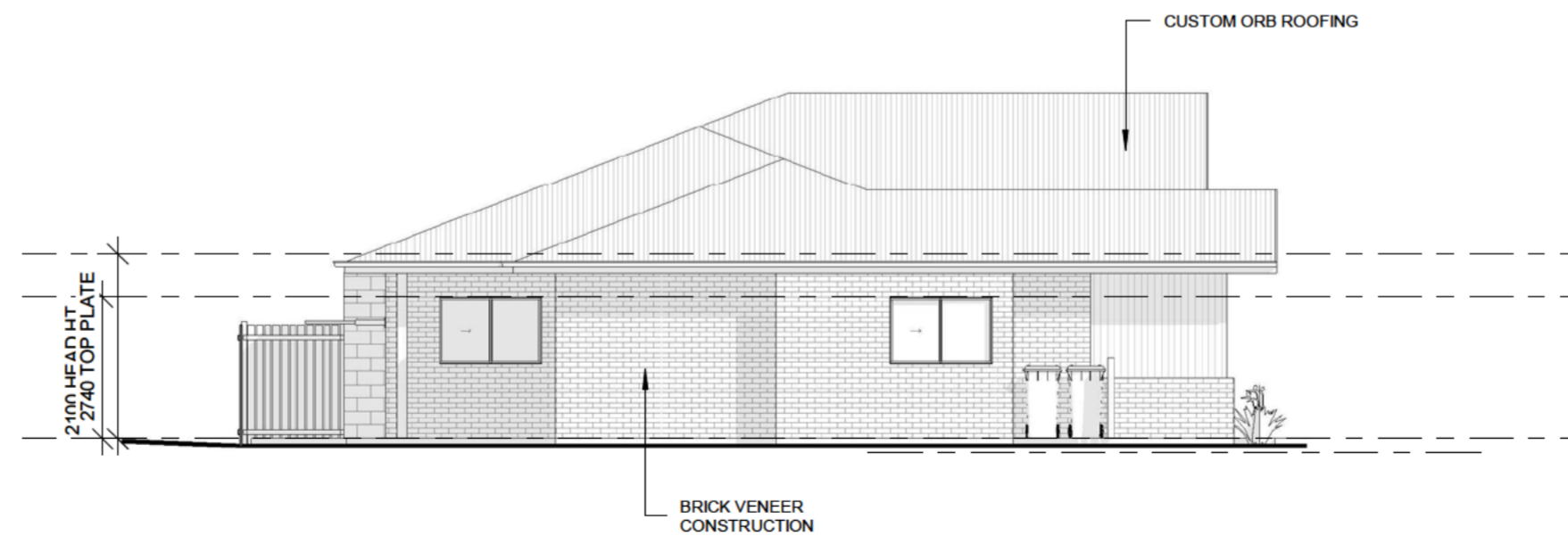
3 WESTERN ELEVATION
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4 SOUTHERN ELEVATION
1 : 100



5 EASTERN ELEVATION
1 : 100

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PROJECT: DUPLEX RESIDENCE
CLIENT: DARRIN KEFFORD
SITE ADDRESS: 58 KINGAROY STREET KINGAROY

PAGE No: A002
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DUPLEX RESIDENCE

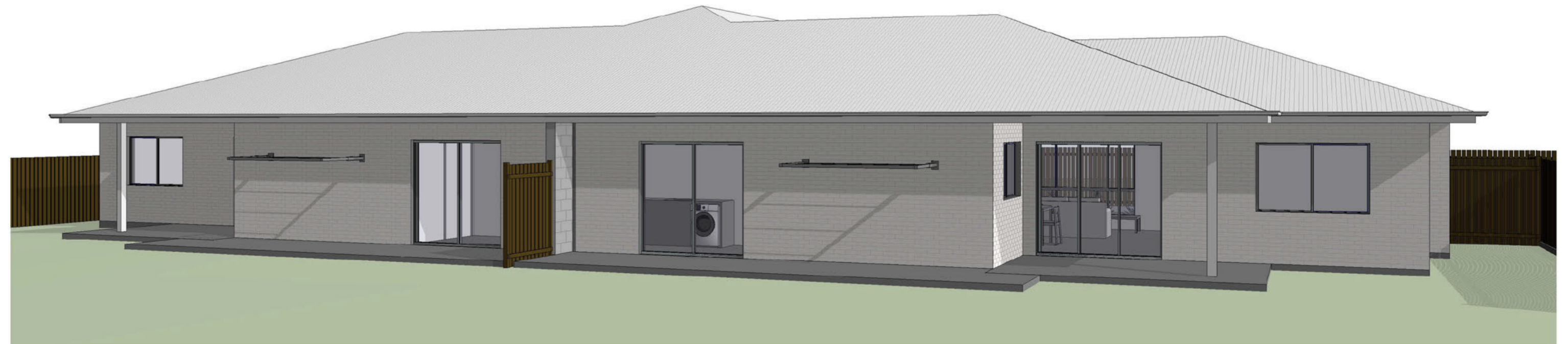
DARRIN KEFFORD

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KINGAROY

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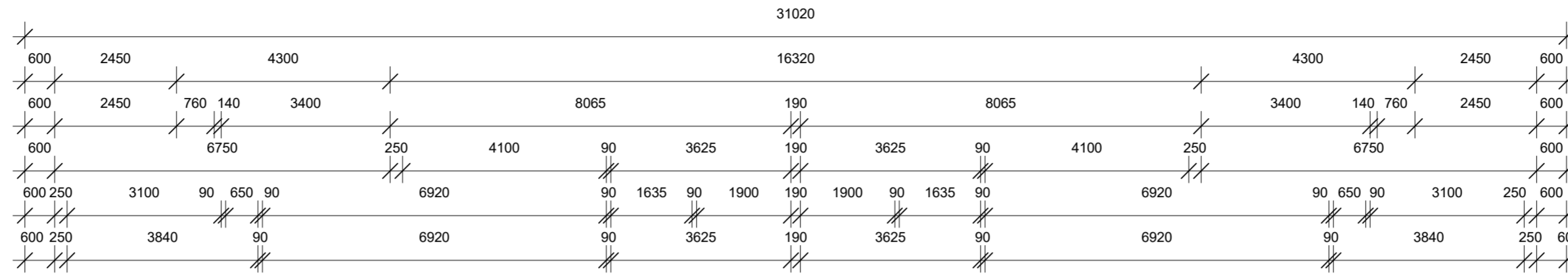
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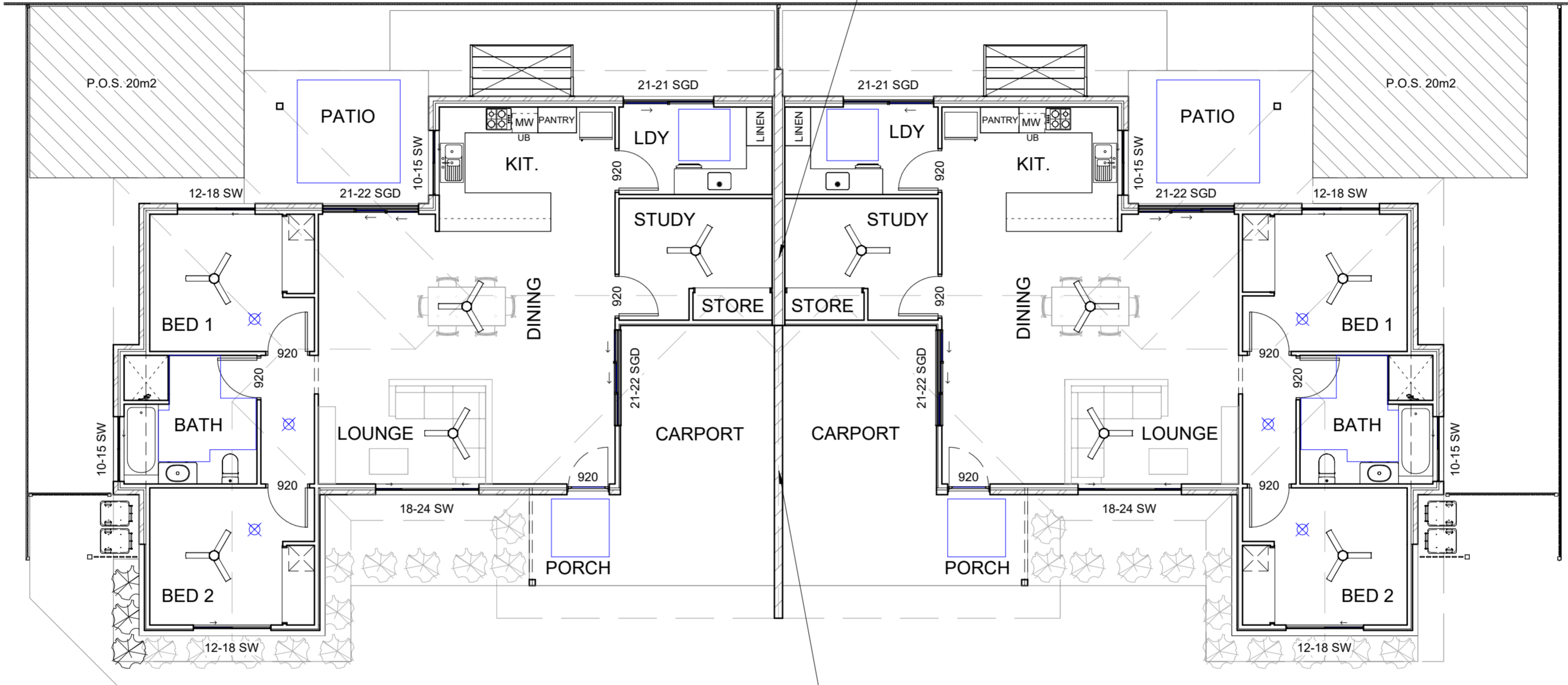
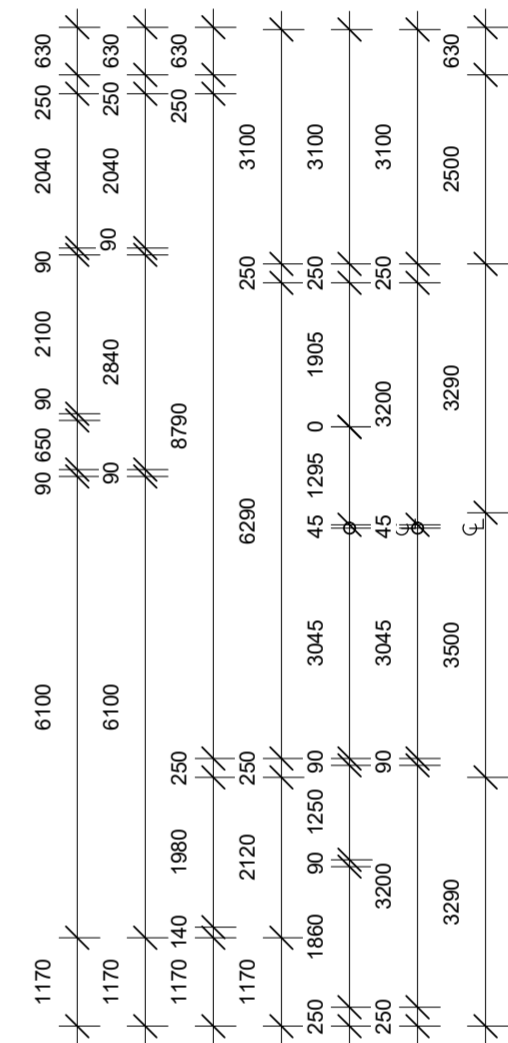
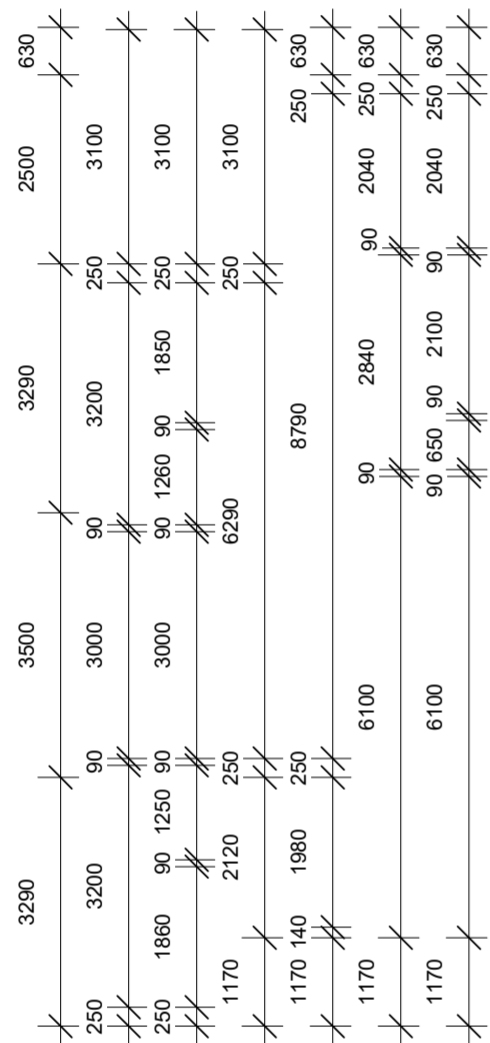
--- BEAM OVER
 ○ SHS POST
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 SOUND CHECK PLASTERBOARD EITHER SIDE
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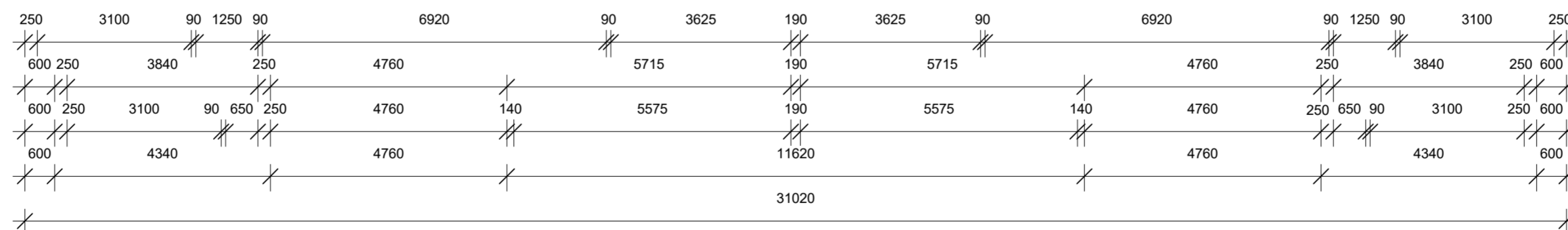


NOTE:
 ALL ENTRY DOORS & GARAGE DOOR TO BE STEP FREE AT ENTRY OR MAX. 5mm SILL HEIGHT IF LIP IS ROUNDED. PROVIDE THRESHOLD RAMP IF SILL EXCEEDS THIS

ENGINEER DESIGNED CORE FILLED CONCRETE BLOCK WALLS 60/60/60

FLOOR AREAS

Unit 1 Living Area	123.7 m ²
Unit 2 Living Area	123.7 m ²
Unit 1 Carport Area	22.7 m ²
Unit 2 Carport Area	22.7 m ²
Unit 1 Patio Area	13.3 m ²
Unit 2 Patio Area	13.3 m ²
Unit 1 Porch Area	4.2 m ²
Unit 2 Porch Area	4.2 m ²
Porch Area	4.1 m ²
Grand total	331.9 m ²



⊗ SMOKE ALARMS TO BE IN ACCORDANCE WITH AS3786-2014

1 FLOOR PLAN
 1 : 100

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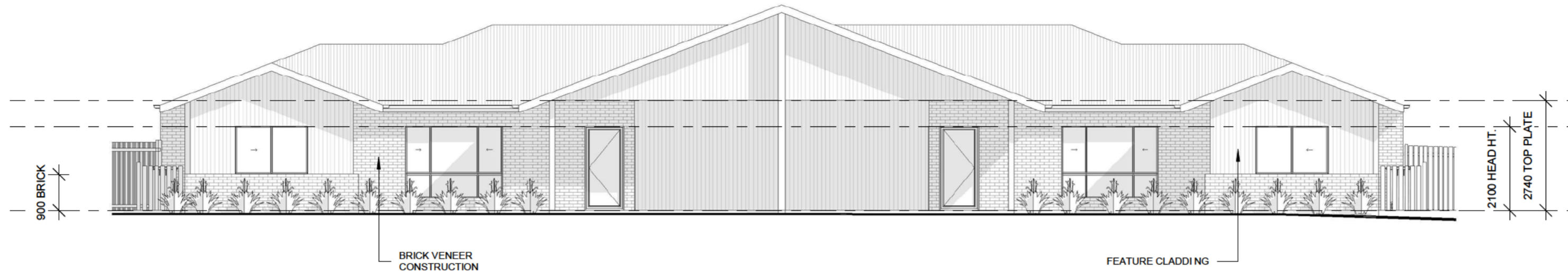
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1E	CONCEPTUAL PLANS	05-03-2026	TN

PROJECT: DUPLEX RESIDENCE
 CLIENT: DARRIN KEFFORD
 SITE ADDRESS: 58 KINGARROY STREET KINGARROY

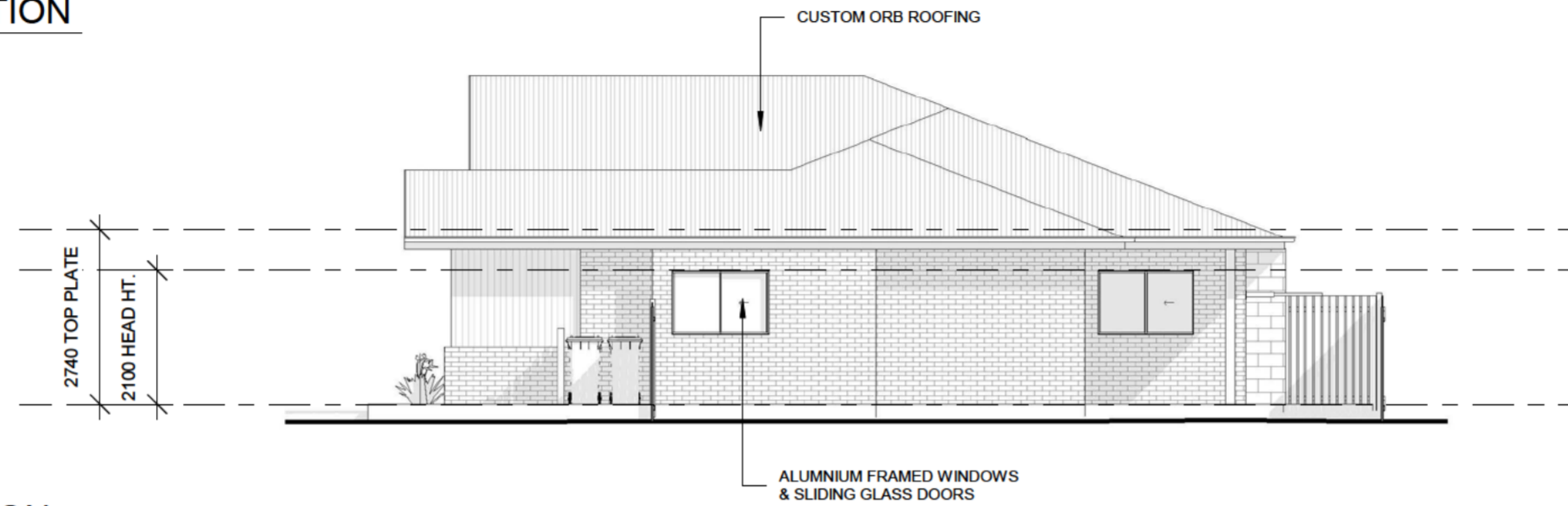
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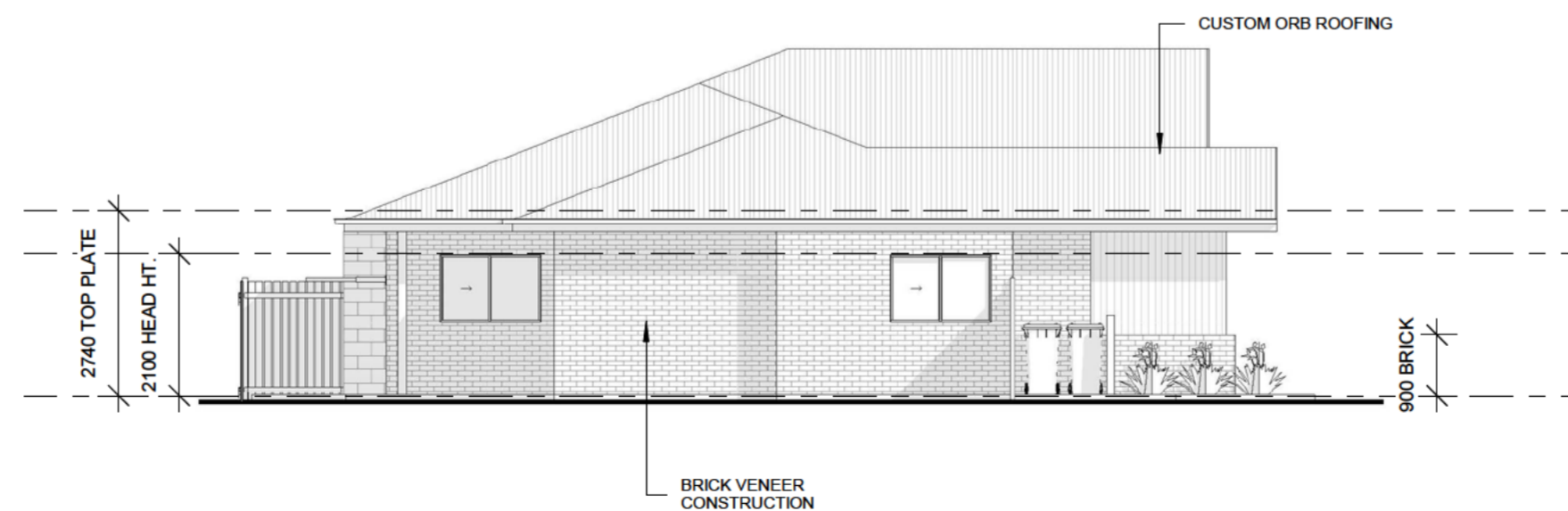
2 NORTHERN ELEVATION
1:100



3 WESTERN ELEVATION
1:100



4 SOUTHERN ELEVATION
1:100



5 EASTERN ELEVATION
1:100

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CLIENT: DARRIN KEFFORD
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NEW RESIDENCE

DARRIN KEFFORD

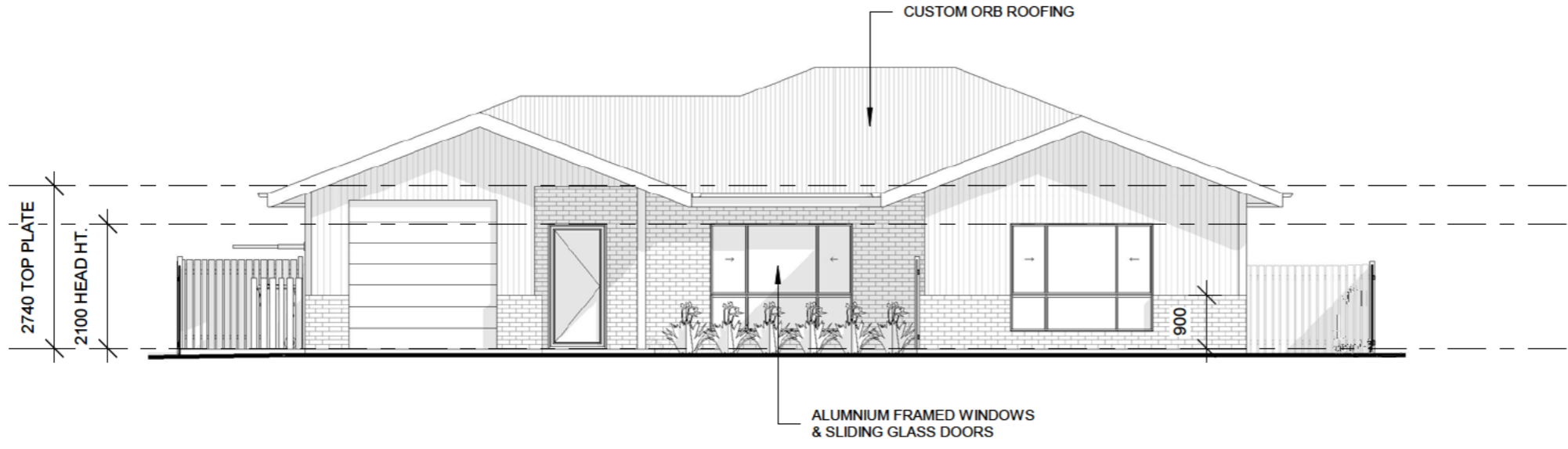
58 KINGAROY STREET
KINGAROY



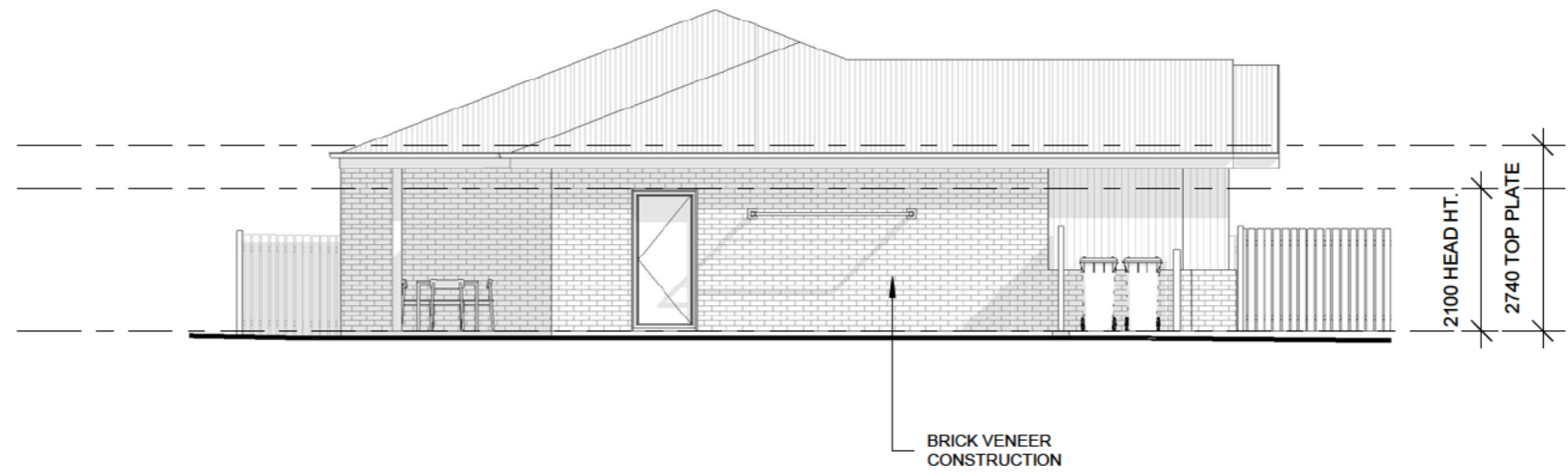
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2 WESTERN ELEVATION
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3 NORTHERN ELEVATION
1 : 100

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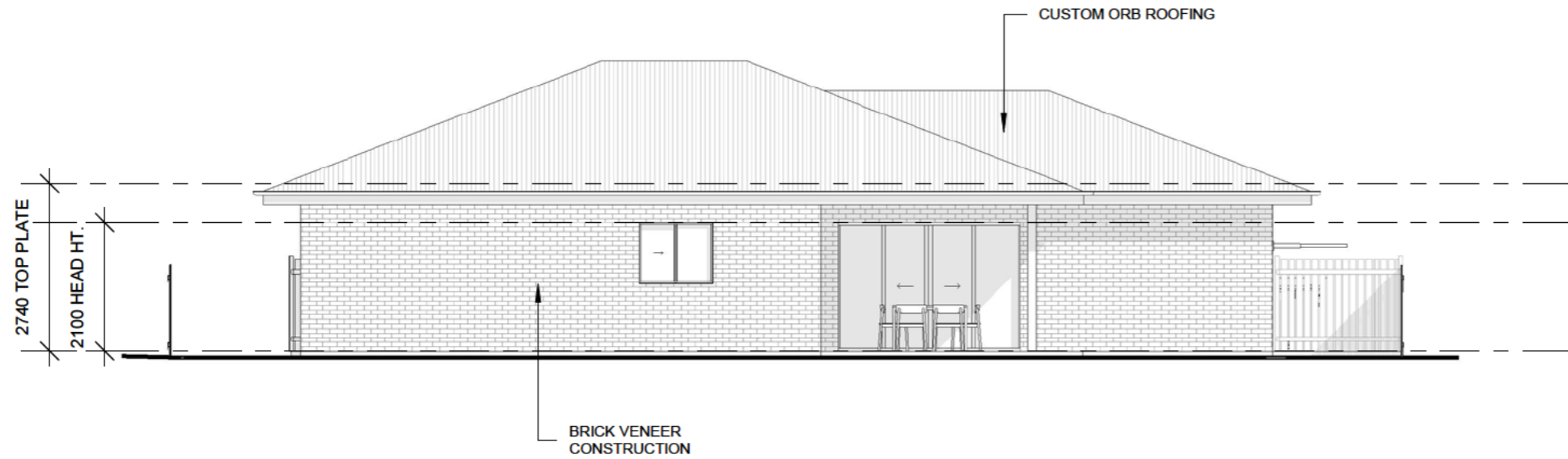
PROJECT: NEW RESIDENCE

CLIENT: DARRIN KEFFORD
SITE ADDRESS: 58 KINGAROY STREET KINGAROY

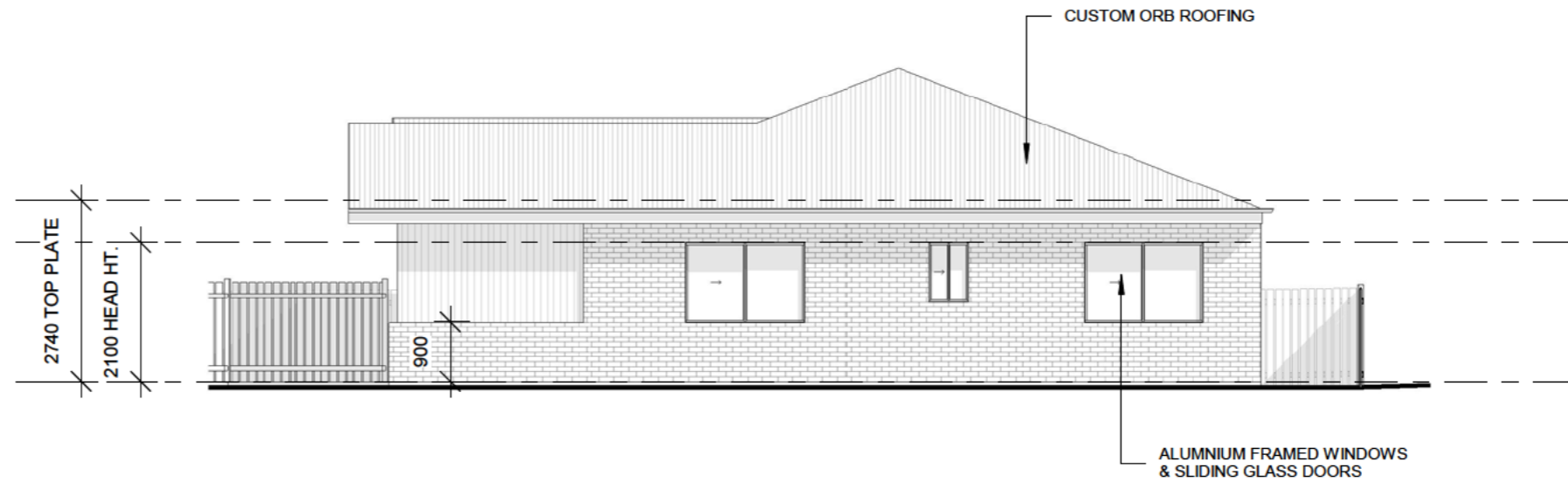
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4 EASTERN ELEVATION
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5 SOUTHERN ELEVATION
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PROJECT: NEW RESIDENCE
CLIENT: DARRIN KEFFORD
SITE ADDRESS: 58 KINGAROY STREET KINGAROY

BUILDER:

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RESIDENTIAL DEVELOPMENT

DARRIN KEFFORD

58 KINGAROY STREET
KINGAROY

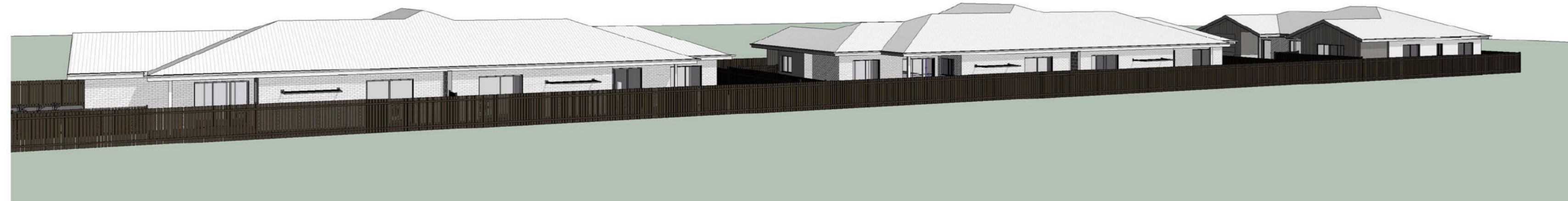
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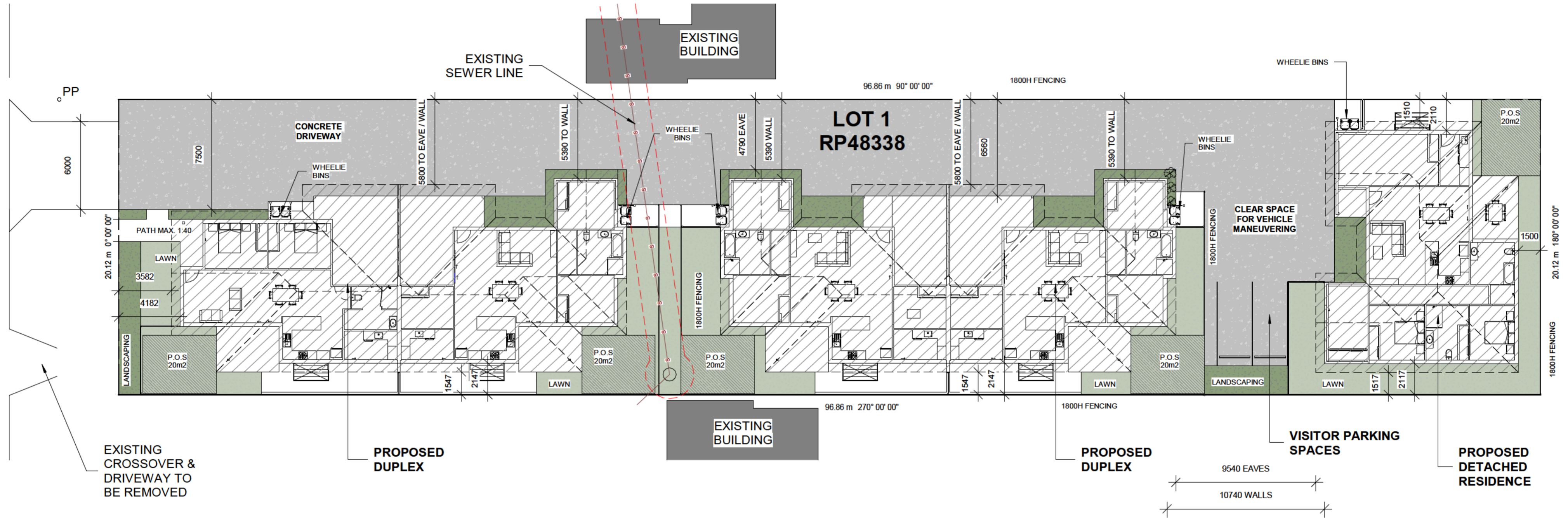
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KINGAROY STREET



PROPERTY DETAILS	
Lot No.	1
Suburb.	KINGAROY
Plan.	RP48338
Parish.	BOONENNE
County.	FITZROY
Council	South Burnett Regional Council
Zone	Low Density Residential

NOTES: GENERAL

- BUILDING SETBACKS SHOWN ARE TO BE CONFIRMED ON SITE BY SURVEYOR PRIOR TO BUILDING APPROVAL/CONSTRUCTION
- CONTOURS AND LEVELS SHOWN ARE APPROXIMATE ONLY. PLOTTED FROM COUNCIL RECORDS AND MAY VARY ON SITE



1 SITE PLAN
1 : 200

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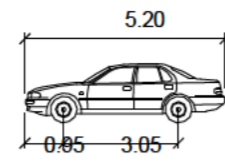
ISSUE	DESCRIPTION	DATE	AUTHOR
1F	CONCEPTUAL PLANS	27-03-2026	TN

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CLIENT: DARRIN KEFFORD
SITE ADDRESS: 58 KINGAROY STREET KINGAROY

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SCALE:	1 : 200
JOB No:	26-02-TN
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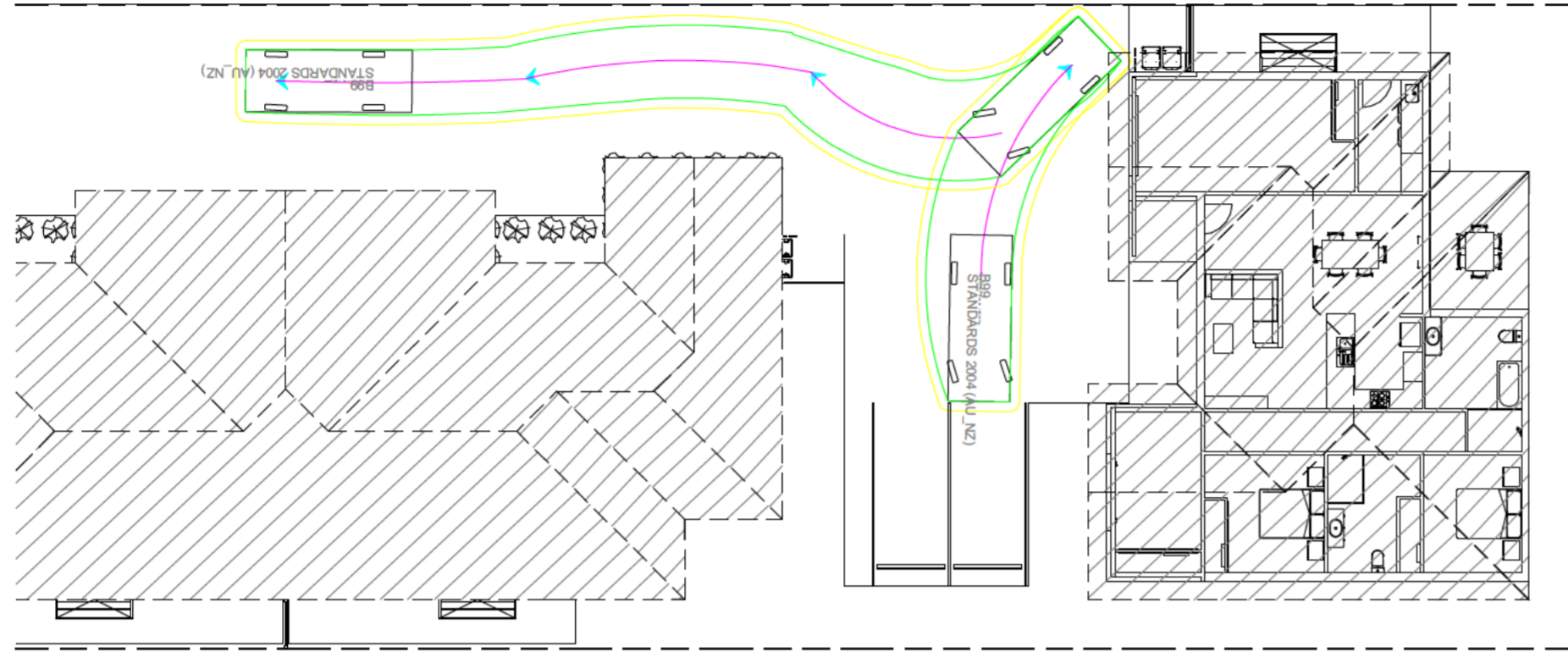
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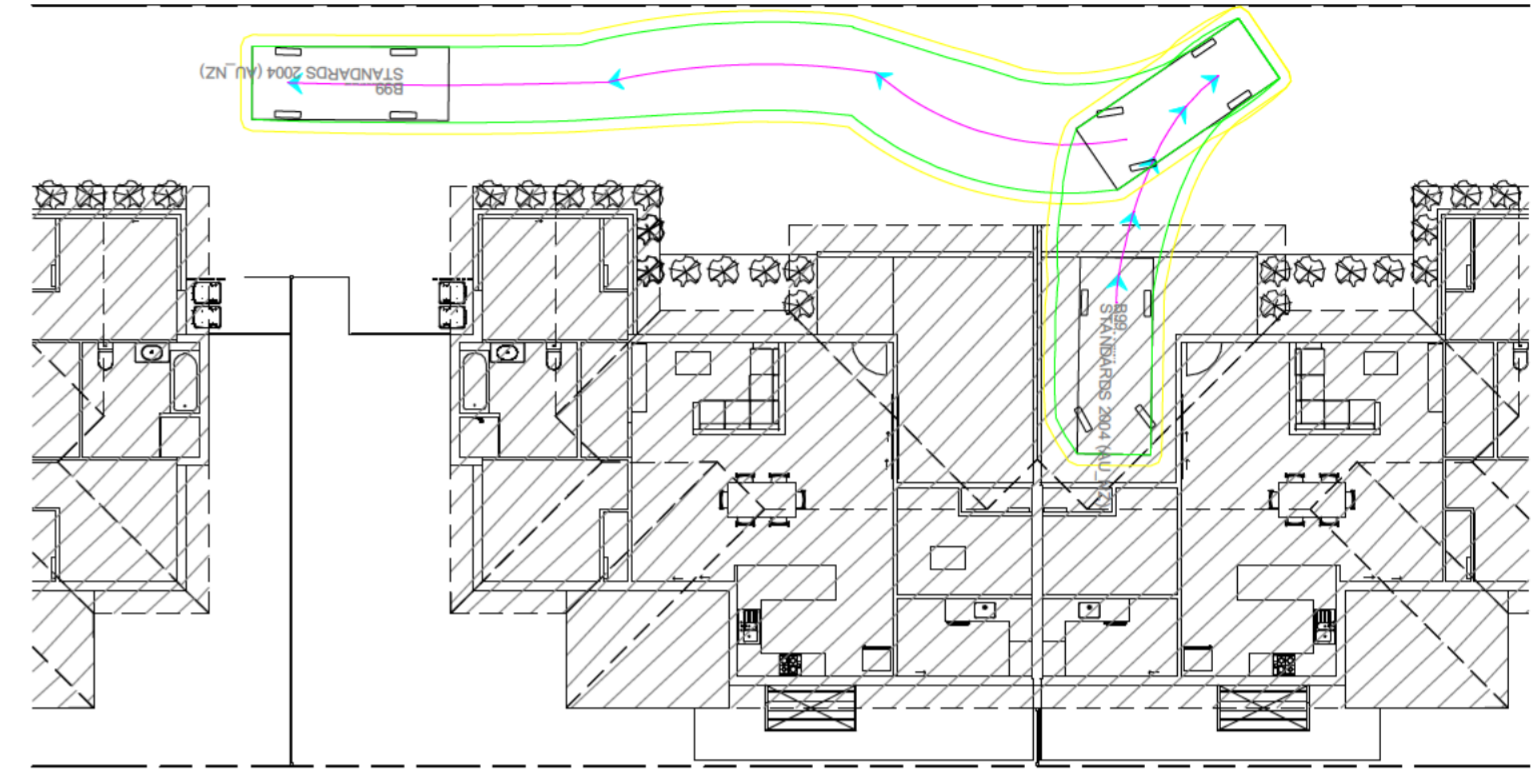


B99

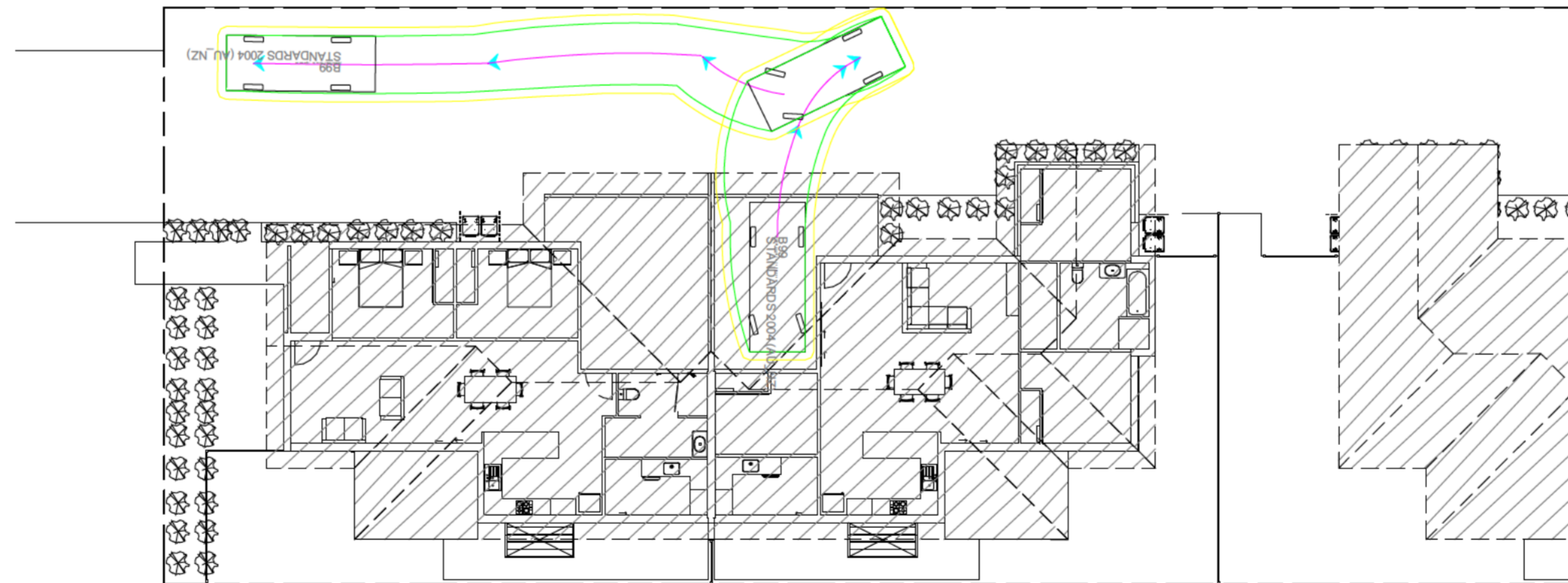
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Steering Angle	: 33.92 deg



2 VEHICLE TURNING PLAN - B99 - REAR PARKING
1 : 200



3 VEHICLE TURNING PLAN - B99 - GARAGE
1 : 200



4 VEHICLE TURNING PLAN - B99 - FRONT PARKING
1 : 200

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



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