



AGENDA

Liveability, Governance and Finance Standing Committee Meeting Wednesday, 9 August 2023

I hereby give notice that a Meeting of the Liveability, Governance and Finance Standing Committee will be held on:

Date: Wednesday, 9 August 2023

Time: 9:00am

**Location: Warren Truss Chamber
45 Glendon Street
Kingaroy**

**Mark Pitt PSM
Chief Executive Officer**

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In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

- 1 OPENING**
- 2 LEAVE OF ABSENCE / APOLOGIES**
- 3 RECOGNITION OF TRADITIONAL OWNERS**
- 4 DECLARATION OF INTEREST**

5 DEPUTATIONS/PETITIONS

5.1 DEPUTATION - MARIETTA - SOUTH BURNETT SUPPORT ALLIANCE

File Number: 09/08/2023

Author: Executive Assistant

Authoriser: Chief Executive Officer

PRECIS

Deputation by Marietta – South Burnett Support Alliance

SUMMARY

Marietta will be addressing Council at 9:00am in relation to South Burnett Support Alliance.

BACKGROUND

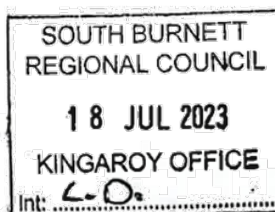
Nil

ATTACHMENTS

- 1. South Burnett Support Alliance - Request to Address Council**



South Burnett
Regional Council



RECEIVED
18 JUL 2023

Directorate: Corporate Services

Request to Address Council

To allow members of the public an opportunity to address Council on matters of concern, the Council has decided to set aside a maximum of 15 minutes at the start of each General Meeting, for this purpose. The matter must be one of public interest related to local government and it is to be a submission to Council. Council will not enter into a question and answer session.

Rules have been adopted so that the session will run smoothly, to the maximum benefit of all concerned.

The rules are:-

1. The session is for a maximum of 15 minutes, with a maximum of three speakers per session. It is advisable to notify the Chief Executive Officer beforehand of the wish to address Council, as the first to indicate will receive first priority and so on.
2. The right of any individual to address Council during the public session is at the absolute discretion of the Council.
3. The session is under the control of the person chairing the meeting. A person making a submission must cease talking if and when required by the Chair.
4. A person addressing the Council must stand and act and speak with decorum and frame any remarks in respectful and courteous language.
5. The Chair may require a person to cease making the submission if an address or comment is irrelevant, offensive or unduly long.

Please note that unless specifically requested by the Chair, a person may not address the Council from the public gallery other than at the public session and in accordance with the rules referred to above.

Name of Person/s Addressing Council:

MARIETTA WETZIG

Contact Phone Numbers:

0418 156 547 / 4163 6236

Postal Address:

420 HOBBS P.O. BOX 288

KINGAROY Q 4610

Please attach a detailed statement outlining the reasons why you are requesting to address Council.

By signing below you are acknowledging that you have read and understood the conditions outlined in this document.

Applicant Signature:

Office use only:

Approved by Mayor:

Approved by Chief Executive Officer:

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South Burnett Support Alliance Inc
PO Box 288, KINGAROY Q 4610
www.supportalliance.org.au

secretary@supportalliance.org.au

17th July 2023

STATEMENT OUTLINING WHY WE WISH TO ADDRESS COUNCIL

The South Burnett Support Alliance wishes to address Council because:

We wish to persuade Council to use its power to acquire assets that are in the communities' interests.

This Council has the power to support initiatives that can alleviate the stresses in our South Burnett region, which statistically has one of the worst levels of low demographics and social hardship in this State.

That power can be used to acquire the Old Community Health Building in Glendon Street. We wish to persuade the council to do just that.

That building, with its basic layout and central location allows organisations such as ours, to provide a "grassroots" level of assistance to people and refer them, as appropriate, to specialist professional support, whilst offering a homely place to have a cuppa or food, and chat to peers.

Similar models around the nation have been highly beneficial within their communities.

The SBRC has already recognised this need by providing us with a grant to set up the Community Food Project for free lunches on a Sunday, and to obtain professional assistance to develop a business plan for South Burnett Support Alliance.

A handwritten signature in blue ink, appearing to read "Marietta Wetzig".

Marietta Wetzig
Secretary SBSA

6 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

6.1 MINUTES OF THE LIVEABILITY, GOVERNANCE AND FINANCE STANDING COMMITTEE MEETING HELD ON 12 JULY 2023

File Number: 09-08-2023

Author: Executive Assistant

Authoriser: Chief Executive Officer

OFFICER'S RECOMMENDATION

1. That the Minutes of the Liveability, Governance and Finance Standing Committee Meeting held on 12 July 2023 be received and the recommendations therein be adopted.

ATTACHMENTS

1. Minutes of the Liveability, Governance and Finance Standing Committee Meeting held on 12 July 2023



MINUTES

Liveability, Governance and Finance Standing Committee Meeting

Wednesday, 12 July 2023

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**MINUTES OF SOUTH BURNETT REGIONAL COUNCIL
LIVEABILITY, GOVERNANCE AND FINANCE STANDING COMMITTEE MEETING
HELD AT THE WARREN TRUSS CHAMBER, 45 GLENDON STREET, KINGAROY
ON WEDNESDAY, 12 JULY 2023 AT 9:00AM**

PRESENT:

Councillors:

Cr Jane Erkens, Cr Danita Potter (via teams), Cr Kirstie Schumacher, Cr Kathy Duff, Cr Scott Henschen

Council Officers:

Mark Pitt (Chief Executive Officer), Darryl Brooks (Acting General Manager Liveability), Susan Jarvis (General Manager Finance & Corporate), Kevin Searle (Manager Works), Kerri Anderson (Manager Finance & Sustainability), Rebecca Bayntun (Manager Corporate, Governance & Strategy), Louise Reidy (Strategic Procurement Coordinator), Tiarna Hurt (Executive Assistant).

1 OPENING

Cr Schumacher opened the meeting and welcomed all attendees.

Cr Erkens wished a Happy 100th Birthday to Eileen Horn.

Cr Duff offered prayers to the Otto family on the passing of Mayor Otto's mother Pauline, with a minute of silence.

2 LEAVE OF ABSENCE / APOLOGIES

APOLOGY

COMMITTEE RESOLUTION 2023/1

Moved: Cr Kirstie Schumacher

Seconded: Cr Kathy Duff

That the apology received from Mayor Otto and Cr Jones be accepted and leave of absence granted.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

3 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Cr Duff acknowledged the traditional custodians of the land on which the meeting took place.

4 DECLARATION OF INTEREST

I, Cr Kirstie Schumacher inform this meeting that I have a declarable conflict of interest in relation to Item **16.2 – Legal Update – Update on Planning Matters before the Planning and Environment Court - 2**

The nature of my interest is as follows:

This declarable conflict of interest arises due to a close personal relationship whereby my sister lives in close proximity to the proposed tower and I currently housesit at property only a few kilometres away.

I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on.

I, Cr Scott Henschen inform this meeting that I have a declarable conflict of interest in relation to Item **16.2 – Legal Update – Update on Planning Matters before the Planning and Environment Court - 2**

The nature of my interest is as follows:

This declarable conflict of interest arises due to a close personal relationship with my brother in living in close proximity to the proposed tower.

I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on.

I, Cr Danita Potter inform this meeting that I have a declarable conflict of interest in relation to Item **16.2 – Legal Update – Update on Planning Matters before the Planning and Environment Court - 2**

The nature of my interest is as follows:

This declarable conflict of interest arises due to a close personal relationship whereby my husband is a member of the pistol club which is in close proximity to the proposed tower.

I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on.

MOTION

COMMITTEE RESOLUTION 2023/2

Moved: Cr Kirstie Schumacher

Seconded: Cr Jane Erkens

That due to lack of quorum for Item **16.2 – Legal Update – Update on Planning Matters before the Planning and Environment Court – 2** Council defer the matter to a later meeting.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

5 DEPUTATIONS/PETITIONS

Nil

6 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

6.1 MINUTES OF THE LIVEABILITY, GOVERNANCE AND FINANCE STANDING COMMITTEE MEETING HELD ON 14 JUNE 2023

COMMITTEE RESOLUTION 2023/3

Moved: Cr Scott Henschen

Seconded: Cr Jane Erkens

That the Minutes of the Liveability, Governance and Finance Standing Committee Meeting held on 14 June 2023 be received.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

7 PORTFOLIO - CORPORATE GOVERNANCE & STRATEGY, PEOPLE & CULTURE, COMMUNICATION & MEDIA, FINANCE & SUSTAINABILITY, ICT & BUSINESS SYSTEMS, COMMUNITY REPRESENTATION AND ADVOCACY, 2032 OLYMPICS & PARALYMPICS

7.1 CORPORATE, GOVERNANCE & STRATEGY, PEOPLE & CULTURE, COMMUNICATIONS/MEDIA, FINANCE & SUSTAINABILITY, ICT & BUSINESS SYSTEMS, COMMUNITY REPRESENTATION & ADVOCACY AND 2032 OLYMPICS & PARALYMPICS PORTFOLIO REPORT

COMMITTEE RESOLUTION 2023/4

Moved: Cr Danita Potter

Seconded: Cr Kathy Duff

That Mayor Otto's Corporate, Governance & Strategy, People & Culture, Communications/Media, Finance & Sustainability, ICT & Business Systems, Community Representation & Advocacy and 2032 Olympics & Paralympics Portfolio Report to Council be received.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

7.2 CONTRACTUAL ARRANGEMENTS OVER \$200,000 FOR 2022/2023

COMMITTEE RESOLUTION 2023/5

Moved: Cr Scott Henschen

Seconded: Cr Kathy Duff

That this report be received for information.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

8 CORPORATE GOVERNANCE & STRATEGY

8.1 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL ELECTRONIC SIGNATURES POLICY - STRATEGIC035

COMMITTEE RESOLUTION 2023/6

Moved: Cr Jane Erkens

Seconded: Cr Danita Potter

That the Committee recommends to Council:

That the South Burnett Regional Council Electronic Signatures Policy – Strategic035 be adopted as presented.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

8.2 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL GIFTS AND BENEFITS POLICY - STRATEGIC002

COMMITTEE RESOLUTION 2023/7

Moved: Cr Jane Erkens

Seconded: Cr Danita Potter

That the Committee recommends to Council:

That the South Burnett Regional Council Gifts and Benefits Policy – Strategic002 be adopted as presented.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

8.3 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL INFORMATION MANAGEMENT RECORDKEEPING POLICY - STATUTORY039

COMMITTEE RESOLUTION 2023/8

Moved: Cr Jane Erkens
Seconded: Cr Scott Henschen

That the Committee recommends to Council:

That the South Burnett Regional Council Information Management Recordkeeping Policy – Statutory039 be adopted as presented.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

8.4 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL CORPORATE RISK AND AUDIT ADVISORY COMMITTEE POLICY - STATUTORY022

COMMITTEE RESOLUTION 2023/9

Moved: Cr Jane Erkens
Seconded: Cr Danita Potter

That the Committee recommends to Council:

That the South Burnett Regional Council Corporate Risk and Audit Advisory Committee Policy – Statutory022 be adopted as presented.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

8.5 NOTICE TO REPEAL SOUTH BURNETT REGIONAL COUNCIL TRADING ON LOCAL GOVERNMENT CONTROLLED AREAS, FACILITIES & ROADS POLICY - STATUTORY023

COMMITTEE RESOLUTION 2023/10

Moved: Cr Scott Henschen
Seconded: Cr Jane Erkens

That the Committee recommends to Council:

That the South Burnett Regional Council Trading on Local Government Controlled Areas, Facilities & Roads Policy – Statutory023 be repealed.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

8.6 LGAQ 126TH ANNUAL CONFERENCE: MOTION REQUEST

COMMITTEE RESOLUTION 2023/11

Moved: Cr Scott Henschen

Seconded: Cr Jane Erkens

That the committee recommend to Council:

1. That South Burnett Regional Council resolves to submit the following motions to the 2023 Local Government Association of Queensland Annual Conference
 - a. Transfer of State Government Reserves to Local Authorities where requested to allow for a more cost-effective transition to freehold and/or broader use.
 - b. Domestic violence support for both men and women.
 - c. Water for the South Burnett Region area.
 - d. Support for rural GP's and support for more GP's.
 - e. Help communities with Bat issues.
 - f. Funding for Arts in rural areas.
 - g. Coal mines and renewable companies pay to communities - the Clean Energy Council has some clear guidelines for community funding models, reflective of the megawatts renewable energy projects generate. Council's to receive a portion of this funding to invest in community infrastructure in partnership with the impacted communities.
 - h. Housing and homelessness.
 - i. Help communities with gambling issues.
 - j. That the State Government change the legislation back to what it was before 1992 so that water is deemed as an essential service.
 - k. Currently it is at full cost recovery and under the environmental protection act and a lot of other legislation and acts that make it cost prohibitive to build dams or weirs. Changing it to an essential service and those problems & costs go away.
 - l. That the State Government makes an agreement through the National Cabinet to allow the Federal Government to build water infrastructure in the Nationals interests.
 - m. That the State Government introduce the reforms that came out of the enquiry into the Independent Assessor and Councillor conduct complaints system.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

9 FINANCE & SUSTAINABILITY

9.1 22/23 EOFY STOCKTAKE

COMMITTEE RESOLUTION 2023/12

Moved: Cr Kathy Duff
Seconded: Cr Jane Erkens

That Council receive this report for information

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

Attendance:

At 10.00am, General Manager Finance and Corporate, Susan Jarvis entered the meeting via teams.

9.2 AMENDMENT TO FEES AND CHARGES

COMMITTEE RESOLUTION 2023/13

Moved: Cr Kirstie Schumacher
Seconded: Cr Danita Potter

That the committee recommend to Council:

That the 2023/24 Fees and Charges be amended to the following:

1. Acceptance of fridges, freezers, water heat pump systems etc (degassing) be reduced to \$10.00 each; and
2. Acceptance of tractor tyres which are contaminated or are on a rim be increased to \$260.00 each.
3. At the Murgon, Nanango and Wondai landfills:
 - a. Tyres – motorcycles be charged \$6.00 each
 - b. Tyres – Car be charged at \$10.50 each
 - c. Tyres – tractor be charged at \$129.50 each.
4. That the amended fees take effect as of 1 August 2023.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

9.2.1 QUESTION ON NOTICE - TOUR OF WASTE FACILITIES

Question on Notice from Cr Schumacher.

Can we organise a tour of the Waste Facilities within the South Burnett?

10 PORTFOLIO - COMMUNITY DEVELOPMENT, ARTS & HERITAGE AND LIBRARY SERVICES

10.1 COMMUNITY DEVELOPMENT, ARTS & HERITAGE AND LIBRARY SERVICES PORTFOLIO REPORT

COMMITTEE RESOLUTION 2023/14

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That Cr Potter's Community Development, Arts & Heritage and Library Services Portfolio Report to Council be received for information.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

10.2 COMMUNITY AND LIFESTYLE OPERATIONAL UPDATE

COMMITTEE RESOLUTION 2023/15

Moved: Cr Scott Henschen

Seconded: Cr Jane Erkens

That the Community and Lifestyle Operational Update be received.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

11 COMMUNITY DEVELOPMENT (HEALTH, YOUTH, SENIOR CITIZENS)

11.1 TRUSTEE LEASE - NANANGO & DISTRICT NETBALL ASSOCIATION INC

COMMITTEE RESOLUTION 2023/16

Moved: Cr Jane Erkens

Seconded: Cr Scott Henschen

That the Committee recommend to Council that:

1. That South Burnett Regional Council resolves that the exception in *Local Government Regulation 2012 section 236 (1)(b)(ii)* applies to Council for the disposal by way of grant of a Lease of the valuable non-current asset which is Lease A on Lot 212 on Crown Plan FY2647, to the Nanango & District Netball Association Inc.
2. South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the Lease between Council and Nanango & District

Netball Association Inc. on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

ADJOURN MORNING TEA

COMMITTEE RESOLUTION 2023/17

Moved: Cr Scott Henschen

Seconded: Cr Kirstie Schumacher

That the meeting adjourn for morning tea.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

RESUME MEETING

COMMITTEE RESOLUTION 2023/18

Moved: Cr Kirstie Schumacher

Seconded: Cr Scott Henschen

That the meeting resume at 10:34am.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

Attendance:

At the resumption of the meeting, General Manager Finance & Corporate Susan Jarvis was not present via teams.

At the resumption of the meeting, Strategic Procurement Coordinator Louise Reidy was not present.

12 PORTFOLIO - TOURISM & VISITOR INFORMATION CENTRES, SPORT & RECREATION AND COMMERCIAL ENTERPRISES

12.1 TOURISM & VIC'S, SPORT & RECREATION AND COMMERCIAL ENTERPRISES PORTFOLIO REPORT

COMMITTEE RESOLUTION 2023/19

Moved: Cr Jane Erkens

Seconded: Cr Scott Henschen

That Cr Erken's Tourism & VIC's, Sport & Recreation and Commercial Enterprises Portfolio Report. to Council be received for information.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

13 PORTFOLIO - REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES, COMMUNITY & SOCIAL HOUSING

13.1 REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES AND COMMUNITY & SOCIAL HOUSING PORTFOLIO REPORT

COMMITTEE RESOLUTION 2023/20

Moved: Cr Kirstie Schumacher

Seconded: Cr Scott Henschen

That Cr Schumacher's Regional Development, Development Services and Community & Social Housing Portfolio Report to Council be received for information.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

13.2 PLANNING AND LAND MANAGEMENT OPERATIONAL UPDATE

COMMITTEE RESOLUTION 2023/21

Moved: Cr Kirstie Schumacher

Seconded: Cr Jane Erkens

That the Planning and Land Management Operational update be received for information.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

14 DEVELOPMENT SERVICES - (PLANNING, BUILDING, PLUMBING)

14.1 DELEGATED AUTHORITY REPORTS (1 JUNE 2023 TO 30 JUNE 2023)

COMMITTEE RESOLUTION 2023/22

Moved: Cr Jane Erkens

Seconded: Cr Scott Henschen

That the Delegated Authority report be received.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

14.2 LIST OF CORRESPONDENCE PENDING COMPLETION OF ASSESSMENT REPORT

COMMITTEE RESOLUTION 2023/23

Moved: Cr Scott Henschen

Seconded: Cr Kirstie Schumacher

That the List of correspondence pending completion of assessment report as of 30 June 2023 be received.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

15 QUESTIONS ON NOTICE

15.1 CUSTOMER SERVICE LEVELS

COMMITTEE RESOLUTION 2023/24

Moved: Cr Kirstie Schumacher

Seconded: Cr Jane Erkens

That the response to the question regarding Customer Service Levels raised by Councillor Kirstie Schumacher be received and noted.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

15.2 DIFFERENCE BETWEEN CLUBS & SHOWGROUNDS

COMMITTEE RESOLUTION 2023/25

Moved: Cr Kirstie Schumacher

Seconded: Cr Kathy Duff

That the response to the question regarding difference between clubs and showgrounds raised by Councillor Kirstie Schumacher be received and noted.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

Attendance:

At 10:54am, General Manager Finance and Corporate Susan Jarvis entered the meeting.

15.3 DROP IN LOCAL PURCHASING

COMMITTEE RESOLUTION 2023/26

Moved: Cr Kirstie Schumacher

Seconded: Cr Kathy Duff

That the response to the question regarding drop in local purchasing raised by Councillor Kathy Duff be received and noted.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

16 CONFIDENTIAL SECTION

COMMITTEE RESOLUTION 2023/27

Moved: Cr Kathy Duff
Seconded: Cr Jane Erkens

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 254J of the *Local Government Regulation 2012*:

16.1 Legal Update - Update on Planning Matters before the Planning and Environment Court - 1

This matter is considered to be confidential under Section 254J - e of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

Attendance:

At 10:58am, Cr Jane Erkens left the meeting.

At 11:01am, Cr Jane Erkens returned to the meeting.

COMMITTEE RESOLUTION 2023/28

Moved: Cr Jane Erkens
Seconded: Cr Kathy Duff

That Council moves out of Closed Council into Open Council.

In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 5/0

Attendance:

At 11:07am, Cr Danita Potter left the meeting.

16.1 LEGAL UPDATE - UPDATE ON PLANNING MATTERS BEFORE THE PLANNING AND ENVIRONMENT COURT - 1

COMMITTEE RESOLUTION 2023/29

Moved: Cr Kathy Duff
Seconded: Cr Jane Erkens

That the report be received.

In Favour: Crs Jane Erkens, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 4/0

Attendance:

At 11:08 am, Cr Danita Potter returned to the meeting.

17 CLOSURE OF MEETING

The Meeting closed at 11:10.

The minutes of this meeting were confirmed at the Liveability, Governance and Finance Standing Committee Meeting held on 9 August 2023.

.....
CHAIRPERSON

7 NOTICES OF MOTION

7.1 NOTICE OF MOTION - WONDAI RAIL CELEBRATION

File Number: 09/08/2023

I, Councillor, Kathy Duff, give notice that at the next Liveability, Governance and Finance Standing Committee of Council to be held on 9 August 2023, I intend to move the following motion:

MOTION

That the committee recommends to Council:

That Council provide \$2868.80 from the Community Grants August funding round for a plaque and time capsule to unveil as part of the town's 120 year celebration of the train coming to Wondai and that Council support their request for in-kind support of 1 marquee, 1 skip bin, 4 wheelie bins and 30 chairs.

RATIONALE

There is a committee that has formed under the auspice of the Wondai Lions Club to celebrate the 120 years of the rail coming to Wondai.

They are planning an event to unveil a plaque and a time capsule in Wondai near the clock and emu in Coronation Park. It is proposed to hold the function on September 14th, 2023, on the exact day 120 years later. when the rail first came to Wondai 120 years ago.

The plan has been discussed with the Parks and Gardens team and a spot for the plaque has been decided after a meeting on site with the committee and representatives from the Parks and Garden's team.

The committee formed after the February funding round and the August round will not line up with their event. They are seeking an out of rounds approval for their grant application so they can hold the event on the 14th of September and have the monument in place.

The time capsule would be opened again 30 years later the 150th Anniversary of the train coming to Wondai.

The request is outside of Council's Community Grants Program funding round, and they are also seeking some additional in-kind support.

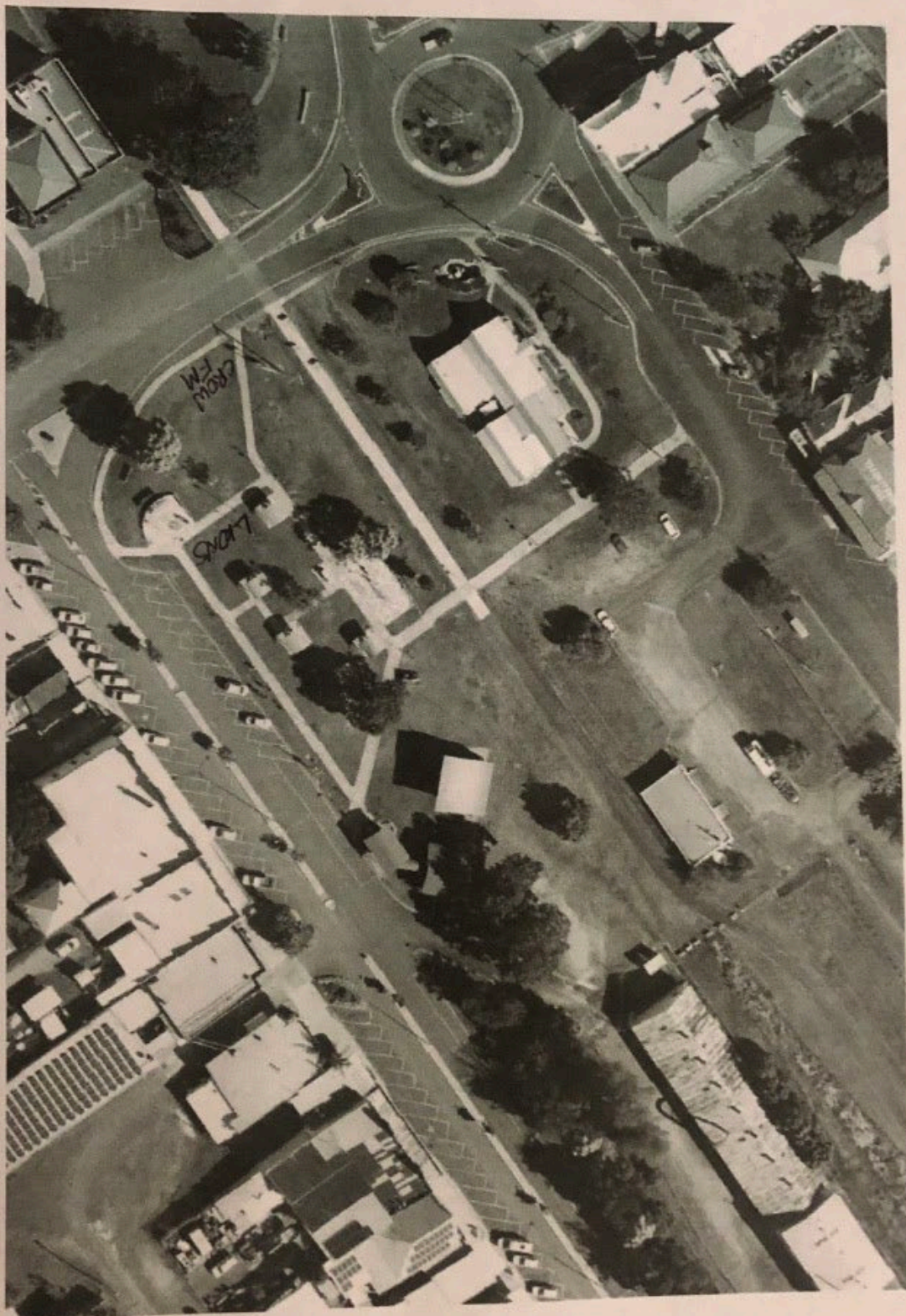
Details of the event, the in-kind request and the quote for the plaque are attached.

CORPORATE PLAN

ECI Develop and implement initiatives to enhance community parks, gardens and recreational facilities which may include; tree planting strategy, botanical gardens, and perennial (drought tolerant) shrubs and flower planting programme.

ATTACHMENTS

- 1. Map of Area being used**
- 2. Steaming Back to Wondai Flyer**
- 3. Plaque Design & Quote**
- 4. Steaming Back to Wondai Advertisement**
- 5. Use of Council Parkland/ Reserve Land**
- 6. Community Grants Program - In-Kind Sponsorship Form**



"STEAMING BACK TO WONDAI"

120 YEAR REUNION OF WONDAI & THE 1ST PASSENGER TRAIN

JOIN US IN CELEBRATING.....
THURSDAY 14TH SEPTEMBER, 2023
COMMENCING FROM 5PM, CORONATION PARK, WONDAI
WONDAI LIONS CLUB, WILL BE PROVIDING A FREE SAUSAGE SIZZLE
A MONUMENT & PLAQUE WILL BE PLACED IN THE PARK TO REPRESENT THIS
HISTORICAL EVENT.
A TIME CAPSULE WILL BE PLACED IN THE MONUMENT TO BE
RESURRECTED IN 30 YEARS TIME.....
IF YOU WOULD LIKE TO CONTRIBUTE TOWARDS THE CAPSULE PLEASE
CONTACT - NOEL SELWAY
selwayn428@gmail.com

ALL CHILDREN WHO ENTER THE COLOURING COMPETION FOR THE WONDAI SHOW ARE
ENCOURAGED TO COLLECT THEIR ENTRY AFTER THE SHOW.
ALL COLOURING IN IS TO BE DROPPED INTO THE WONDAI NEWSAGENTS NO LATER THAN 8TH
SEPTEMBER, SO IT CAN BE PLACED IN THE TIME CAPSULE!!



PROUDLY SUPPORTED
BY WONDAI LIONS



A HUGE
THANK YOU TO
SOUTH BURNETT
REGIONAL COUNCIL
FOR HELPING
FUND THIS PROJECT

A GREAT CATCH UP TO BE HAD

DINNER TO FOLLOW AT THE WONDAI DIGGERS CLUB
PLEASE RSVP TO THE -WONDAI DIGGERS CLUB BY
1ST SEPTEMBER 2023 (PLEASE STATE WONDAI REUNION)
WONDAI DIGGERS CLUB- 4168 5297
AMAZING MEMORABILIA WILL BE ON DISPLAY AT THE DIGGERS CLUB

[illegible]



The
120th Anniversary of the Establishment
of
Wondai



On Sunday evening 14th of September 1903, the first passenger train arrived at Wondai and with its arrival it can be safely said that the establishment of the township of Wondai was assured.



At the time of the train's arrival Wondai possessed the Mondure Hotel, while the Wondai Hotel was under construction. In addition at least six businesses had been established as well as a blacksmith's.

Surveying of allotments had been going on for some time and shortly after the arrival of the passenger train the first of them were sold.

Wondai was well on its way.

Jointly unveiled by a
Representative of Queensland Rail and
The Mayor
Councillor Brett Otto
South Burnett Regional Council



The Time Capsule

Retrieval date will be Sunday 14th September 2053.





CEO APPROVED FORM ID 2912226
Version 2 – May 2022
Community – Facilities and Parks

Use of Council Parkland / Reserve Land

PRIVACY COLLECTION NOTICE: South Burnett Regional Council collects your personal information for the purpose of processing this form and for use in any Council matters. Your personal information is handled in accordance with the Information Privacy Act 2009 and will only be disclosed to a third party as per the South Burnett Regional Council Information Privacy Policy. A hard copy of this electronic document is considered uncontrolled when printed.

Applicant/s details					
Company name		Wondai Lions Club			
Given/Surname		Dale Langley			
Address		Bunya Highway, Wondai, Qld. 4606. P.O. Box 250 WONDAL QLD 4606			
Contact phone		[REDACTED]		Email [REDACTED]	
I/We declare the information provided to be true and correct.					
Signature		[Signature]		Date 30-6-2023	
Event details					
Name of park or reserve		Coronation Park			
Street address of park / reserve		Mackenzie Street, Wondai 4606			
Type of function		Celebration - 120 years since the first passenger train arrived Wondai			
Name of event		Steaming Back to Wondai		Approx. number attending 150-200	
Dates required 14/09/2023		Start time 3pm am/pm		Finish time 6.30pm am/pm	
Access to power required?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Access to water required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will food / drink vendors be engaged for this event?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, please ensure a current or temporary food licence has been granted by South Burnett Regional Council.					
Attachments required for event					
<input checked="" type="checkbox"/> Copy of Public Liability Insurance		<input checked="" type="checkbox"/> Details sketch plan clearly showing a plan of the proposed area			
No approval will be granted if the above documentation has not been provided with application.					
Lodgement					
Please return your completed form to the following address, or email info@sbrc.qld.gov.au for enquiries, please contact (07)4189 9100 South Burnett Regional Council PO Box 336, Kingaroy Qld 4610					
Office Use Only					
Application approved		<input type="checkbox"/> Yes <input type="checkbox"/> No			
Signature		[REDACTED]		Date	



CEO APPROVED FORM: 2996179
Version 7 - February 2023
Liveability - Community & Lifestyle

Community Grants Program – In-Kind Sponsorship Application Form

PRIVACY COLLECTION NOTICE: South Burnett Regional Council collects your personal information for the purpose of processing this form and for use in any Council matters. Your personal information is handled in accordance with the Information Privacy Act 2009 and will only be disclosed to a third party as per the South Burnett Regional Council Information Privacy Policy. A hard copy of this electronic document is considered uncontrolled when printed.

- This is a cover sheet and summary. Attachments are required.
- You must provide Council with a minimum of four (4) weeks' notice for requested services.
- All In-Kind Services provided by Council are dependent on operational priorities, availability or resources and overall annual budget allocation.
- Applications can be made throughout the financial year.

Grant program	
In-Kind Sponsorship up to \$2000	Quantity required (if applicable)
<input checked="" type="checkbox"/> Supply of gazebo marquee imprinted with Council's branding	1
<input type="checkbox"/> Supply of minor works	
<input type="checkbox"/> Supply of road signage and barriers	
<input checked="" type="checkbox"/> Supply of skip bins (Council only has 10m3 skip bins)	1
<input checked="" type="checkbox"/> Supply of wheelie bins	4
<input type="checkbox"/> Supply of trestle tables	
<input checked="" type="checkbox"/> Supply of chairs	30
Applicant/Organisation	
Organisation name	Wondai Lions Club
Name of contact person	Dale Langley
Postal address	PO Box 250, Wondai Qld 4606
Contact phone	
Mobile	
Email address	
Website address (if applicable)	
Is your organisation non-profit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
What year was your organisation established?	1957
How many members does your organisation have?	9
Approximately how many people access your organisation facilities/services annually?	Approx. 5000

Community Grants Program

Page 1 of 3

Activity/Event	
Describe the Activity/Event why funding is requested	
Activity/event name	Steaming Back to Wondai
Short description	This event will celebrate 120 years since the first passenger train arrived in Wondai.
A monument with a time capsule will be installed in Coronation Park, Wondai. In 30 years time, the time capsule will be retrieved to celebrate 150 years.	
How will this activity/event benefit the community?	The safe arrival of the first passenger train on Sunday evening of 14 September 1903 saw the establishment of the township of Wondai. A community event to celebrate not only the arrival of the train but also to celebrate Wondai with the Wondai Lions Club proudly supporting this event with a free sausage sizzle.
Start/End date of activity/event commencement of project	
Start date	14/09/2023
End date	14/09/2023
What In-Kind is required? (Please list in detail what is required)	
The supply of the 1 x gazebo, 1 x skip bin, 4 x wheelie bins, 30 x chairs and 1 x lectern will greatly assist with the celebrations. This gazebo and chairs will ensure that the dignitaries present as well as members of the community will be comfortable. The lectern will assist any speaker to address the event. The skip and wheelie bins will assist with the tidiness and cleanliness of our town.	
Are the above items requested to be delivered and collected?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Delivery address	Coronation Park Wondai, 52 Mackenzie Street, Wondai
Delivery date	14/09/2023 - time of delivery 3pm
Collection date	14/09/2023 - time of collection 6.30pm
Contact name on site	Julie Lohmann
Location – Must be within the boundaries of the South Burnett Regional Council area	
Physical address (site of activity/event)	52 Mackenzie Street, Wondai - Coronation Park
Delivery to near Charlotte the Ernu and the town clock.	
Supporting documents – Please attach all requested supporting documents as these are mandatory for assessment.	
<input checked="" type="checkbox"/> I have not applied for other funding in the Community grants program for this activity/event in this financial year. <input checked="" type="checkbox"/> Financial statements (most recent) <input type="checkbox"/> Other relevant supporting documentation (please list) <ol style="list-style-type: none"> 	
Please note: The above documents help to demonstrate the need and benefit to the Community.	

Community Grants Program

Page 2 of 2

7.2 NOTICE OF MOTION - DOG HOBBYISTS AND DOG EXHIBITORS

File Number: 09/08/2023

I, Councillor Kathy Duff, give notice that at the next Liveability, Governance and Finance Standing Committee of Council to be held on 9 August 2023, I intend to move the following motion:

MOTION

That committee recommends to council that:

Council introduces a permit system for Hobbyist Breeders and Dog Exhibitors with the following conditions:

- Hobbyist Breeder and Dog Exhibitor is defined by a person on more than 4.5 acres (18200 square metres) with 12 or less dogs who breeds or exhibits for non-commercial purposes.
- This permit would allow for registration of up to 12 dogs for a period of 12 months.
- The registrations would be updated yearly.
- Each dog registration would cost the same as what is listed on current schedule of fees to be capped at \$240 for total of 12 dogs.
- This permit can only be given to a person who holds a current financial Nanango Kennel Club membership or Burnett Kennel club membership and Dogs Queensland membership.
- A yearly permit fee of \$250 would be charged.
- Conditions for maintaining a permit are that the permit holder must remain compliant with Dogs QLD rules and regulations and have no unresolved complaints with South Burnett Regional Council.

RATIONALE

Members of the Nanango Kennel Club came to a recent Council Community Engagement Day. They pointed out that the issue around Hobbyist Breeders and Dog Exhibitors and their ability to breed and the number of dogs allowed has been compromised by the current local laws. The Local Law review will take a long time to change. This issue was raised when Council first became amalgamated and has been an ongoing issue. The Nanango Kennel Club have come up with this proposal since our Community Engagement Day.

CORPORATE PLAN

GR8 Support and advocate for appropriate growth and development with responsive planning schemes, processors, customer service and other initiatives.

NOTE:

The following is a previously adopted resolution of Council that is currently being actioned:

13.1 ANIMAL MANAGEMENT

RESOLUTION 2023/25

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That South Burnett Regional Council: -

1. *Undertakes community consultation on Council's animal management functions including:*
 - *Dog registration fees, categories, and registration areas*
 - *Potential introduction of an animal management charge in lieu of dog registrations*
 - *Responsible animal management initiatives*
 - *Cat registrations*
2. *A report be brought back to the October Infrastructure, Environment and Compliance Standing Committee Meeting after the community consultation process has been completed.*

In Favour: *Crs Gavin Jones, Jane Erkens, Danita Potter, Kathy Duff and Scott Henschen*

Against: *Nil*

CARRIED 5/0

ATTACHMENTS

Nil

8 PORTFOLIO - CORPORATE GOVERNANCE & STRATEGY, PEOPLE & CULTURE, COMMUNICATION & MEDIA, FINANCE & SUSTAINABILITY, ICT & BUSINESS SYSTEMS, COMMUNITY REPRESENTATION AND ADVOCACY, 2032 OLYMPICS & PARALYMPICS

8.1 CORPORATE, GOVERNANCE & STRATEGY, PEOPLE & CULTURE, COMMUNICATIONS/MEDIA, FINANCE & SUSTAINABILITY, ICT & BUSINESS SYSTEMS, COMMUNITY REPRESENTATION & ADVOCACY AND 2032 OLYMPICS & PARALYMPICS PORTFOLIO REPORT

File Number: 09-08-2023

Author: Mayor

Authoriser: Chief Executive Officer

PRECIS

Corporate, Governance & Strategy, People & Culture, Communications/Media, Finance & Sustainability, ICT & Business Systems, Community Representation & Advocacy and 2032 Olympics & Paralympics Portfolio

SUMMARY

Acting Mayor Jones presented the Corporate, Governance & Strategy, People & Culture, Communications/Media, Finance & Sustainability, ICT & Business Systems, Community Representation & Advocacy and 2032 Olympics & Paralympics Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Acting Mayor Jones' Corporate, Governance & Strategy, People & Culture, Communications/Media, Finance & Sustainability, ICT & Business Systems, Community Representation & Advocacy and 2032 Olympics & Paralympics Portfolio Report to Council be received.

Corporate, Governance & Strategy:

Council's Corporate Risk Registers for 2022/2023 have been finalised and the 2023/2024 are being developed. The registers will be tabled at the Corporate Risk and Audit Advisory Committee Meeting scheduled for 31 August 2023.

As required by the *Local Government Act 2009*, Council continues to maintain an efficient internal audit function. The internal audit function is positioned within Council to ensure its ability to deliver independent, objective and competent assurance and advisory services across Council operations.

The Governance team continue to manage Council's recordkeeping system in accordance with the *Public Records Act 2002*.

The Customer Service team will see an increase in customer service activity with the issue of rate notices mid/late August 2023. Discount for the first half yearly rate notices will close mid/late September 2023.

Communications/Media:

In July 2023, the Media and Communications team progressed the following:

- Media Releases x 30
- Media enquiries (via the Media email) x 9
- Social Media:
 - Facebook: x 119
 - Instagram: x 72
 - LinkedIn: x 1

- X (Previously Twitter): x 4
- Printed advertising x 3
- Graphic design x 66

A list of all media release/enquiries and statistics for July 2023 is available as an attachment to this report.

Finance & Sustainability:

At the end of July 2023, Council held \$57.68 million in cash and cash equivalents with \$48.12 million invested with the Queensland Treasury Corporation (QTC).

The next 6 monthly rate levies will be issued on 18th August 2023 and are due for payment by 21st September 2023.

BACKGROUND

Nil

ATTACHMENTS**1. Monthly Media Report - July 2023**

Media Releases – July 2023: 30

1. 001. Public Notice - 04-07-2023 - SBRCQ 23-24-02 Invitation to Offer for Five (5) Dorper Sheep
2. 002. Media Release - 05-07-2023 - Rural Services, Natural Resource Management and Compliance Services
3. 003. Media Release - 05-07-2023 - Rural Resilience, Indigenous Affairs, Parks and Facilities
4. 004. Media Release - 05-07-2023 - Infrastructure Planning, Works, Water and Wastewater
5. 005. Public Notice - 05-07-2023 - 2023 Pigs Can Fly Art Competition
6. 006. Public Notice - 05-07-2023 - 2023 PIG JAM Battle of the Bands and Music Festival
7. 007. Public Notice - 05-07-2023 - Temporary Load Limit on Niagara Road
8. 008. Public Notice - 07-07-2023 - Temporary Closure - Kingaroy Library - Saturday 29 July 2023
9. 009. Public Notice - 07-07-2023 - Maintenance works at Memorial Park Kingaroy
10. 010. Public Notice - 10-07-2023 - Temporary Closure - Wondai Customer Service Centre and Library
11. 011. Media Release - 10-07-2023 - Tourism, Commercial Enterprises, Sport and Recreation
12. 012. Public Notice - 11-07-2023 - Financial Benefits of Recycling
13. 013. Public Notice - 13-07-2023 - SBRCQ 22 23-130 Security Fencing across Multiple Sites
14. 014. Media Release - 18-07-2023 - Community, Arts, Heritage, Waste and Disaster Management
15. 015. Media Release - 18-07-2023 - South Burnett Regional Council Budget Highlights
16. 016. Public Notice - 19-07-2023 - Notice of Works - Widening of Bitumen Seal on North Street Kingaroy
17. 017. Public Notice - 19-07-2023 - Wild Dog and Feral Pig Control Program
18. 018. Public Notice - 19-07-2023 - South Burnett Christmas Spirit Initiative
19. 019. Public Notice - 20-07-2023 - Celebrate National Tree Day at Kingaroy Carroll Nature Area - Weeding Bee
20. 020. Public Notice - 20-07-2023 - SBRC 23 24-01 Request for Tender for the Property Management Service for Nanango Housing and Unit Complexes
21. 021. Media Release - 25-07-2023 - Regional Development, Industry, Agriculture, Water Security and Development Services
22. 022. Public Notice - 25-07-2023 - SBRCQ 23 24-09 Security Fencing and Gate for Maidenwell Transfer Station Redevelopment
23. 023. Public Notice - 26-07-2023 - Unlock Funding for Your Community Projects with South Burnett Regional Council
24. 024. Public Notice - 26-07-2023 - A Day at the Dam Music Festival – Food Vendor Applications now open!
25. 025. Public Notice - 26-07-2023 - Temporary Closure - Kingaroy Library - Saturday 29 July 2023
26. 026. Public Notice - 26-07-2023 - South Burnett Rail Trail Duathlon to Take Place in Wondai on Sunday 10 September 2023
27. 027. Public Notice - 27-07-2023 - Notification of Works – Shoulder Rehabilitation along Reedy Creek Road Benair
28. 028. Public Notice - 28-07-2023 - SBRC 23 24-03 Request for Tender for Blackbutt Hall - Proposed Re-roofing and Structural Upgrade
29. 029. Public Notice - 27-07-2023 - Community Grants Program Round 1 Now Open for 2023-2024

30. 030. Public Notice - 27-07-2023 - Notification of Pedestrian Crossing and Laneway Closures - Hector Munro Lane Kingaroy

Media Releases 23-24						
2022	Jul	Aug	Sep	Oct	Nov	Dec
	30					
2023	Jan	Feb	Mar	Apr	May	Jun

Media enquiries (received to the 'Media' email, excludes phone and other emails): 9

1. 10-07-23 – News Corp – Media Release from Deb Frecklington – Supporting concerns about proposed solar farm at Blackbutt
2. 11-07-23 – Burnett Today – Mayor's absence from ALGA conference
3. 19-07-23 – News Corp – Wondai Streetscape upgrade plans
4. 20-07-23 – News Corp – Wild Dog and Pig Traps
5. 27-07-23 – Burnett Today – Regional University Study Hubs
6. 28-07-23 – News Corp – Nanango regulated parking signs
7. 28-07-23 – South Burnett Online – Requesting information on Mayor Brett Otto's Health
8. 31-07-23 – News Corp – Councillor story – March 2024 elections
9. 31-07-23 – News Corp – Statement from South Burnett Regional Council comment

Media Enquiries 23-24						
2022	Jul	Aug	Sep	Oct	Nov	Dec
	9					
2023	Jan	Feb	Mar	Apr	May	Jun

Social media: South Burnett Regional Council

Facebook

@southburnettregion: 119 posts (-4%)

Most engaged post:

26-07-23 — A Day at the Dam Music Festival – Food Vendor Applications now open – 7,493 reached, 64 reactions, 20 comments, 20 shares

Followers: 10,205 (+34 from June 2023)

Page reach: 33,590 (+10.5% from June 2023)

Paid Reach: 0 (-100% from June 2023)

Instagram: 72 posts (-1.4%)

Most engaged post:

31-07-2023 – Statement from South Burnett Regional Council – 396 reached, 7 likes, 1 share, 1 comment

Followers: 1,194 (+18 from May 2023)

Page reach: 925 (- 21.1% from May 2023)

LinkedIn: 1 post, 1 re-posts

Most engaged post: 06-07-23 – Join our Team - 835 Impressions, 3 Reactions, 53 Clicks, 1 Comments

Website clicks: 3 (- 25% from June 2023)

Page visits: 164

Followers: 2371 (+18 from June 2023)

X (Previously Twitter): 4 posts

Top post:

20-07-2023 Citizenship Ceremony - 83 impressions, 3 profile clicks, 1 retweet, 0 Like

Tweet impressions: 337 (+0.3% from June 2023)

Profile visits: 195 (-53.2% from June 2023)

Followers: 489 (+2 followers from June 2023)

Social media posts – all platforms						
2022	Jul	Aug	Sep	Oct	Nov	Dec
	Facebook: 119	Facebook:	Facebook:	Facebook:	Facebook:	Facebook:
	Instagram: 72	Instagram:	Instagram:	Instagram:	Instagram:	Instagram:
	LinkedIn: 1	LinkedIn:	LinkedIn:	LinkedIn:	LinkedIn:	LinkedIn:
	X: 4	X:	X:	X:	X:	X:
2023	Jan	Feb	Mar	Apr	May	Jun
	Facebook:	Facebook:	Facebook:	Facebook:	Facebook:	Facebook:
	Instagram:	Instagram:	Instagram:	Instagram:	Instagram:	Instagram:
	LinkedIn:	LinkedIn:	LinkedIn:	LinkedIn:	LinkedIn:	LinkedIn:
	X:	X:	X:	X:	X:	X:

Enews

- Council progressed 2 Enews during July

Printed advertising

- Council progressed two full page ads (Page 4) in the South Burnett Today published on 13 July and 27 July
- Council progressed one Murgon Moments ad in July for South Burnett Libraries

Radio advertising

- Radio advertising was progressed for the month of July.

Graphic design – July 2023

- Website Banners x 5
- Social media graphics – Public Notices and Canva Designs x 36
- Signs x 1
- Flyers / Brochures / Poster x 8
- Certificate x 1
- Completed Budget Media Pack
- Commenced Annual Report
- Bunya Mountains Get Ready booklet
- Continued with Community plans x 15

8.2 WBBROC AGM**File Number:** 09-08-2023**Author:** Executive Assistant**Authoriser:** Chief Executive Officer**PRECIS**

Council to nominate a delegate for the upcoming WBBROC AGM.

SUMMARY

The Annual General Meeting of WBBROC will be held on Friday 8th September 2023 in Maryborough.

In the past Council delegates the CEO, Mayor, and Deputy Mayor to attend and vote. Due to the extended leave of Mayor Otto, Council will need nominate a replacement delegate.

OFFICER'S RECOMMENDATION

That the Committee recommends to Council that:

The CEO, Acting Mayor Jones and.... be nominated as delegates on behalf of South Burnett Regional Council.

BACKGROUND

N/A

ATTACHMENTS

Nil

9 PORTFOLIO - COMMUNITY DEVELOPMENT, ARTS & HERITAGE AND LIBRARY SERVICES

9.1 COMMUNITY DEVELOPMENT, ARTS & HERITAGE AND LIBRARY SERVICES PORTFOLIO REPORT

File Number: 09-08-2023

Author: Councillor

Authoriser: Chief Executive Officer

PRECIS

Community Development, Arts & Heritage and Library Services Portfolio Report

SUMMARY

Cr Potter presented her Community Development, Arts & Heritage and Library Services Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Cr Potter's Community Development, Arts & Heritage and Library Services Portfolio Report to Council be received for information.

South Burnett Regional Council Community Grants

The first round of Council's Community Grants program opened on 1 August 2023 and will close on 31 August 2023. Council has hosted information sessions around the region to support community groups in understanding the grant categories, applying through Smarty Grants and project planning.

If groups would like more information, please contact the Executive Assistant of Liveability for more information.

2023 South Burnett Regional Youth Council

The South Burnett Regional Youth Council have once again put the call out for local bands between the ages of 14 – 24 to compete in this year's PIG JAM Battle of the Bands. The addition of the Pigs Can Fly Art Competition has already had a great uptake as our local artists submit their creations to the libraries across the South Burnett. The team are once again collaborating with CTC and Yourtown to ensure this event is a great success.

Black Summer Bush Fire Grant

NAIDOC Week Celebration

South Burnett Regional Council proudly hosted a NAIDOC week celebration. With a special performance from Cherbourg's Wakka Wakka dancers, community members and Council staff enjoyed a free sausage sizzle provided by Kingaroy Rotary. Council also supported CRAICCHS to host a morning tea for our local Elders.

Winter Warmers Program

The Community Development team have kicked off the Winter Warmers program. This program will be hosted in 4 towns across the South Burnett including Cloyne, Nanango, Preston and Wooroolin. Focused on health and wellbeing, our participants are encouraged to try different exercise programs including Tai Chi, chair yoga and mountain bike riding. These activities cater to various fitness levels and preferences, ensuring there is something for everyone. Cooking demonstrations from Nanango CWA are also on the menu showing our guests how to prepare simple nutritious meals.

Legends Men's Health Event

Over 100 guests were entertained and inspired by football legends Shane Webcke, Darius Boyd and Ben Hannant at the recent Legends Men's Health Event held with support from the Kingaroy Men's Shed. The emphasis on mental health during the event along with the key message of seeking help when needed and acknowledging life's challenges is of immense value. With our Deputy Mayor Gavin Jones encouraging open discussions with the boys about mental health and breaking stigma surrounding it, events like this will contribute to building a stronger and healthier community.

2023 Connect and Grow Scholarships

The South Burnett Regional Council has committed to provide support for ten community members who reside in the South Burnett to complete a Cert III in Health Services Assistance through the Rural Medical Education Australia's Kingaroy Clinical Training Centre. Connect and Grow Scholarships is a proactive and community orientated approach to address our community's health care challenges. With an aim to develop a capable and sustainable local health workforce, through upskilling community members that already reside in the areas of need with the health sector.

Library Services:

Outreach at Orana

Library staff recently attended a 'Seniors of the South Burnett' morning at the Orana Aged Care facility in Kingaroy. The theme of the morning was wellness, so our team spoke about the free resources and programs that are available at each branch to help with social connection and inclusion. Staff also discussed BorrowBox and we have seen an uptake in customers enquiring about the platform as a result of this outreach event.

Outreach Response

As a core service, library staff regularly attend outreach events across the region to promote our libraries and interact with community members who may not be aware of the resources and programs that are available to them for free at their local library. As a result of this outreach, staff across the branches have noticed an uptake in new memberships, as well as new faces attending programs, including Rhyme Time and Story Time sessions. This trend indicates the importance of outreach in terms of attracting new library users and making more people aware of the services available to them in their town.

Dealing with Difficult Customers Training

On Saturday, 29 July, library and customer service staff attended training presented by Tracey Gardiner, who is a Senior Trainer in Occupational Violence Solutions. This training focussed on dealing with difficult situations in our library and customer service centres and provided a great opportunity for staff to come together and discuss the issues that impact them as they interact with customers.

Ready for Work

On 25 July, library staff attended CTC's Get Set for Work program and delivered a resume and cover letter writing seminar to 9 eager attendees. The Get Set for Work program is aimed at young people who are disengaged from school or need assistance in applying for work and is run over 10 weeks. South Burnett Libraries will also present an Interview Skills session on 2 August using resources provided by State Library of Queensland, Infolink and Google.

Cuppa and a Chat

From connections made as a result of the library's association with South Burnett Partnerships for Kids, library staff will attend 'Cuppa and a Chat' hosted by Centacare at The Biscuit Tin in Kingaroy. Staff will talk about the programs and services available at the library, whilst learning more about what is offered by Centacare.

Movie Mornings

Beginning on Saturday 12 August, the Kingaroy Library will be hosting movie mornings for families looking for some free fun on the weekends. Those who wish to attend are invited to bring their own pillow and blanket to ensure they are comfy for the screening.

Out and About at BaconFest

South Burnett Libraries will be joining in the fun at Little Piggies at BaconFest on Saturday 19 & Sunday 20 August 2023! Make sure you stop by to say hello as the library will have a stall with piggy crafts and fun activities for the kids. We'd love to see you!

Book Week Mad Hatters Tea Parties

This year, South Burnett Libraries are taking Book Week to a whole new level by hosting a series of Mad Hatters Tea Parties at each branch. The 'Alice in Wonderland' theme encourages imagination and play, with attendees invited to dress as their favourite character from the book – or any book of their choosing! There will be stories and biscuit decorating, with those interested encouraged to keep an eye on the library's social media channels for session dates and times.

In addition to the celebrations planned at each branch, library staff will also attend the Wheatlands State School Book Week parade on Friday 18 August to assist in judging the best dressed students.

Father's Day Story Time

The Kingaroy Library will host a special Father's Day Story Time on Saturday 2 September from 10.00am. Families are invited to a morning of stories, crafts and activities to celebrate all of the wonderful Dads (and Granddads) in our community.

BACKGROUND

Nil

ATTACHMENTS**1. Youth Council - July Minutes**



South Burnett Regional Youth Council

Meeting Minutes

Date:	Tuesday 11 July 2023
Time:	4.00pm
Location:	Warren Truss Chambers & TEAMS
Present:	Cr Danita Potter, Nicholas Sutton, Maggie Livett, Nicole Gunston, Kayleigh Johannesen, Charlise Tennant, Casey Springhall, Margie Hams
Guests:	Nil
Apologies:	Sharlette Calvert, Maria Sykes, Remy Favier, Ebony Wessling, Bella Hams

1.	Meeting Open	
1.1	Welcome and Acknowledgement of Country	Cr Danita Potter
1.2	Confirmation of Previous Minutes The Minutes of the meeting held on the 13 June 2023 were accepted as a true and accurate record of that meeting.	Moved by: Casey Springhall Seconded by: Nicole Gunston
2.	General Business	
2.1		
3.	General Business	
3.1	PIG JAM Battle of the Bands: Margie: <ul style="list-style-type: none"> The PIG JAM Battle of the Bands is a Youth Council event, the team needs to take ownership of this event. Registrations are now open. Flyers have been developed and will distributed as soon as they have been approved. Youth Council are encouraged to present this event on their school assemblies, I am available to attend these with you if you need support. Youth Council will need to really promote these event with their peers. If you see posts about these events on Instagram or Facebook please share it. PIG JAM first prize is \$800 cash and a \$200 gift voucher from Musicians Oasis. Youth Council members will be the MC on the day. 	
3.2	<ul style="list-style-type: none"> Youth Council will be manning the stalls including the glitter bar, slushies, popcorn stands, and flower crown. This year tokens will be given to anyone attending the event which will be used for voting. Sparrow, the winners from last year will be playing after the competition. There will also be a graffiti workshop running in conjunction with PIG JAM. Pigs Can Fly Art Competition: <ul style="list-style-type: none"> This new event will need to be promoted separately, again it is being posted by the South Burnett Regional Council so please share these posts if you see it. Artists will be able to submit their artwork to any library in the South Burnett region. 	

	<ul style="list-style-type: none"> All artworks must be A3 in size. <p>Fundraising:</p> <ul style="list-style-type: none"> Thank you to everyone who has been to see businesses about sponsorship. We now have 3 sponsors confirmed including South Burnett Security, Kingaroy Refrigeration, LJ Hooker. Please continue to see businesses, for sponsorship or donations for raffles on the day. The following businesses have been given the sponsorship forms. <ul style="list-style-type: none"> Bunnings – Margie to follow up. McDonalds – Bella to follow up. Coppards – Margie to follow up. BCF – Maggie to follow up. Big W – Margie to follow up. Husky's – Margie to follow up. Job Match – Margie to follow up. Kingaroy Shopping World – Margie to follow up. Kingaroy Office Central – Margie to follow up. Bega – Sharlette to follow up. Blooms the Chemist – Nicole to follow up.
4.	Matters for Discussion
4.1	<p>Youth Expo Discussion</p> <p>Margie:</p> <ul style="list-style-type: none"> Wil Massara from Youth Leadership Academy Australia has offered to facilitate a Youth Summit for years 10 – 12 from all the schools in the South Burnett region. The proposed Youth Expo could be incorporated into this summit. I have emailed each high school, but it would be great if Youth Council members could follow up with school principals, to give this project some traction. <p>Arts, Culture and Heritage Advisory Committee Discussion:</p> <p>Danita:</p> <ul style="list-style-type: none"> Council is developing an Arts, Culture and Heritage Strategic Plan. Youth Council will be asked to provide input for this proposed strategic plan. Mr Andrew Dingle will be invited to work with Youth Council to facilitate this session. <p>Climate Change Advocacy Action Plan:</p> <p>Danita:</p> <ul style="list-style-type: none"> Youth Council will be invited to provide input for Council's new Climate Change Advocacy Action Plan. Council's CEO Mark Pitt will be invited to attend a future meeting to facilitate this discussion.
5.	Meeting Close
5.1	<p>Next Meeting</p> <p>Tuesday 8 August 2023</p>

OPEN ACTIONS

ACTIONS	LEAD	TO BE COMPLETED BY
Send flyers for PIG JAM and Pigs Can Fly to Youth Council	Margie	21 July 2023
Send information from Wil Massara for discussion with school principals.	Margie	21 July 2023
Print posters and leave at customer service for Youth Council.	Margie	21 July 2023
Follow up on businesses for sponsorship (see list above)	All	11 August 2023
Organise a PIG JAM working group meeting	Margie	4 August 2023



9.2 COMMUNITY AND LIFESTYLE OPERATIONAL UPDATE**File Number:** 09-08-2023**Author:** Manager Community & Lifestyle**Authoriser:** Chief Executive Officer**PRECIS**

Liveability – Community and Lifestyle Operational Update

SUMMARYLiveability – Community and Lifestyle Operational Update

OFFICER'S RECOMMENDATION

That the Community and Lifestyle Operational Update be received.

BACKGROUND

Nil

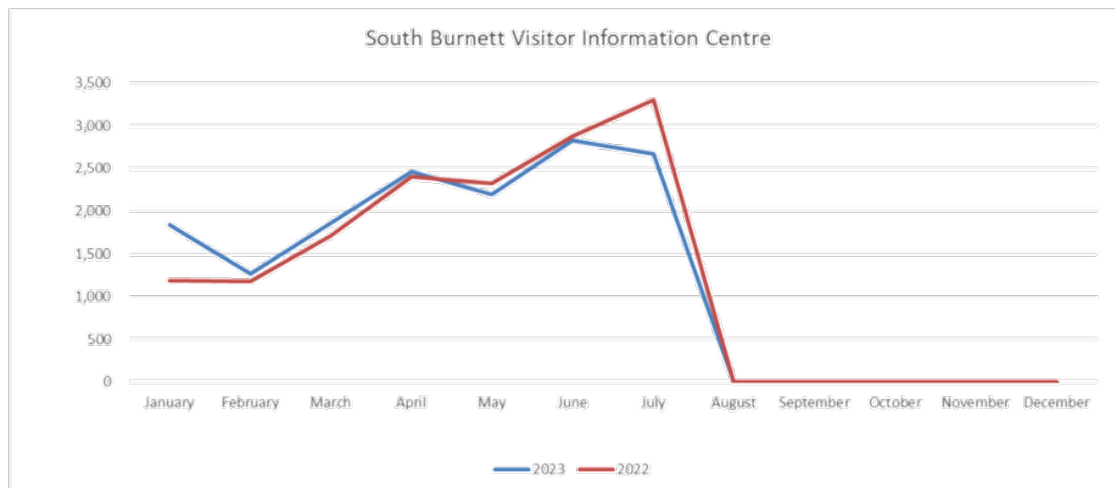
ATTACHMENTS

1. Tourism Monthly Report
2. Library Monthly report
3. Commercial Enterprise Operational Update
4. Community Development Operational Report
5. Leasing Operational Report

Monthly Statistics:

Visitor Information Centres – Monthly Statistics 2023-2024						
2023	Jan	Feb	Mar	Apr	May	Jun
Sales	K - \$4166 M - \$225 N - \$805 W - \$2351	K - \$2826 M - \$5 N - \$897 W - \$1980	K - \$4684 M - \$277 N - \$2091 W - \$2324	K - \$4757 M - \$0 N - \$1431 W - \$2251	K - \$5109 M - \$133 N - \$703 W - \$2309	K - \$6349 M - \$255 N - \$1981 W - \$3129
Visitor Numbers	K - 692 M - 139 N - 332 W - 359	K - 511 M - 0 N - 244 W - 281	K - 743 M - 147 N - 384 W - 422	K - 1103 M - 0 N - 507 W - 610	K - 911 M - 198 N - 372 W - 714	K - 1272 M - 196 N - 441 W - 774
Coach Tours	K - 0 M - 0 N - 0 W - 0	K - 1 M - 0 N - 0 W - 0	K - 0 M - 0 N - 0 W - 0	K - 0 M - 0 N - 0 W - 0	K - 1 M - 0 N - 0 W - 0	K - 1 M - 0 N - 2 W - 4
Volunteer Numbers	K - 115 M - 27 N - 34 W - 30	K - 110 M - 39 N - 45 W - 33	K - 157 M - 30 N - 28 W - 44	K - 131 M - 27 N - 32 W - 47	K - 141 M - 27 N - 29 W - 43	K - 143 M - 25 N - 32 W - 52
Volunteer Hours	K - 671 M - 107 N - 195 W - 151	K - 676 M - 156 N - 229 W - 169	K - 884 M - 121 N - 171 W - 253	K - 735 M - 97 N - 167 W - 267	K - 855 M - 98 N - 165 W - 244	K - 880 M - 97 N - 179 W - 282
Days Open	K - 24 M - 18 N - 21 W - 22	K - 28 M - 22 N - 27 W - 28	K - 31 M - 18 N - 25 W - 30	K - 28 M - 18 N - 26 W - 28	K - 28 M - 20 N - 25 W - 30	K - 30 M - 18 N - 24 W - 30
2023	Jul	Aug	Sep	Oct	Nov	Dec
Sales	K - \$7320 M - \$27 N - \$770 W - \$3412	K - \$ M - \$ N - \$ W - \$	K - \$ M - \$ N - \$ W - \$	K - \$ M - \$ N - \$ W - \$	K - \$ M - \$ N - \$ W - \$	K - \$ M - \$ N - \$ W - \$
Visitor Numbers	K - 1594 M - 18 N - 442 W - 806	K - M - N - W -	K - M - N - W -	K - M - N - W -	K - M - N - W -	K - M - N - W -
Coach Tours	K - 0 M - 0 N - 0 W - 0	K - M - N - W -	K - M - N - W -	K - M - N - W -	K - M - N - W -	K - M - N - W -
Volunteer Numbers	K - 138 M - 1 N - 24 W - 52	K - M - N - W -	K - M - N - W -	K - M - N - W -	K - M - N - W -	K - M - N - W -
Volunteer Hours	K - 846 M - 5 N - 148 W - 292	K - M - N - W -	K - M - N - W -	K - M - N - W -	K - M - N - W -	K - M - N - W -
Days Open	K - 30 M - 3 N - 23 W - 27	K - M - N - W -	K - M - N - W -	K - M - N - W -	K - M - N - W -	K - M - N - W -

	January	February	March	April	May	June	July	August	September	October	November	December	Total
2023	1,846	1,269	1,859	2,467	2,201	2,831	2,673	0	-	-	-	-	15,146
2022	1,186	1,180	1,716	2,405	2,324	2,874	3,302	0	-	-	-	-	14,987



LIVEABILITY – COMMUNITY AND LIFESTYLE OPERATIONAL UPDATE
March 2023

Library

SOUTH BURNETT LIBRARIES 2023-2024 Yearly Statistics Updated 31 July 2023		
Visitors	13,010	
Total Loans & Renewals	9,938	
New Memberships	115	
JP Visitation (Kingaroy)	290	
Meeting Room Bookings (hrs)	68	
PROGRAM TOTALS		
FOR 0-5 EARLY CHILDHOOD		
	Attendance	Sessions
Total on site	408	29
Outreach (F5F off site)	132	1
FOR CHILDREN 6-12		
Total on site	76	11
Outreach OFF SITE		
FOR YOUNG ADULTS 13-17		
Total on site		
ADULT PROGRAMMING		
Total on site	136	24
Outreach OFF SITE	30	1
DIGITAL LITERACY		
Total on site	105	50
CULTURAL CELEBRATION		
Total on site	12	2

LIVEABILITY – COMMUNITY AND LIFESTYLE OPERATIONAL UPDATE

Jennifer Pointon
Manager Community & Lifestyle

Cemetery Update

Stats Item	Monthly		Year to Date Cumulative	
	2023/24	2022/23	2023/24	2022/23
	01/07/23 – 31/07/23	01/07/22- 31/07/22	01/07/23– 31/07/2023	01/07/22- 31/07/23
Cemeteries	Burial/Ashes/ Exhumations	Burial/Ashes/ Exhumations	Total	Total
Blackbutt	0	0	0	0
Booie	0	0	0	0
Kumbia	0	0	0	0
Memerambi	1	0	1	0
Mondure/Wheatlands	0	0	0	0
Murgon	2	2	2	2
Nanango	1	4	1	4
Proston	0	2	0	2
Taabinga	6	8	6	8
Tingoora	0	0	0	0
Wondai	1	0	1	0
Total	11	16	11	16

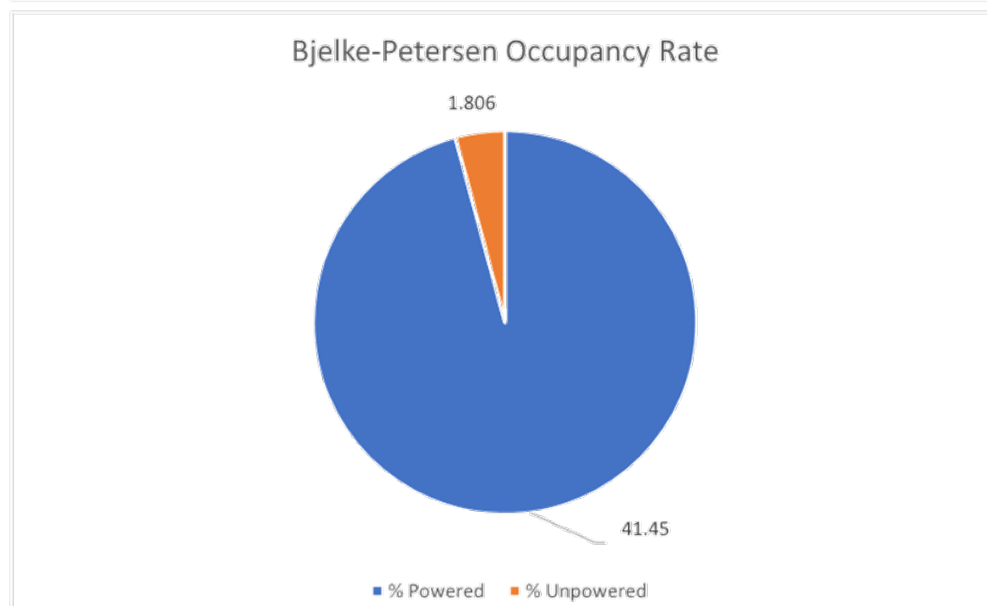
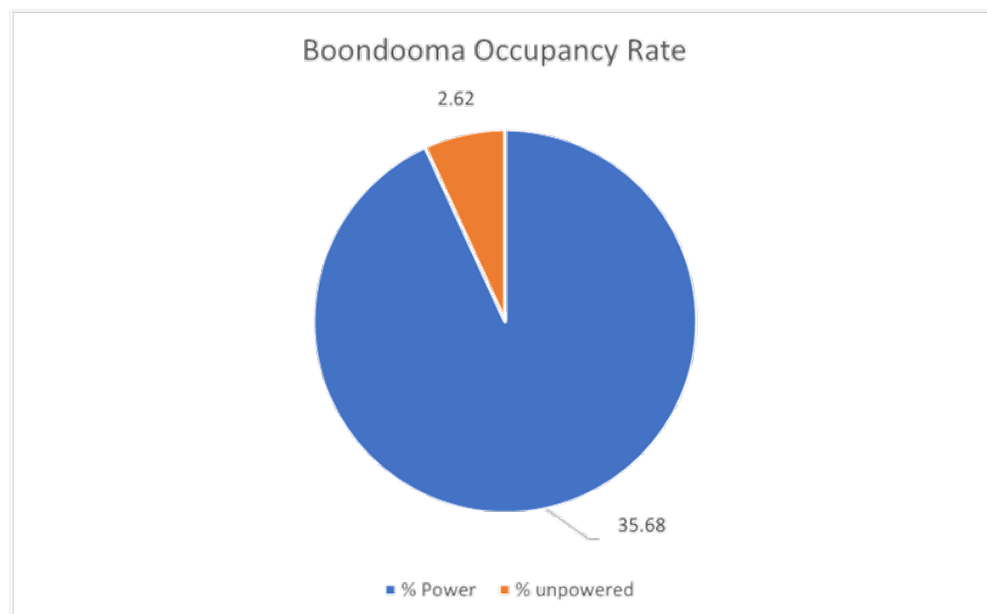
Saleyards Update

Stats Item	Monthly 01/07/23-31/07/23	01/07/22-31/07/22	Year to date Cumulative 01/07/23– 30/06/24
Coolabunia Saleyards			
Dipping (Agent & Private)	1322	945	1322
Inspection (Private)	536	527	536
Consignment / Transit (Private)	368	227	368
Weighed (Agent & Private)	661	318	661
Sold (Agent)	751	335	751
Spray	0	1	0
Nanango Dip Yard			
Cattle Dipped	35	0	35

Customer Requests

Category	Monthly 01/07/23-31/07/23	Year to Date Cumulative 01/07/23 – 30/06/24	Year to Date Cumulative 01/07/22 – 30/06/23
Airports	6	6	4
Cemetery	8	8	13
Dams	2	2	0
Saleyards	2	2	1
Total	18	18	18

Dams Update



Community Development

2022/2024 Black Summer Bushfire Recovery Grants Program

Department of Industry, Science, Energy and Resources

Department of the Prime Minister and Cabinet

Project Name	Description	Status
Community Connection OPL/27	Social Recovery and Resilience Investment Stream	<ul style="list-style-type: none"> The Community Development Team has worked with the Kingaroy Men's Shed to host Legends Men's Health Event, with Shane Webcke, Darius Boyd and Ben Hannant presenting. Over 100 guests were in attendance. The Winter Warmers Program kicked off at Cloyna and Nanango, further events will be held in Proston and Wooroolin. These events are designed to give participants an opportunity to try different activities and also hear from health professionals about healthy eating and mental health and wellbeing. Grant information sessions are being offered in Blackbutt, Nanango, Wondai, Proston, Murgon and Kingaroy to coincide with the opening of the next round of South Burnett Regional Council's Community Grants and RADF Grants. The South Burnett Regional Council will support 10 residents of the South Burnett to complete a CERT III in Health Services Assistance through the 2023 Connect and Grow Scholarships delivered by Rural Medical Education Australia at their Clinical Training Rooms onsite at the Kingaroy Hospital.
	Economic Recovery and Investment Stream	<p>South Burnett Façade Improvement Program.</p> <ul style="list-style-type: none"> Payments to successful applicants of the South Burnett Façade Improvement Program are currently being processed. <p>Regional Development</p> <ul style="list-style-type: none"> Ms Sotera Trevaskis from Regional Development Australia is continuing to gather the

		<p>statistical data and case studies to underpin the regional snapshot for the investment prospectus.</p> <ul style="list-style-type: none"> ▪ Dr Tom Keenan is working closely with Council to develop the draft investment prospectus and the Regional Development Action Plan.
Operational Plan Projects		
Project Name	Description	Status
OPL/17 Arts, Culture and Heritage Committee	Committee to develop an Arts, Culture & Heritage Strategic Plan	<ul style="list-style-type: none"> ▪ Ms Shelley Pisani, Creative Producer of the Ideas Distillery attended the last meeting and presented the community consultation plan to the committee.
Ringsfield House Advisory Committee	Committee to develop a Ringsfield House Strategic Plan and provide recommendations to Council.	<ul style="list-style-type: none"> ▪ The July meeting has been rescheduled to Tuesday 29 August 2023.
OPL/18 Reconciliation Action Plan (RAP)	Develop a Reconciliation Action Plan (RAP) for the South Burnett Regional Council	<ul style="list-style-type: none"> ▪ The invitation to join a Reconciliation Action Plan working group will be issued to all staff later in the year.
OPL/21 South Burnett Regional Youth Council	Advocate for and facilitate wellbeing events across the region.	<ul style="list-style-type: none"> ▪ Youth Council have put the call out to local bands and artists aged between 14 – 24 to register for PIG JAM Battle of the Bands and Pigs Can Fly Art Competition. CTC and Yourtown are collaborating with the team to ensure these programs are successful. ▪ Youth Council have been invited by the Kingaroy Chamber of Commerce and Industry to host the September Meet and Greet.

LEASING

Item	Description	Actions
Lot 88 on BO445 – Waterworks and Recreation	Internal request for information.	Information provided to Water and Wastewater
Lot A on AP14756 – Permit to Occupy	Internal request for information.	Information provided to NRM
Prescribed Burn List	Internal request for Lease/Licence/Permit information on ninety (90) reserves on the Prescribed Burn List.	Information provided to NRM
Kumbia Sports & Recreation Reserve Association - Lot 195 on K62310 & Lot 1 on K6237	Request for new Trustee Lease over Lot 195 on K62310 & Lot 1 on K6237	Attended the AGM and provided advice on the current lease as well as proposed lease requirements under Council's Property Leasing Policy. The group is to become an incorporated body and provide a formal request to Council before further negotiation.
Proston Dip Yards – Part of Lot 101 on SP199035	Request for potential lease or sale of land	Advice provided to applicant including details under Council's Disposal of Assets Policy and Property Leasing Policy. Waiting for further proposal for consideration noting potential tender may be progressed.
Lot 126 on FY1079 – Freehold	Request for potential lease or sale of land	The property is not proposed for Lease or Sale at this time. Council will advise of any future potential through a Tender process.
Tingoora Sports Association Inc - Lot 91 on FY2885	Request to lease Tingoora Sportsgrounds.	Undertaking negotiations.
South Burnett Western Performance Club Inc - Lot B in Lot 174 on FY803924	Request to renew lease of Lot B in Lot 174 on FY803924	Awaiting response on draft lease terms.
Barambah & District Aero Club Inc – Wondai Aerodrome	Renewal of Deed of Licence to Occupy for Area 6 & 11	Awaiting response on draft lease terms.
Lewis Duff Road, Ballogie, Lot C on AP23234 – Triple R Motorsport Limited	Request to align access road within boundary of road reserve for Lewis Duff Road. Cancellation of grazing permit required prior to application in accordance with	Meeting held with permit holder; response letter issued with the next steps outlined.

	Construction of Unmade Road Policy.	
Nanango & District Netball Association Inc. – Lease A on Lot 212 on Crown Plan FY2647	Request for renewal of lease agreement.	Report was deferred to Council's Ordinary Meeting July. Trustee Lease to be issued for signing and execution.
Reserve for Camping and Water - Lot 44 on FTZ37207	Request to review tenure and investigate potential use of access track located within the reserve.	Response to be drafted by external counsel. Advice provided to applicant and Department of Resource to progress the matter.
Proston Showground Reserve	Investigate and realign boundaries to support future growth and development of the site in conjunction with Proston community groups.	Survey required for realignment of boundary. Budget considerations required.
Proston Show Society	Request to lease caravan park.	On hold whilst boundary realignment is being undertaken.
Wondai Aerodrome – Site 13 or 15	Request to lease one (1) vacant site	Report provided to June Liveability, Governance and Finance Standing Committee.
Coopers Gap Wind Farm – RAL22/0040	Request for Form 18 General Consents to be executed for approved RAL22/0040	Due to discrepancies between the lots within the RAL and request for General Consent Council has request that the Form 18's be reissued to match the approved RAL.
Roy Emerson Museum & Nukku Nook - Blackbutt & District Tourism & Heritage Association Inc.	Request for renewal and extension to licence area for a new building.	Letter to the Department of Transport & Main Roads for approval to issue Licence to Occupy – under review from Manager Parks and Facilities to provide further detail on the masterplan of the BVRT.
Blackbutt Hall - Blackbutt & District Tourism & Heritage Association Inc.	Request for renewal licence to occupy.	Deed of Licence to Occupy on hold until response with approval from the Department of Transport and Main Roads has been received.
Lot 59 on RP67068 – Infrastructure on water tower	Request for Licence Agreement.	Under negotiation.
Lots 1, 10, 11 & 12 on Crown Plan K8452	Request for advice regarding road access, water and sewer connections from the Department of Resources	Provided initial advice and requested internal views to address the enquiry.
Lot 346 on Crown Plan FY489 – Lease A on SP318648.	Request for assignment of lease	Under investigation and request for views regarding the use of the reserve.

Tenure of unregistered bore within Road Reserve.	Request for advice on correct tenure for unregistered bore within Road Reserve.	Discussed with applicant and provided further advice and detail for an application for a Permit to Occupy.
Blackbutt Water Tower – Lot 1 on RP130127	Request to lease part of the land for radio equipment	Recommended negotiations. Applicant to address WHS and EME concerns prior to progressing the matter.
SB Care – Town Hall Common	Request to renew lease	Meeting scheduled on 3 August 2023
Lease A in Lot 2 on RP159347	Request to expand Lease Area for Rural Fire Brigade	Under negotiation, awaiting proposed plans for review.
62 – 64 Lamb Street, Murgon – Lease A & B	Request to review and provide comment on Draft Renewal Lease.	Draft lease reviewed and comments provided to applicant's legal counsel.
Permit to Occupy – Lot A on Crown Plan AP17548	Request to execute Form LA30 (Part C) for surrender and simultaneous application for permit to occupy.	Executed Form LA30 (Part C) issued to applicant's Solicitors.
Kingaroy Vegetable Community	Request to lease an area for community garden	Investigation being undertaken with Council's Land Investigation Officer noting community consultation would be required before any lease or licence could be undertaken.
Kingaroy Cricket and Sporting Club Inc.	Request to review lease terms and provide advice on sub-agreements	Formal response issued and further advice provided.

10 COMMUNITY DEVELOPMENT (HEALTH, YOUTH, SENIOR CITIZENS)

10.1 RENEWAL OF LICENCE AGREEMENT – BARAMBAH AERO CLUB – AREA 6 & 11

File Number: 9 August 2023

Author: Lease Officer

Authoriser: Chief Executive Officer

PRECIS

The Barambah District Aero Club Inc. renewal of the Licence Agreement for Area 6 & 11 located at the Wondai Aerodrome.

SUMMARY

The Barambah District Aero Club Inc. have requested to renew the Licence Agreement for Area 6 & 11 located at the Wondai Aero Club that expired on 28 February 2023. The Barambah District Aero Club have continued to occupy Area 6 & 11 on a monthly term since expiry of the agreement.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council:

1. That South Burnett Regional Council, in accordance with s236(1) (b)(ii) of the *Local Government Regulation 2012*, enter into a Licence Agreement with the Barambah District Aero Club Inc. for Area 6 & 11 as part of Lot 5 on RP83495 for a term of 4 years with an option for 5 years for a rental amount of \$287.95 (plus GST) per annum with annual CPI reviews.
2. South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate finalise and execute the Licence to Occupy between Council and the Barambah District Aero Club Inc. on terms and conditions the Chief Executive Officer considers are satisfactory to Council.

FINANCIAL AND RESOURCE IMPLICATIONS

The Barambah District Aero Club Inc. (the Club) are a community group, and their licence fee is not subject to review by market valuation. The licence fee is continued from their previous term of \$275.95 excluding GST and is subject to annual CPI reviews.

The Club are responsible for the repairs, maintenance and capital works to the Hangar and must hold \$20M Public Liability Insurance and any insurance for improvements made to the land.

LINK TO CORPORATE/OPERATIONAL PLAN

IN10: Investigate options for leasing opportunities to not-for-profit groups and organisations.

EC6: Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.

OPL/07: Actively manage Council's aerodromes to meet service standards and compliance.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council has provided draft Licence Agreement to the Club secretary for feedback. The club have held a management committee meeting to discuss the terms and provided positive feedback. The Club have request that the expiry of their licence agreement and proceeding term align with their other three (3) Licence Agreements executed in September 2022.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

An offer of a Licence to Occupy to a community group is in accordance with *s236 Local Government Regulation 2012*. The terms offered are consistent with Licence agreements offered for aerodrome licence areas.

Review of the use of Licence Agreements compared with Leases for airport related purposes is being undertaken to satisfy requirements under the *Property Law Act 1974* and *Land Title Act 1994*. The terms of the Licence agreement can be converted to a Lease should Council deem necessary from the finalisation of the review although a new survey would be required for registration of the lease with Titles Queensland.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Offering the renewed licence agreement is in accordance with Council's Property Lease Policy and Disposal of Assets Policy.

ASSET MANAGEMENT IMPLICATIONS

The Club retain ownership of the Hangar on Area 6 & 11 and are responsible for maintenance of the asset.

REPORT

RPD: Lot 5 on RP83495

Licence Area: Area 6 & 11

Address: 53 Wondai Proston Road Wondai QLD 4606

Commencement date: 1 September 2023

Expiry: 31 August 2027

Option: Option for additional 5 years.

Background:

The Barambah District Aero Club Inc. (the Club) host activities and events that promote aeronautical activities in the South Burnett.

The Wondai Aerodrome has several licensee's that utilise the Aerodrome for recreational purposes. The Club host activities and events that promote aeronautical activities in the South Burnett.

The Club hold a total of four licences across the Wondai Aerodrome, including two hangars, an Aero Club Building and use of part of the terminal building. Three of the Club's licences were renewed on 1 September 2022.

The Club have been part of the Wondai Aerodrome for a long period of time with the Club entering formal licences in 2012. The Club have an active group of volunteers that contribute to the maintenance and presentation of the aerodrome.

ATTACHMENTS

1. Map - Licence Area 6 & 11 - Wondai Aerodrome

11 PORTFOLIO - TOURISM & VISITOR INFORMATION CENTRES, SPORT & RECREATION AND COMMERCIAL ENTERPRISES

11.1 TOURISM & VIC'S, SPORT & RECREATION AND COMMERCIAL ENTERPRISES PORTFOLIO REPORT

File Number: 09-08-2023

Author: Division 1 Councillor

Authoriser: Chief Executive Officer

PRECIS

Tourism & VIC's, Sport & Recreation and Commercial Enterprises Portfolio Report

SUMMARY

Cr Erkens presented her Tourism & VIC's, Sport & Recreation and Commercial Enterprises Portfolio Report.

OFFICER'S RECOMMENDATION

That Cr Erken's Tourism & VIC's, Sport & Recreation and Commercial Enterprises Portfolio Report. to Council be received for information.

So, we are into the final twelve months of the current council term and I have been here for 14 months and feel that I am still getting the ducks in line. I have found the support of my fellow councillors to be great, especially when you take into consideration that I did call them out on a number of their decisions. I like to think I am still doing that but now in a situation where I am able to debate and bring a bit of common sense into some of the debate.

South Burnett VIC Network

Since being elected to Council I purchased a well-loved motor home which allows me to save a little time by staying in an area rather than back and forward. This means I have taken advantage of the many free stop over spots in the South Burnett. I speak to many visitors to our region and many express and desire to make a donation for the use of the facility. I have spoken to staff who are going to look into the practicality of providing a way for this to be done. These visitors like those who attend the area for the many sporting fixtures in the region are very beneficial to the area and inject a healthy boost to the economy.

Visit South Burnett our Local Tourism Association have been very active in the region and are keen to work with local Visitor Information Centres who are manned by hard working volunteers. They are doing a fabulous job for tourism in our region.

Volunteer Forum

On Thursday 6th July 2023 we were fortunate to have representatives from 3 of our major employers in the South Burnett. The companies represented were **Crumptons**, **Plenty** and **Swickers**. We also had Jason, Deb and Ros who were representatives from the **Rail Trail**. Each of the speakers gave detailed information as to what their companies do, how they operate, the number of staff they employ and with information that our volunteers could impart to our vast number of visitors to our information centres.

We had a large number of volunteers present for the Forum, and the feedback has been excellent stating they are now better equipped to talk to our visitors. Not only did everyone enjoy the Forum but also the opportunity to mix with and get to know volunteers from other centres. Our volunteers

give so much of their time and of themselves, so it is always a pleasure to be able to provide something that gives back to them.



Commercial Enterprises

Dams:

I am looking forward to the Day at the Dam and hope to see the local community attend and take the opportunity to see some great music at an affordable price. Live Music is a great way to relax and bring people together and I am pleased to be able to bring some live music at Historic Ringsfield House on the Sunday after Nanango Markets August, September, and October.

Heathrow commenced their new management terms 1 July 2023 to 30 June 2025 at BP & Boondooma Dams. Both Dams are looking well-presented with all areas being well maintained by managers and staff. The 9 newly completed carports off the standard cabins at BP Dam have been well received by guests who now have shelter for their cars and boats, these standard cabins have also had new air-conditioners installed along with replacement fly screens.

**Saleyards:**

I recently stopped at the Coolabunia Saleyard for their sale and as I had been away when the new yards were completed, I had the opportunity to check them out. They are a much needed improvement to the facility.

Council recently hosted the Coolabunia Saleyards working group meeting on 27 July 2023. Issues discussed included moving sale days to Tuesday afternoons when sale numbers are low, waiver of holding fees for cattle held over for clearance from sales, end sale processes and report requests and the volume of requested changes per sale.

Upcoming Coolabunia stud sales 17 August Annual Coolabunia Classic Charolais Bull Sale, 19 August Aussie Angus Brangus Bull sale with the next Coolabunia store sale to be held 24 August 2023.

Aerodromes:

Along with Councillor Potter I attended the Annual General Meeting Dinner at the Kingaroy Airport with the Soaring Club. This is Club with a long history and long-term members covering generations and who are extremely proud of their club.

Council recently attended the Kingaroy Airport Users group meeting to discuss the upcoming projects and events scheduled at the Airport. Other issues discussed were upcoming training opportunities to support volunteers to become Work Safety Officers to complete mowing and website updates.

Sport and Recreation:

We proudly sponsored two local sports Alex Reddacliff, who was selected as a team member of the Queensland Representative School Sport swimming team.

Zac Douglass, who is representing Australia at the Australian Futsal Fiji Tour 17-27 July 2023.

Nanango Netball Association will be celebrating 40 years and the South Burnett have had great success over the years with players from the region representing at different levels.

Nanango Golf Club recently invited me to be a part of the 100-year celebrations and to open the upgrade on the ninth hole. Councillors Jones and Henschen have put the Golf Clubs around the region into great use over the past few months and have raised over \$50,000 towards mental Health. I would like to invite you to check out the Golf Clubs in the region.

BACKGROUND

Nil

ATTACHMENTS

Nil

12 TOURISM & VISITOR INFORMATION CENTRES

12.1 QICA CONFERENCE

File Number: 09.08.2023

Author: Tourism Service Officer

Authoriser: Chief Executive Officer

PRECIS

The Tourism, VIC's and Arts team would like to submit an expression of interest to host the next QICA Conference for 2024.

SUMMARY

Consideration be given to host the 2024 QICA (Queensland Information Centre Association) Conference in the South Burnett.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council:

That an expression of interest be submitted to host the 2024 QICA Conference.

BACKGROUND

The QICA Conference is held every year in a different region and town in the state of Queensland. The conference attracts 80+ people to the conference as it is a requirement of maintaining Visitor Information Centre Accreditation.

Council would work closely with Visit South Burnett as this conference and its activities will be held across the region and it is expected to generate and increase in tourism activity for local businesses, from accommodation to buses to venues and attractions.

The conference is held annually in the first week of October and runs for 3 days – Tuesday, Wednesday, and Thursday – with the QICA Awards Night beginning held on the Thursday night and a day tour arranged for the Monday, for attendee that arrive early.

Tourism, VIC's and Arts team are required to submit an Expression of Interest to be considered as the 2024 host and is due in September 2023.

Information that is required for the EOI is: -

- Budget –evidence of current consideration in the 2023/2024 budget, and a commitment that the approved budget would be considered for the 2024/2025 budget.
 - Council has approved a \$25,000 budget as part of the 2023/2024 operational budget within the Economic Development budget.
- Accommodation – provide an indication of accommodation including, type, cost per night and per person as indication to QICA and participant of expected attendance costs. As an added incentive, it is encouraged that hosts work with accommodation providers to offer conference discounts.
 - Each participant is responsible for their own accommodation costs.
- Function Rooms – Identification of locations for functions for the 3 days and the awards night.

- Conference day events include presentations on a range of subjects that affect the Tourism industry.
 - Time within the itinerary is preserved for encouraging participants to explore the region including attractions and shopping.
- Attractions – It is an integral part of the conference to arrange tours for groups to the different attractions in the South Burnett, concentrating on Council owned assets first, then looking to partner with Visit South Burnett and tourism businesses.
 - Council will be responsible to arranging buses and catering as part of the itinerary and will form part of the event budget.

It is anticipated that there will be an increase in exposure for the region over the 5 days with 80+ visitors converging on the area focused on finding out more information on what the South Burnett has to offer and will encourage post conference out of region visitation and an increase in economic activity.

The 2022 conference was held in Noosa with the program and itinerary attached for information. The 2023 conference is being held in Agnes Waters and 1770 in Central Queensland.

ATTACHMENTS

1. 2022 QCIA conference program



DAY 1 **TUESDAY 4 OCTOBER** PROGRAM

Sunset Welcome Function

TIME	WHAT'S ON - ACTIVITY	VENUE
4.30 pm	Arrive at Bounce Noosa Includes: Alcoholic and non-alcoholic beverages, gourmet cheese platters Please wear: Free dress, name badges and comfortable shoes	Bounce Noosa 14 Mary St, Noosaville
	Informal welcome and networking function	
6.30 pm	Function ends – own arrangements for dinner	



WEDNESDAY 5 OCTOBER

PROGRAM



TIME	WHAT'S ON - ACTIVITY	VENUE
7.00 am	Bookeasy breakfast Transport: Walk or own transport to venue Includes: Hot breakfast, juice, tea, and barista coffee Please wear: Your uniform and name badge, phones, comfortable shoes	Noosa Yacht & Rowing Club 142 Gympie Terrace, Noosaville
8.20 am	Breakfast finishes	
9.00 am	Conference begins at the Noosa Boathouse Transport: Walk or own transport to venue Please bring: Laptops optional	Noosa Boathouse 194 Gympie Terrace, Noosaville
9.15 am	Welcome to Country and acknowledgement	
9.35 am	Official welcome to the QICA 2022 Conference	
9.50 am	Regional VIC introductions	
10.10 am	Update from Tourism & Events Queensland (TEQ) Therese Phillips, Strategic Partnerships Director - Corporate	
10.30 am	Morning tea break Includes: Pastries, fruit, tea, and coffee	
11.10 am	Tourism Noosa sustainability presentation Juanita Bloomfield, Tourism Noosa and Peita Otterbach, Plastic Free Noosa	
11.30 am	Customer service training session Caroline Lovett, Credible Source Solutions	
12.30 pm	Lunch break Includes: Platters of fish, chips, and salad	
1.30 pm	Update from Aunty Rhonda QTIC Tourism Indigenous Employment Champions Network	
2.30 pm	Afternoon tea break Includes: Sweet and savoury selection, fruit, tea, and coffee	
3.00 pm	Queensland VIC accreditation update The Tourism Group	
3.30 pm	Finish at Noosa Boathouse Transport: Walk or own transport to hotels to change	
	Free time	
4.45 pm	Arrive for LINKLOGIC Sunset Cruise Transport: Walk or own transport to jetty Includes: Alcoholic and non-alcoholic beverages, nibble platters Please wear: Free dress, name badges and comfortable shoes	Pelican Boat Hire Jetty 180 Gympie Terrace, Noosaville
5.00 pm	LINKLOGIC Sunset Cruise departs Transport: Ferry travel to Hastings St	Noosa River
6.20 pm	Disembark ferry at Sofitel Jetty Transport: Walk to the Noosa VIC	
6.45 pm	Welcome to Kabi Kabi Country viewing at the Noosa Visitor Information Centre	Noosa Visitor Information Centre 61 Hastings Street, Noosa Heads
7.00 pm	Travel to Peppers Noosa Resort & Villa's Transport: Walk or bus option available	Peppers Noosa Resort & Villas 33A Viewland Drive, Noosa Heads
7.15 pm	Dinner and QICA Service Awards Includes: 'Love Noosa' sit down 2 course dinner with 2 drinks	
9.00 pm	Dinner finishes	
9.15 pm	Depart Peppers Noosa Resort & Villa's Transport: Bus picks up from Peppers - 2 Noosaville stops	



THURSDAY 6 OCTOBER

PROGRAM

QICA 2022
CONFERENCE

TIME	WHAT'S ON - ACTIVITY	VENUE
6.00 am	Optional activity - Morning yoga (30 minute session) Transport: Walk or own transport Includes: Yoga mat and instruction Please wear: Wear comfortable clothing, bring water and a small towel	Along Noosa River Foreshore (exact location to be confirmed day prior) Gympie Terrace, Noosaville
7.15 am	Board coach to go to Noosa Heads Surf Club Transport: Walk to meeting point Please wear: Wear name badges and uniforms Please bring: Water, hat, phones, laptop if required, pen	Meet outside the Noosa Boathouse 194 Gympie Terrace, Noosaville
7.30 am	Skydive Australia Breakfast Guest speaker Jeanette Allom-Hill Includes: Sit-down breakfast	Noosa Heads Surf Club 69 Hastings Street, Noosa Heads
9.30 am	Breakfast finishes and Hastings Street stroll	Hastings Street
10.00 am	Board coach to go to the Noosa National Park	Meet coach at the Noosa Woods first carpark on the left (detailed directions on day) Claude Batten Drive, Noosa Heads
10.15 am	Introductions to the Noosa World Surfing Reserve and Noosa Biosphere Reserve Foundation Kirra Molnar, President of the Noosa World Surfing Reserve and Sharon Wright, Executive Coordinator, Noosa Biosphere Reserve Foundation	Noosa National Park car park at the end of Park Road, Noosa Heads
11.00 am	Board coach to go to Heads of Noosa Brewing Co.	Heads of Noosa Brewing Co. 85 Rene Street, Noosaville
11.30 am	Arrive and site inspection at today's conference venue	
12.00 pm	Guest Speaker on Accessible Tourism Sarah Lovell, Director of Strategic Partnerships and Engagement with the QLD Tourism Policy, Partnerships & Events, Department of Tourism, Innovation and Sport	
12.40 pm	Lunch break Includes: Light lunch and beverages	
1.30 pm	Guest Speaker on Sustainable Tourism Peter Gash OAM	
2.20 pm	Guest Speaker on the Brisbane 2032 Olympics and Paralympics Dr Clinton de Bruyn, Executive Director of Finance, Policy and Legal, in the Brisbane 2032 Taskforce, Department of the Premier and Cabinet.	
3.30 pm	QICA AGM	
4.00 pm	Board coach to return to Noosaville	
6.00 pm	Gala and awards ceremony commences Transport: Walk or own transport to Gala Includes: Canapes, seated two course dinner and beverage package Please wear: Dress code is 'Noosa White', name badges optional	Noosa Waterfront Restaurant & Bar 142 Gympie Terrace, Noosaville
6.15 pm	Special Welcome to Country by the Gubbi Gubbi Dance	
7.30 pm	QICA 2022 Awards begin	
10.00 pm	Gala concludes and farewell until next year	

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TOURISM

NOOSA



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Scan here for program updates and more information



13 SPORT & RECREATION

13.1 REQUEST FOR INFORMATION - WONDAI RIFLE RANGE

File Number: 19-07-2023

Author: Manager Community & Lifestyle

Authoriser: Chief Executive Officer

PRECIS

Mayor Otto requested information on Council's role within the negotiations of tenure for the Wondai Rifle Range.

SUMMARY

The Department of Tourism Innovation and Sport, Department of Resources, and Department and Environmental Science have been working towards understanding the complexity of the tenure arrangements for the Wondai Rifle Club.

OFFICER'S RECOMMENDATION

That the report be accepted for information.

BACKGROUND

Property details:

RPD: Lot 468 SP273785

Tenure: Reserve for town purposes

Trustee: Nil appointed

Tenure agreement: Permit to Occupy

Permittee: Wondai Rifle Club Inc.

Native Title: Wakka Wakka #3 Native Title Determination, non-exclusive native title exists

RPD: Lot 1 on AP13357

Tenure: Unallocated State Land

Trustee: Nil appointed

Tenure agreement: Permit to Occupy

Permittee: Wondai Rifle Club Inc.

Native Title: Wholly extinguished

Wondai State Forest

Tenure agreement: Occupation Permit and Firing Rights Agreement

Permitter: Department of Environmental Science

Permittee: Wondai Rifle Club Inc.

Native Title: Wakka Wakka #3 Native Title Determination, non-exclusive native title exists

Council's role:

Council was approached by the Department of Tourism Innovation and Sport (DTIS) for local knowledge and understanding on the tenure arrangements of the Wondai Rifle Club due to the South Burnett Branch Shooter Union (SBBSU) being acknowledged as an ineligible applicant for the Minor Infrastructure Program due to not being able to provide adequate evidence of tenure at the facility. The South Burnett Branch Shooters Union had provided a copy of the MOU between SBBSU and the Rifle Club which outlines each clubs role in joint use of the rifle range whilst the Rifle Club maintain several agreements for the facility.

DTIS commenced investigations with Department of Resources (DoR) and Department of Environment and Science (DES) as to the tenure arrangements and possible solutions to ensuring both clubs have access and the opportunity to apply for grants to improve the facility.

Council was asked to participate in the discussion with the Departments to provide background information on the clubs and their activities. Officers have advocated that due to the nature of the sport and it being hard to place and relocated that it would be in the best interest of the clubs and community that dual use is supported by the Departments.

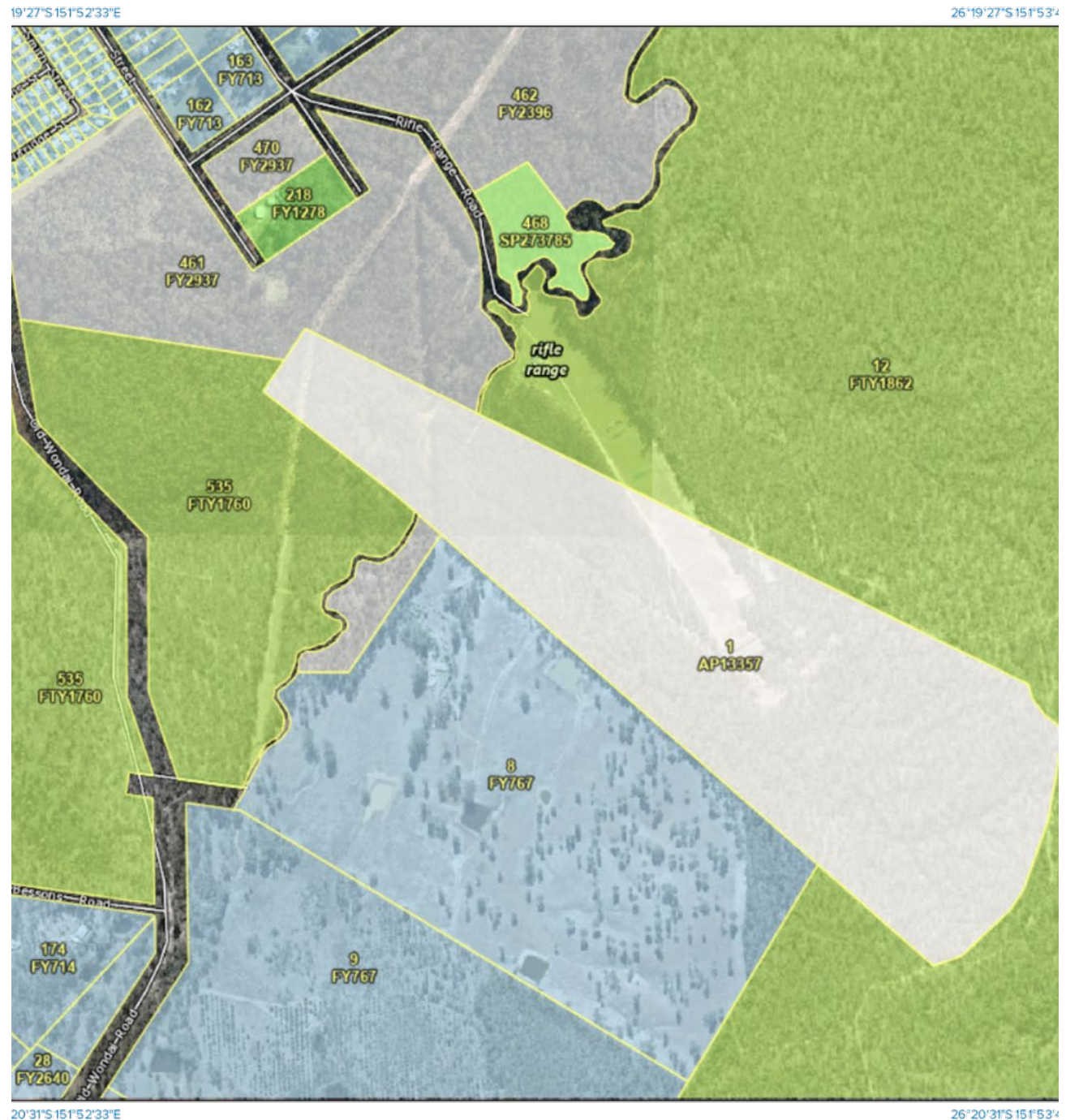
At the conclusion of the last discussion the DTIS asked Council to approach the Wondai Rifle Club to provide a briefing on the discussions held to date.

Council has had an informal discussion with the President of the Wondai Rifle Club and requested the opportunity to meet with the management committee to discuss further. The Wondai Rifle Club have not provided a return email with proposed meeting dates.

ATTACHMENTS

1. **Qld Globe - Tenure**
2. **Qld Globe - Native Title**

Wondai Rifle - Land tenure



20°31'S 151°52'33"E

26°20'31"S 151°53'4"

A product of
 **Queensland Globe**

Legend located on next page



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 **Queensland Government**
 Department of Resources

Wondai RIME - Land tenure

Legend

Land parcel



Parcel

Land parcel - gt 1 ha



Parcel

Land parcel - gt 10 ha



Parcel

Land parcel - gt 1000 ha



Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: Search Results

Wondai

Cities and Towns



Tenure



Below the Depth Plans



Boat Harbours



Carbon Abatement Interest



Commonwealth Acquisition



Covenant



Easement



Forest Reserve



Freehold



Housing Land



Industrial Estates



Lands Lease



Main Road



Mines Tenure



National Park



Port and Harbours Boards



Profit à Prendre



Railway



Reserve



State Forest



State Land



Timber Reserve



Water Resource

Railway



Attribution

Maxar

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Wongai Rife - Land tenure

Legend

Road Crossing

— Bridge

— Tunnel

Road

— Highway

— Main

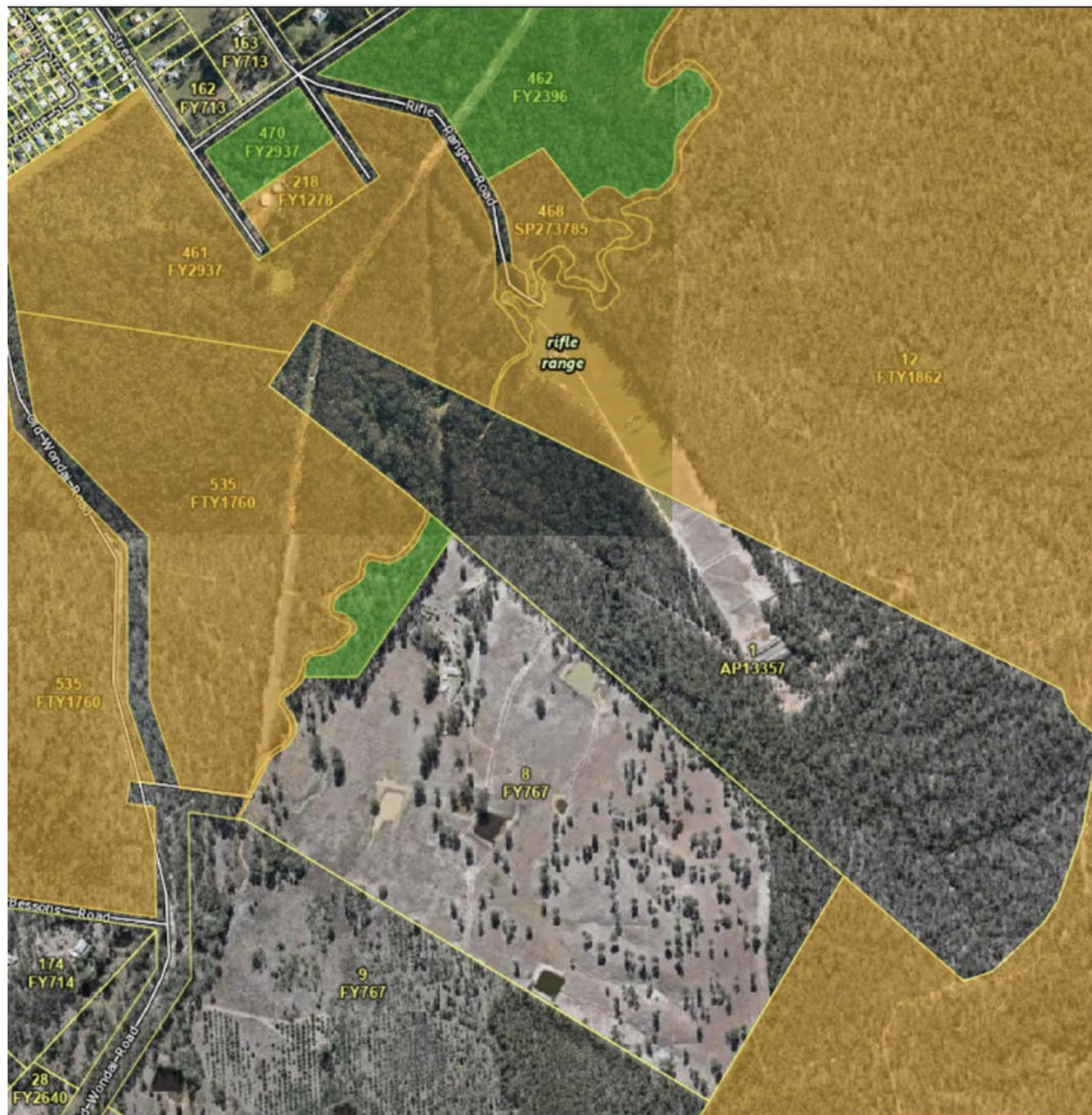
— Local

— Private

Wondai Rifle - Native Title

19°27'S 151°52'33"E

26°19'27"S 151°53'4



20°31'S 151°52'33"E

26°20'31'S 151°53'4

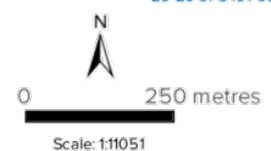


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**Queensland
Government**

Department of Resources

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Wondai Kite - Native Title

Legend

Land parcel



Parcel

Land parcel - gt 1 ha



Parcel

Land parcel - gt 10 ha



Parcel

Land parcel - gt 1000 ha



Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: Search Results

Wondai

Cities and Towns



Native title determination outcomes



Native title does not exist



Native title exists (exclusive)



Native title exists (non-exclusive)



Native title extinguished

Road Crossing



Bridge

Tunnel

Road



Highway



Main



Local



Private

Railway



Attribution

Maxar

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14 COMMERCIAL ENTERPRISES (SALEYARDS, DAMS, AERODROMES, CEMETERIES)**14.1 LICENCE AGREEMENT – HIGHER YIELD AVIATION PTY LTD – SITE 13 WONDAL AERODROME****File Number:** 9 August 2023**Author:** Lease Officer**Authoriser:** Chief Executive Officer**PRECIS**

Higher Yield Aviation Pty Ltd have requested to enter into a licence for site 13 at the Wondai Aerodrome for development for airport related purposes.

SUMMARY

Higher Yield Aviation Pty Ltd have requested a Licence Agreement for Site 13 as part of Lot 5 on RP83495, for proposed development of a hanger for airport related purposes. Council has engaged a valuer to ensure fair market valuation as required under *Local Government Act 2009* and *Local Government Regulations 2012*.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council that:

1. South Burnett Regional Council, in accordance with s236(1)(c)(vii) of the *Local Government Regulation 2012*, enter into a Licence Agreement with the Higher Yield Aviation Pty Ltd for Site 13 as part of Lot 5 on RP83495 for a term of 5 years with an option for 5 years for a rental amount of \$1,620 (plus GST) per annum with annual CPI reviews.
2. South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate finalise and execute the Licence to Occupy between Council and the Higher Yield Aviation Pty Ltd on terms and conditions the Chief Executive Officer considers are satisfactory to Council.

FINANCIAL AND RESOURCE IMPLICATIONS

Fair market value of the unimproved land is \$5.00 per square metre with Site 13 surveyed at 324 square metres. The Licensee will pay \$1620.00 per annum plus GST with annual CPI reviews and any additional outgoing fees associated with the site.

Higher Yield Aviation Pty Ltd as the Licensee are responsible for maintenance of Site 13, must hold \$20M Public Liability Insurance and any insurance for improvements made to the land.

LINK TO CORPORATE/OPERATIONAL PLAN

IN15: Continue to provide and investigate options to improve our aerodromes.

OPL/07: Actively manage Council's aerodromes to meet service standards and compliance.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Roland Lowther, as sole director of Higher Yield Aviation Pty Ltd, contacted Council in October 2021 to enquire about Licencing a site at Wondai Aerodrome to build a new hanger. At that time the company decided to take on Site 5 by Assignment of the Licence from Bumbler East Pty Ltd.

In April 2023, Roland again contacted Council for a new Licence Area to build a new hanger. Council engaged a valuer to provide the market value of the Licence fee as required under Section 236 of the *Local Government Regulation 2012*.

In June 2023, The Licence fee and draft agreement was provided for review and comment. Council's Development Services provided advice on building requirements including setbacks on Site 13. Agreement of the draft Licence fee, terms and conditions was received on 12 July 2023.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

An offer of the Licence Agreement for airport related purposes is consistent with terms of other Licence Agreements offered for Council's aerodrome licence areas and is in accordance with s236(1)(c)(vii) of the *Local Government Regulation 2012*.

Review of the use of Licence Agreements compared with Leases for airport related purposes is being undertaken to satisfy requirements under the *Property Law Act 1974* and *Land Title Act 1994*. The terms of the Licence agreement can be converted to a Lease should Council deem necessary from the finalisation of the review although a new survey would be required for registration of the lease with Titles Queensland.

An independent valuation has been undertake as required under *Section 236 (5)* of the *Local Government Regulation 2012*.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Offering the new Licence area is in accordance with Council's Property Lease Policy and Disposal of Assets Policy.

ASSET MANAGEMENT IMPLICATIONS

Higher Yield Aviation Pty Ltd must not allow any accumulation of useless property or rubbish at the Licence Area, and at its cost, must keep the Licence Area clean and tidy and in a presentable standard and repair maintain (capital or otherwise), keep the Licensee's Property and any Improvements or Alterations owned or made by the Licensee to the Licence Area in good repair and keep the Licence Area and Services in good repair except for fair wear and tear and damage caused by natural disaster, or act of god such as fire, flood, storm or earthquake which is beyond the Licensee's responsibility or control.

Higher Yield Aviation Pty Ltd will be responsible taking all reasonable precautions against the outbreak of fire upon the Licence Area and comply with all laws and regulations in respect of fire safety. Higher Yield Aviation Pty Ltd must comply with all lawful directions of Council relating to the prevention, outbreak, spread, and control of fire on the Licence Area or at the Wondai Aerodrome.

REPORT

RPD: Lot 5 on RP83495

Licence Area: Site 13, 324 square metres

Address: 53 Wondai Proston Road Wondai QLD 4606

Tenure: Freehold

Commencement date: 1 September 2023

Expiry: 30 August 2028

Option: Option for additional 5 years.

Background:

Higher Yield Aviation Pty Ltd hold a current Airport Operators Certificate (AOC) including a financial viability assessment with the Civil Aviation Safety Authority (CASA). Higher Yield Aviation Pty Ltd

already occupy Site 5 at Wondai Aerodrome after assignment of the Licence Agreement from Bumbler East Pty Ltd in December 2022.

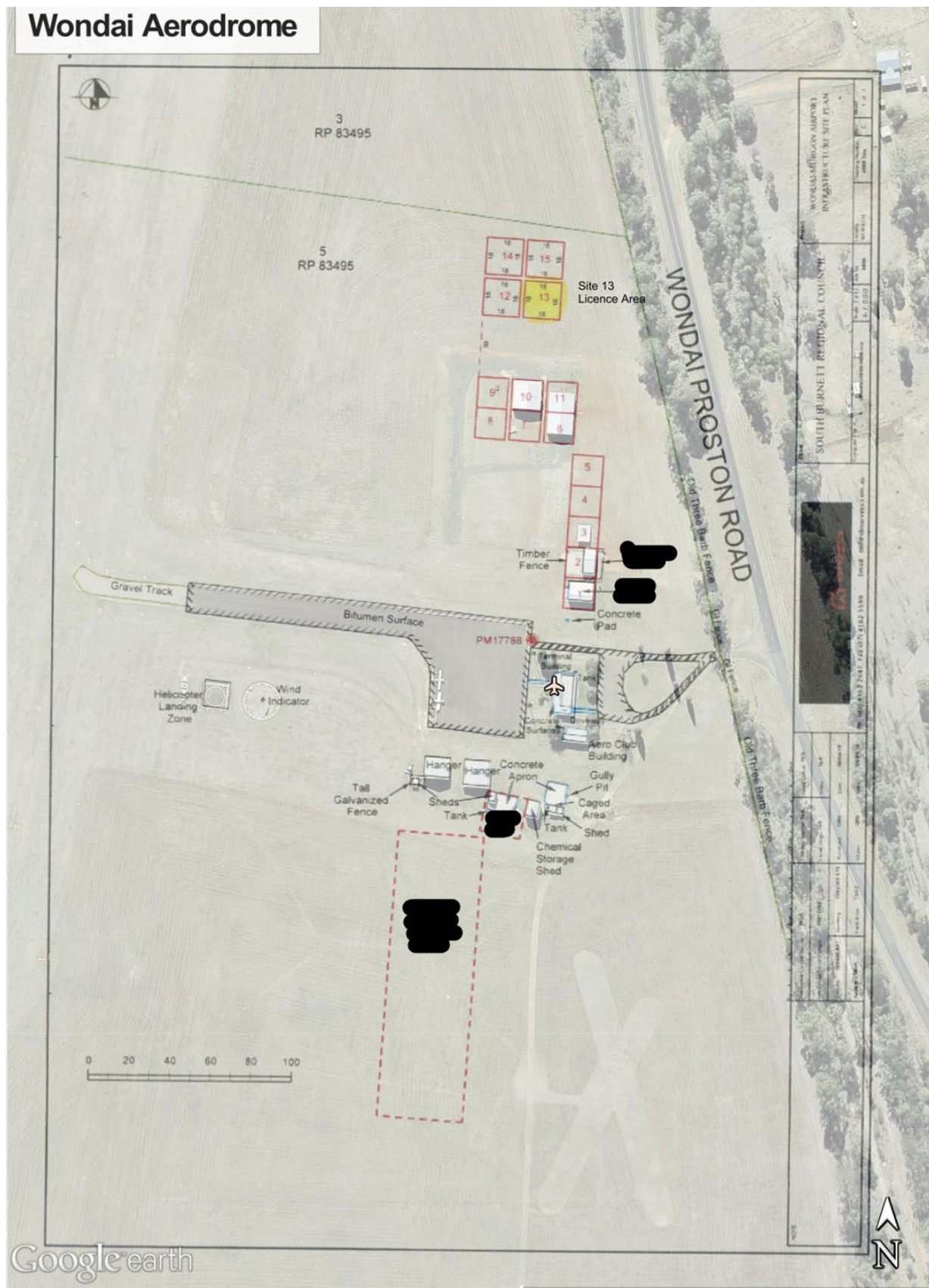
Roland Lowther as the sole director of Higher Yield Aviation Pty Ltd requested to Licence Site 13 at the Wondai Aerodrome.

To meet obligations under the *Local Government Act 2009* and *Local Government Regulations 2012* Council engaged a valuer to undertake a licence fee valuation.

Higher Yield Aviation Pty Ltd are in agreeance with the draft Licence terms and conditions including the market valuation of the Licence fee.

ATTACHMENTS

- 1. Map – Site 13 Wondai Aerodrome**
- 2. Valuation Report – Site 13 Wondai Aerodrome**





DESKTOP REVIEW VALUATION REPORT



Sites 13 & 15, Wondai Aerodrome

Prepared for:

South Burnett Regional Council

This Desktop Valuation Report is prepared for the party named above for lease negotiation purposes and is not to be used or relied upon by any other party for any other purpose. It is subject to the terms and conditions, disclaimers, qualifications and limitations contained in the Report and any annexures thereto.

Reference:

Jennifer Pointon

IPN Valuer's Reference:

GY306-23

Date of Valuation:

20 May 2023

Propval Pty Ltd trading as IPN Valuers Gympie & Kingaroy

ABN 34 090 955 650

Address 28 Reef Street Gympie QLD 4570

Phone / Email 07 5482 9818 / admin.gympie@ipnvaluers.com.au

W www.ipnvaluers.com.au



Sites 13 & 15, Wondai Aerodrome
GY306-23
Page 2 of 13

1. EXECUTIVE SUMMARY

Report Summary	
Instructing/Reliant Party:	South Burnett Regional Council
Date of Valuation:	20 May 2023
Instructions:	Determine the rental value of the property for lease negotiation purposes of proposed lease area. Valuation to be in accordance with the instructions issued by South Burnett Regional Council. We certify that this valuation assignment is not precluded under the terms of our current Professional Indemnity Insurance.
Property Address:	Sites 13 and 15, Wondai Aerodrome
Basis of Assessment:	The interest being valued is rental value of proposed lease areas on rate/m2 basis ex GST and outgoings.
Real Property Description:	Parent Lot - Lot 5 RP83495
Land Area:	Site 13 – 324 square metres Site 15 – 324 square metres
Property Description:	Subject areas is located within the Wondai Airport precinct Sites 13 and 15 comprises land component only.
Property Issues:	Nil noted
Environmental Risks:	Parent allotment within Potential and Medium Impact Bushfire designation
Lease Details:	Current lease details have not been provided. <i>Conditions concerning rent review/renewal etc may be contained with the lease document and should be referred to together with this report.</i> <i>If any onerous conditions are noted the report and the onerous conditions should be returned to the Valuer for comment.</i>
Methodology:	Direct Comparison



Sites 13 & 15, Wondai Aerodrome
GY306-23
Page 3 of 13

Valuation

Subject to the qualifications and assumptions contained within the body of this report, I assess the Lease Rental Value, as at 20 May 2023, to be:

Site 13 \$1,620 per annum (\$5/m2)

Ex GST and Outgoings

Site 15 \$1,620 per annum (\$5/m2)

Ex GST and Outgoings

Valuer: Blair P Fuller

Signature:

A handwritten signature in black ink, appearing to read 'B. P. Fuller', is written over a horizontal dotted line.

Position: Director

Qualifications: AAPI, CPV, API No 66076
Registered Valuer QLD No 1613

The Valuation and Summary appearing at the commencement of this Report should be read in conjunction with our entire Report. Reliance on this Report should only be taken upon sighting original document.

This document is prepared by Propval Pty Ltd trading as IPN Valuers Gympie & Kingaroy.

Propval Pty Ltd trading as IPN Valuers Gympie & Kingaroy provides its valuation or advisory services as a member of IPN Valuers Pty Limited ABN 40 630 507 185 and pursuant to a Shareholder Agreement with IPN Valuers. In accordance with this licence, Propval Pty Ltd trading as IPN Valuers Gympie & Kingaroy utilises the trademark and brands of IPN Valuers and has a link to the IPN Valuers website. It thereby claims the benefit of all terms and conditions applicable to the use of such trademark, brands and website for the purposes of the provision of its valuation or advisory services.

Sole responsibility for the provision of the valuation or advisory services by Propval Pty Ltd trading as IPN Valuers Gympie & Kingaroy rests with that entity and IPN Valuers assumes no responsibility nor otherwise acknowledges any liability for the provision of such services by reason of its licensing of Propval Pty Ltd trading as IPN Valuers Gympie & Kingaroy.



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Critical Assumptions

Valuation:	The valuation is 'as is' at the date of inspection
	Full and frank disclosure of all information that is relevant.

Verifiable Assumptions

Verifiable Definition:	Verifiable assumptions relate to environmental issues, structural integrity of the improvements, condition of building services, zoning, and encroachments, and can be confirmed by obtaining appropriate documentation relating to each.
Development:	That the development complies and conforms to all statutory requirements.
Environmental Studies:	<p>Unless stated otherwise in the report, no soil tests or environmental studies have been made available. Therefore, it should be noted that the valuation is subject to there being no surface or sub-surface soil problems including instability, toxic or hazardous wastes, toxic mould, asbestos or building material hazards in or on the property that would adversely affect its existing or potential use or reduce its marketability. Should any problems be known or arise, then the valuation should be referred to IPN Valuers for review as IPN Valuers deems appropriate.</p> <p>Unless otherwise stated in the report, based on my observations, the site does not appear to be contaminated and I assume that no remediation works are required.</p> <p>I am not an expert in this regard and if more detailed advice is required, an environmental consultant should be retained.</p>
Asbestos:	Unless stated otherwise within the report, no Asbestos Materials Report has been provided. Should any such matters be known or discovered, no reliance should be placed on the assessment of value unless IPN Valuers have been advised of these matters and has confirmed that the assessment is not affected.
Planning:	The planning information noted has been obtained from the relevant authority. This information has been relied upon in my assessment of value and no responsibility is accepted for the accuracy of the planning information provided. Should the information prove incorrect in any significant respect, the matter should be referred to me for review of the valuation as deemed appropriate.
Title:	If there are any encumbrances, encroachments, restrictions, leases or covenants which are not noted in this report, they may affect the assessment of value. If such matters are known or discovered, the valuation should be returned to IPN Valuers for comment.
Site Survey:	No survey of the property has been made by the valuer and no responsibility is assumed in connection with such matters. Unless otherwise stated, it is assumed that all improvements lie within the title boundaries.



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Limiting Conditions & Warranties	
Executive Summary:	The Valuation and Summary appearing at the commencement of this Report should be read in conjunction with our entire Report. Reliance on this Report should only be taken upon sighting original document.
Market Rental:	The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
Reliance:	No part of this valuation or any reference to it may be included in any other document or reproduced or published in any way without written approval of the form and context in which it is to appear.
Valuation Currency:	This valuation is current at the date of valuation only. It is subject to no significant event occurring between the date of inspection and the date of valuation that would impact upon the value of the subject property. The value assessed herein may change significantly and unexpectedly over a relatively short period including as a result of general market movements or factors specific to the particular property. I do not accept liability for losses or damage arising from such subsequent changes in value including consequential or economic loss. Without limiting the generality of the above comment, I do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
Contamination:	Unless otherwise stated in the report, based on my observations, the site does not appear to be contaminated and I assume that no remediation works are required.



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2. INSTRUCTIONS

Instruction Summary	
Instructed By:	South Burnett Regional Council
Purpose of Valuation:	Determine the market rental value of the property for lease purposes. Desktop review based on previous inspections
Interest being Valued:	Freehold
Date of Inspection/Valuation:	20 May 2023
Information sourced & used:	Information supplied and utilised in this assessment of value includes: <ul style="list-style-type: none"> - Valuation instructions - Information supplied during inspection - RP Data, Qld Globe and other sourced third party providers

3. TITLE PARTICULARS

Legal Description	
Registered Owner:	South Burnett Regional Council
Real Property Description:	Proposed leases on parent Lot 5 RP83495
Encumbrances:	Title not supplied. Assessment assumes no onerous conditions or endorsements.
Native Title:	Unlikely to exist.
Aboriginal Heritage Site:	Nil obvious sighted. Instructing party should investigate if any concerns.

4. TOWN PLANNING

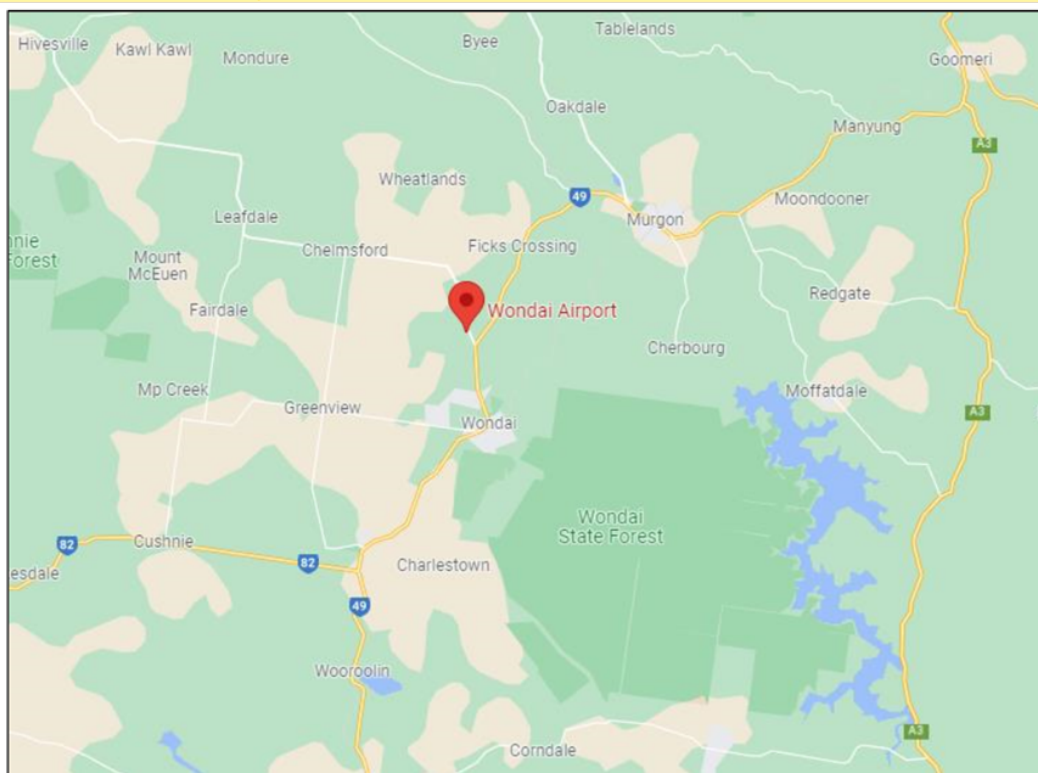
Planning Particulars	
Local Authority:	South Burnett Regional Council
Zone:	Community Facilities CF4- Transport Facilities – South Burnett Regional Council's Town Plan, gazetted 02/10/2017
Current Use:	Site 13 and 15 – Vacant land Proposed use is permitted under zoning. Current approvals are assumed but not sighted
Planning Permits / Development Approvals:	Nil known or advised.
Highest and Best Use:	Aviation facilities in conjunction with Wondai Airport



Sites 13 & 15, Wondai Aerodrome
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5. LOCATIONAL FACTORS

Site Specific Attributes	
Site Area:	Site 13 – 324 square metres Site 15 – 324 square metres
Site Identification:	The land has been satisfactorily identified by physical inspection, aerial photos and cadastral map.
Location:	Located within the Wondai airport precinct, approximately 5km north of the town of Wondai Subject lease is towards the northern section and within about 190m of the runway.
Location Map:	Source: Google Maps

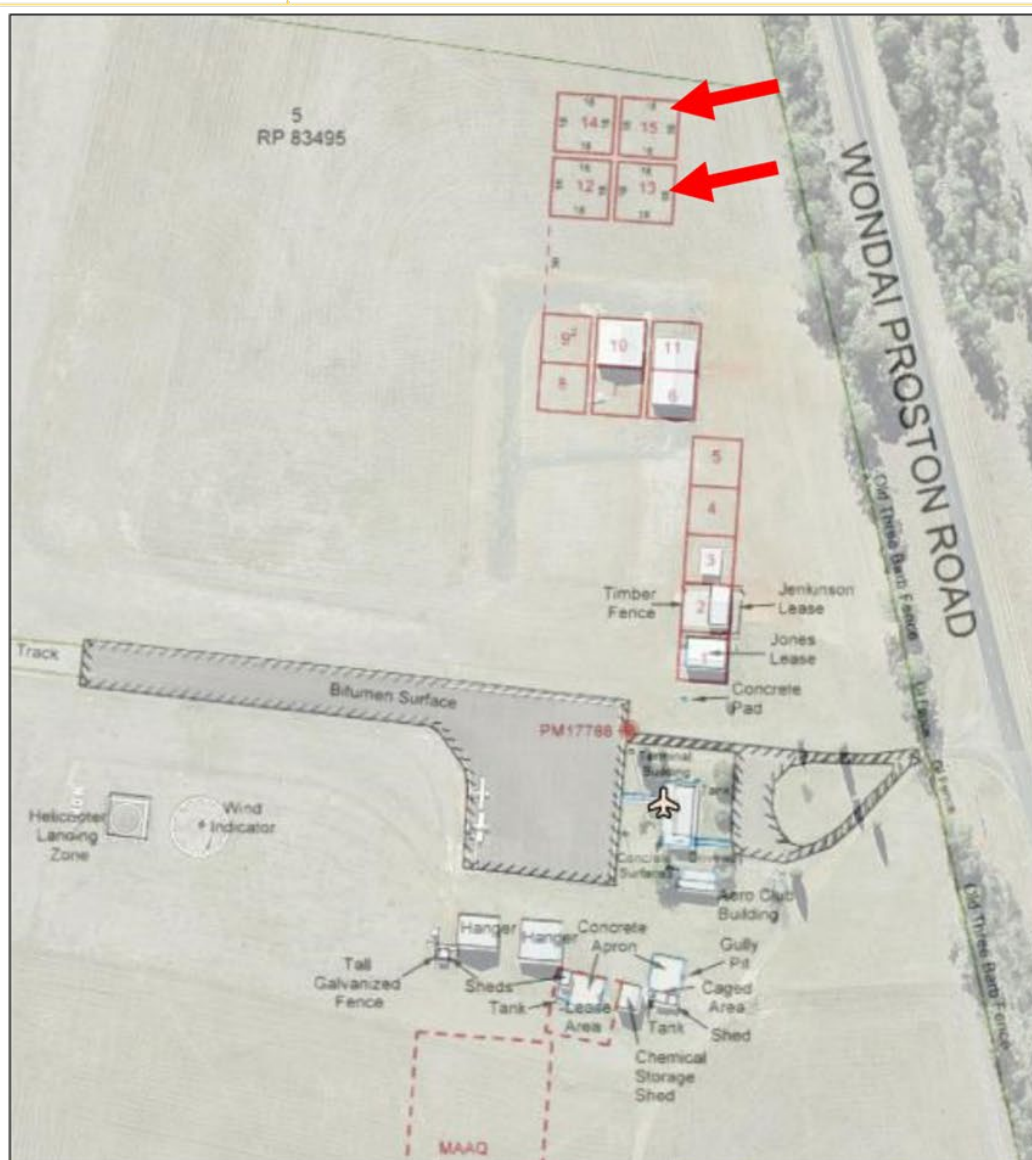




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6. LAND

Attributes	
Site Description:	Sites 13 and 15 comprises level vacant parcels with advised area of 324m ² (18m x 18m)
Access:	Airport is accessed off the bitumen sealed Wondai Proston Road. None of the sites have formed access.
Services:	Power and telephone available/connected.
Site Plan:	Source: South Burnett Regional Council





Sites 13 & 15, Wondai Aerodrome
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Photographs

Sites 13 & 15





7. COMMENTS/MARKET COMMENTS

In assessing a fair rental value we have had regard to comparable rentals being achieved at various airports in both Queensland and NSW.

We have not been provided with any current lease documents relating to the Wondai airport but are aware that rentals are generally in the order of \$1.00/m² - \$1.20/m² per annum. Available data suggests this is below market.

Available rentals are as follows. All rentals exclude GST and outgoings.

Airport Leasing – Regional Queensland

Kingaroy Airport

We are aware of rentals at Kingaroy airport in the order of \$2.00-\$5.00/m². Report undertaken by this office recommended proposed rental of \$8.00/m². We are unaware whether these recommendations were adopted, and leases issued.

Mareeba Airport

Mareeba Shire Council offering 20-year leases plus options for a further 2 x 10 years.

Commercial lease site (630m²-4,410m², airside access, all serviced including 3 phase) - \$6.40/m² plus GST.
Recreational Lease site (270m². Aircraft storage only, no commercial activity allowed from site) - \$9.60/m² plus GST.

Rates considered superior to what is achievable at Wondai airport.

Maryborough Airport

200m² – 1001m² - \$7 - \$11/m²
1,001m² – 2,000m² - \$6-\$10/m²

Hervey Bay Airport

Hervey Bay Council operates the airport and advises current ground lease rentals are circa \$13 - \$18/sqm for sizing 200 sqm to 1,000 sqm. Above 1,000 sqm range is circa \$14 to \$16/sqm.

Gympie Airport – Current rental advice is unchanged with leases ranging from \$8/m²-\$20/m² with the majority of the 30 leases in place reflecting between \$13-\$18/m². Lease areas generally 150m² – 450m².



Airport Leasing – Regional NSW**Parkes Airport** - Passenger numbers around 35,000/annum

Consultants advised. Parkes Airport Business Park currently have a number of sites available for ground rental all with airside access with land areas available between 1,704 to 2,788 m². Asking \$4/m² pa plus GST and outgoings. Offering 20-year leases. All separately metered. CPI annual increases, 5 yearly market reviews.

Consultant indicated they have one leased executed in 2019, for a refueler over a land area of 1,000 m² site on a 20-year lease and 5-year market review. Rent negotiated was \$12/m² pa plus GST and outgoings.

Dubbo

Passenger numbers circa 180,000/annum

Airport consultant advised. The most recent ground rental leases were negotiated in 2019.

There are a few older leases in the older section, fully serviced on month to month holding over provisions ranging from \$1.95/m² pa to \$3.27/m² pa plus GST and applicable outgoings.

8 new hangar sites negotiated in 2019. Their ground rental rates are as follows:

Below 1,000 m² is \$6.00/m² pa plus GST.

Above 1,000 m² is \$4.10/m² pa plus GST.

Lease terms are 20-year terms. (5 x 5 x 5 x 5-year lease with option terms)

Bathurst

1194m² land side lease \$5.84/m² net

Orange

All leasing is done at \$6/m² as advised.

Wagga Wagga

Lot 211, 2000m² with annual rental of \$6,168 (\$3.08/m²)

Smaller airports such as Taree, Cessnock, Lismore and Armidale

Consultants advise. Remain unchanged for these smaller airports. Ground rental rates range from \$5 to \$8/m² plus GST and some charged outgoings.

Taree airport reviewed rental levels recently with levels remaining around \$4.50 to \$5/m² pa plus GST pa.



Sites 13 & 15, Wondai Aerodrome
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8. VALUATION RATIONALE

In assessing the current market ground rental over subject, we have adopted a direct comparison method on a rate/m² basis having regard to similar ground rents at other regional airports throughout Queensland and New South Wales.

It is noted that rents in regional New South Wales towns do appear to be slightly less than that achieved in Queensland. It is however noted that available rentals in Queensland are generally in larger regional centers.

New South Wales rentals generally reflect between \$4.50/m² - \$12/m² with Queensland rentals reflecting between \$2/m² - \$20/m² for smaller airports.

Wondai Airport does offer inferior amenity than most other airports listed above, however does offer comparable land type and airstrip access. Assessed land rates are toward the lower end of ranges in Queensland, thus reflecting locality/amenity of airport.

In comparing rents, we have assumed that the lessee will be required to pay all outgoing along with connecting power, telephone etc. It is assumed the lessor will upgrade access.

Information obtained suggests that rents are now beginning to be re assessed at various airports. There is also data to suggest rentals increases are minimal.

In our opinion a fair market rental for the proposed leases is between \$4/m² - \$6/m² and thus we have adopted a mid-point of \$5/m² per annum ex GST and outgoings for sites 13 and 15

Assessed Rental

**Site 13 - \$1,620 /annum (\$5/m²)
ex GST and outgoings**

**Site 15 - \$1,620 /annum (\$5/m²)
ex GST and outgoings**

Date of Assessment: 20 May 2023

Valuer: Blair P Fuller

Signature:

A handwritten signature in black ink, appearing to read 'B. P. Fuller', written over a horizontal dotted line.

Position: Director

Qualifications: AAPI, CPV, API No 66076
Registered QLD No 1613



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IMPORTANT NOTES AND QUALIFICATIONS

Qualifications and Disclaimers:

The name IPN Valuers contained in this report relates to IPN Valuers Gympie & Kingaroy.

Liability limited by a scheme approved under Professional Standards Legislation.

Market Movement Clause:

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to particular property). IPN Valuers Gympie & Kingaroy does not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, IPN Valuers Gympie & Kingaroy does not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of the valuation, or such earlier date if you become aware of any factors that have an effect on the valuation.

Assignment:

Neither the whole nor any part of this report, nor any reference thereto, may be included in any document, circular or statement, without written approval from IPN Valuers Gympie & Kingaroy of the form and context in which it will appear.

15 PORTFOLIO - REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES, COMMUNITY & SOCIAL HOUSING**15.1 REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES AND COMMUNITY & SOCIAL HOUSING PORTFOLIO REPORT****File Number:** 09-08-2023**Author:** Councillor**Authoriser:** Chief Executive Officer**Precis**

Regional Development, Development Services and Community & Social Housing Portfolio Report

Summary

Cr Schumacher presented her Regional Development, Development Services and Community & Social Housing Portfolio Report to Council.

Officer's Recommendation

That Cr Schumacher's Regional Development, Development Services and Community & Social Housing Portfolio Report to Council be received for information.

Development Services**Building**

During the month of July, the Building Team received 62 customer requests and 56 building applications as follows:

- 34 – Council Applications; and
- 22 – Privately Certified Lodgements.

The number of building applications projected to be received by Council for the current financial year is 408. This figure compares to 402 for the previous financial year and 441 applications for the 2021/22 financial year.

The number of privately certified applications projected to be received by Council for the current financial year is 264. This figure compares to 255 for the previous financial year and 257 applications for the 2021/22 financial year.

Planning

During the month of July, the Planning Team received 106 customer requests, 14 planning applications and attended no pre-lodgement meetings. The breakdown of applications are as follows:

- 4 – Material Change of Use (MCU);
- 8 – Reconfiguration of a Lot (RAL);
- 1 – Plan of Sealing (POS);
- 1 – Operational Work (OPW); and
- 3 – Development Incentive Scheme.

The number of planning applications projected to be received by Council for the current financial year is 168. This figure compares to 121 for the previous financial year and 109 applications for the 2021/22 financial year.

Plumbing

During the month of July, the Plumbing Team received 17 customer requests and 19 plumbing and drainage applications as follows:

- 9 – Class 1/10a – Domestic No Sewer;
- 7 – Class 1/10a – Domestic Sewer; and
- 3 – Class 2-9 – Other Building (Commercial).

The number of plumbing applications projected to be received by Council for the current financial year is 228. This figure compares to 236 for the previous financial year and 299 applications for the 2021/22 financial year.

Major Planning Scheme Amendment

A revised version of the proposed major amendment (version 2.1) was submitted to the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) on 22 March 2023. The States timeframes for its review expired in May without receiving a response. Our consultant advises that such delay is a consistent local government experience and continues to follow up DSDILGP about Council's request. As of 3 August 2023, Council's request remains within the internal approval processes of DSDILGP and/or with the Minister. The next process step is for the Minister to give Council notice of the outcome of the State interest review, whether Council may proceed to publicly consult the proposed major amendment of the planning scheme and the communications strategy that Council must implement when proceeding to public consultation.

Resourcing

Reliance on the assistance of external consultants in the Planning Team has reduced due to a full complement of staff but is still required due to the increase and frequency of customer requests, development applications, planning scheme review and internal Council pressures. Additionally, planning staff are required to attend adhoc discussions and stakeholder meetings in addition to existing and projected workloads.

ATTACHMENTS

Nil

15.2 DEVELOPMENT SERVICES OPERATIONAL UPDATE

File Number: 09-08-2023

Author: Manager Environment and Planning

Authoriser: Chief Executive Officer

PRECIS

Development Services Operational Update.

SUMMARY

Development Services Operational Update.

OFFICER'S RECOMMENDATION

That the Development Services Operational update be received for information.

ATTACHMENTS

- 1. July 2023 Development Services Operational Update**

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL
Comparison of Development Applications 2019/2020, 2020/2021, 2021/2022, 2022/2023 and 2023/24 Period 01-Jul-2023 to 31-Jul-2023													
Planning Applications													
2019/2020	3	8	8	10	6	3	1	3	5	5	6	6	64
2020/2021	8	3	9	2	4	9	1	1	6	5	10	4	62
2021/2022	11	6	8	11	4	4	3	13	12	10	15	12	109
2022/2023	17	4	18	7	10	8	0	12	12	10	15	8	121
2023/2024	14	0	0	0	0	0	0	0	0	0	0	0	14
Building Applications													
2019/2020	38	51	35	33	32	6	38	35	20	20	23	33	364
2020/2021	37	34	41	42	44	27	37	55	43	39	48	42	489
2021/2022	40	41	44	43	36	24	36	37	34	28	43	35	441
2022/2023	42	46	37	34	42	29	25	30	32	20	36	29	402
2023/2024	34	0	0	0	0	0	0	0	0	0	0	0	34
Private Certification Applications													
2019/2020	24	16	12	25	17	21	11	15	8	18	14	14	195
2020/2021	18	15	59	31	24	10	14	28	28	17	21	18	283
2021/2022	32	21	21	15	22	17	14	27	24	17	22	25	257
2022/2023	22	30	17	16	29	13	11	27	15	21	26	28	255
2023/2024	22	0	0	0	0	0	0	0	0	0	0	0	22
Plumbing Applications													
2019/2020	32	20	21	21	21	15	24	14	24	11	19	26	248
2020/2021	23	26	17	43	30	23	22	30	31	21	27	14	307
2021/2022	27	34	30	30	22	17	19	19	24	27	28	22	299
2022/2023	14	23	20	13	25	15	14	30	19	17	26	20	236
2023/2024	19	0	0	0	0	0	0	0	0	0	0	0	19

Planning Applications YTD Report on Subcategories Period 01-Jul-2023 to 31-Jul-2023

Application Type	Total
QEXC	0
QMCU	4
QOPW	1
QPOS	1
QRAL	8
QSPS	0
LLTempHome	0
Total	14

Plumbing Applications YTD Report on Subcategories Period 01-Jul-2023 to 31-Jul-2023

Application Type	Total
DomNoSewer	9
DomSewer	7
OtherBuild	3
Total	19

Private Certification YTD Report on Subcategories
Period 01-Jul-2023 to 31-Jul-2023

Application Type	Total
AltPoolFnc	0
BudgetAcc	0
CAP	0
Class1&10a	6
Class1&10b	0
Class10a	5
Class10a&b	0
Class10b	1
Class1a	7
Class1b	0
Class2	0
Class3	0
Class4	0
Class5	1
Class6	0
Class7	0
Class8	0
Class9	0
Class9a	0
Class9b	1
Class9c	0
FarmShed	0
IssChgClas	1
Remove	0
Restump	0
RetainWall	0
SACouncilP	0
SASStatePro	0
SignSatDsh	0
SpecStruct	0
SwimPool	0
TempStruct	0
Total	22

Building Applications YTD Report on Subcategories
Period 01-Jul-2023 to 31-Jul-2023

Application Type	Total
AltPoolFnc	1
BldMatters	0
BudgetAcc	0
CAP_Bld	0
Class1&10a	0
Class1&10b	0
Class10a	20
Class10a&b	1
Class1a	4
Class1b	0
Class2	0
Class3	0
Class4	0
Class5	1
Class6	1
Class7	0
Class8	1
Class9	0
DesignSite	3
DwellReloc	0
FarmShed	0
FireSafety	0
IssChgClas	0
Remove	0
ReRoof	0
ResService	0
Restump	1
RetainWall	0
SACouncilP	0
SASatPro	0
SignSatDsh	0
SpecStruct	0
SwimPool	1
TempStruct	0
Total	34

16 REGIONAL DEVELOPMENT (INDUSTRY, AGRICULTURE, WATER SECURITY, ENERGY AND CIRCULAR ECONOMY)

16.1 REQUEST FOR SPONSORSHIP - RED EARTH LEADERSHIP FORUM 2023

File Number: 9-08-2023

Author: Manager Community & Lifestyle

Authoriser: Chief Executive Officer

PRECIS

Red Earth Community Foundation have put forward a proposal for sponsorship of the 2023 Leadership Forum.

SUMMARY

The Red Earth Leadership Forum is due to be held on 7 September 2023. The Foundation have put forward a proposal seeking sponsorship.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council that:

1. Sponsorship be provided to the value of \$25,000.00
2. Hall hire fees for the Murgon Town Hall be waived to the value of \$500.

FINANCIAL AND RESOURCE IMPLICATIONS

Council does not have budget allocation for the sponsorship of this event. Allocation would be required as part of the 1st quarter review.

LINK TO CORPORATE/OPERATIONAL PLAN

EC6: Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's service infrastructure.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

A request was received by the General Manager of Red Earth Community Foundation.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

NIL

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

NIL

ASSET MANAGEMENT IMPLICATIONS

NIL

REPORT

Background

The Red Earth Community Foundation was established to focus on identifying and harnessing human, financial and other resources to strengthen capacity of individuals and their networks across the Burnett Inland.

As per the proposal submitted, the 2022 Leadership Forum focused on 'Cultivating our Future' and provided a platform for community members, Council staff, community organisations and other key stakeholders to hear from inspiring local people, Barry Irvin, Bega and develop small solution focus groups with imagining actions and contributions that could be made towards designing a better future.

Council Officers were part of many of the groups and the Community Development Team have delivered two "Hubs in the Pubs" to start the conversation in the community about innovation and entrepreneurship opportunities in the region as part of the Black summer Bushfire Recovery grant.

The 2023 Leadership Forum is set to focus on "Regional Circularity Co-operative" and includes topics such as circular design, circular economy, and sustainable development. The goal is to find suitable solutions to provide resilience within our communities and link urban and rural residents into a cohesive and collaborative Burnett Inland community.

Council's contribution would cover 54% of the following event expenses:

ITEM	AMOUNT	AMOUNT REQUESTED
Hall Hire	\$510	\$510 (In Kind)
Catering	\$8000	\$2500
Design/Decor	\$1500	\$1500
Equipment Hire	\$300	\$300
PA Hire	\$1000	\$1000
RECF Forum Coordinator	\$8000	\$8000
Marketing	\$1500	\$1500
MC	\$2500	\$2500
Speakers (including accommodation, travel, gifts, etc)	\$4000	\$4000
Welcome to Country	\$1000	\$1000
Videography	\$2500	\$2500
Printing	\$600	\$600
Sundries	\$400	Red Earth
Red Earth Alumni volunteer hours	\$7500	Red Earth
RECF Staff and project administration (Calculated at 15% of project budget)	\$8000	Funded by RECF
Total	\$47,310	\$25,910

In recognition of Council's contribution Red Earth Community Foundation have offered the following acknowledgements:

- Prominent logo placement on all marketing materials and event signage
- Acknowledgment in press releases, social media posts, and website announcements
- Opportunity to address the audience during either the opening, closing ceremony or prior to breaks during the day.
- Complimentary tickets for your representatives to attend the Leadership Forum (number of tickets is based on sponsorship level)
- Pre-Forum dinner invitation the evening prior to the Forum with keynote speakers and panellists

It is expected that ticket costs this year will be \$55 per person.

ATTACHMENTS

1. Proposal



Red Earth Leadership Forum 2023

The Red Earth Community Foundation Leadership Forum is a flagship event that aims to bring together community leaders, changemakers, and experts from various fields to collaborate, learn, and develop innovative solutions for the challenges faced by our region. The forum will include keynote speeches, panel discussions, interactive workshops, and networking opportunities, providing attendees with valuable insights, knowledge, and resources to make a lasting impact.

The Leadership forum is designed to be a vehicle to activate our leaders and their communities to co-design change that will propel the Burnett Inland Region into the future. Our aim is to build capacity and capability within the Region that builds resilient communities who can adapt to the changes ahead and thrive in the future.

In July 2022, Red Earth Community Foundation held the inaugural Red Earth Leadership Forum that brought together community members, present and future community leaders, stakeholders from across the Burnett Inland, as well as past participants from the Red Earth Community Leadership Program. The theme "Cultivating our Future" set the stage for all contributors. It provided the frame and the lens for inspiring speakers, panellists and solution-focussed small action groups to imagine through conversations, what actions and contributions they could make towards co-designing an even better future for the Burnett Inland. Last year Barry Irvin, Bega executive director and forum key note speaker, spoke about the work he has done in the Bega community. Barry has led the establishment of a Regional Circularity Co-operative with the ambition of making the Bega Valley the most circular region in the world.

In addition, last year we worked on 'Cultivating Our Future'. Small solution-focussed groups were tasked with imagining what actions and contributions they could make towards co-designing an even better future for the Burnett. They focussed on Food Systems, Liveable Communities, Industrial Development, Connectivity, Workforce Capability, Tourism, Natural Resources and Innovation & Entrepreneurship.

Red Earth is facilitating a second Leadership Forum on 7 Sep 2023 where we will invite our region to come together to co-design a pathway and framework to take the Burnett Inland Region forward. This year, following on from last year's key note speaker's presentation on 'Regional Circularity Co-operative' we will look at the Burnett Inland Region through the Circularity Lense. This includes, but is not limited to, Circular Design, Circular Economy and Sustainable Development. With the goal being to find sustainable solutions to provide resilience within our communities and link our urban and rural residents into a cohesive and collaborative Burnett Inland community. With the hope that this work will ripple through the community and lead to a legacy of sustainable growth that will serve the generations to come.



Circularity includes Circular Economy, Circular Design, Designing Waste Out of the Process, Building on the previous Generation, Spreading the Positivity, Sharing Our Time, Talents and Treasures.

The Leadership Forum will cater to a diverse audience of community leaders, including:

- Community Members
- Non-profit executives and board members
- Local, State & Federal government officials
- Social entrepreneurs
- Educators and school administrators
- Community organisers
- Business and community leaders committed to social responsibility
- Youth leaders and student activists
- Anyone who is interested in circularity and striving towards a thriving united future for the Burnett Inland

This year's forum will use the services of local organisations like The Gumnut Place, The Endeavour Kitchen and local businesses to provide the catering for the day. As well as using local providers for venue hire (SBRC) and other equipment where it exists within the South Burnett Region. Red Earth Community Leadership Program alumni will assist with planning, logistics, set up and pack down, as well as any general support in relation to the Leadership Forum.

In addition to this, Red Earth will be looking to local Industry, Business, Community and Government Leaders to inspire the participants of the Forum and spread the sustainability and resiliency message across the Region.

This will also be an opportunity for our past Red Earth Leadership Alumni to activate their skills and inspire the next generations of community leaders.

Red Earth works collaboratively with stakeholders across the Burnett Inland through programs, workshops and Forums like the one planned for 7 September 2023.

The 2022 Leadership Forum was funded by a grant obtained through FRRR. The 2023 Forum has not sourced funding from out of the region, so we are reaching out to Government, Businesses, organisations and community members to give of their time, talent and/or treasurer to co-host this year's Forum with Red Earth Community Foundation.

In recognition of your generous support, Red Earth will offer various sponsorship benefits to elevate your organisation's visibility, such as:

- Prominent logo placement on all marketing materials and event signage
- Acknowledgment in press releases, social media posts, and website announcements



- Opportunity to address the audience during either the opening, closing ceremony or prior to breaks during the day.
- Complimentary tickets for your representatives to attend the Leadership Forum (number of tickets is based on sponsorship level)
- Pre-Forum dinner invitation the evening prior to the Forum with keynote speakers and panelists

Below is an outline budget of the approximate funding needed, based on last year's Forum costs. We are asking for support from our region to co-host this year's Forum. Support can take the form of time, talent and/or treasurer and can be used to cover some or all of the cost of items required.

ITEM	AMOUNT	PROVIDER	AMOUNT NEEDED
Hall Hire	\$510	SBRC	\$510 or In Kind
Catering	\$8000	TBC	\$2500
Design/Decor	\$1500	Red Earth Alumni	\$1500
Equipment Hire	\$300		\$300
PA Hire	\$1000		\$1000
RECF Forum Coordinator	\$8000		\$8000
Marketing	\$1500		\$1500
MC	\$2500		\$2500
Speakers (including accommodation, travel, gifts, etc)	\$4000		\$4000
Welcome to Country	\$1000		\$1000
Videography	\$2500		\$2500
Printing	\$600		\$600
Sundries	\$400		Red Earth
Red Earth Alumni volunteer hours	\$7500	300 Volunteer hours in set-up, pack-down and hosting valued at \$25 p/p	Red Earth
RECF Staff and project administration (Calculated at 15% of project budget)	\$8000	Red Earth	Funded by RECF
Total	\$47,310		\$25,910



There will be a ticket cost to attend, as per last year. This year's tickets will be \$55 per attendees, which is to cover most of the cost of catering. The above figure is based on $\$55 \text{ p/p} \times 100 \text{ (number of attendees as last year)} = \5500 , resulting in a deficit of around \$2500 for catering.

The Red Earth Community Foundation Leadership Forum is an exceptional opportunity to make a significant impact on our region's future. By supporting this event, you will contribute to fostering a thriving ecosystem of empowered leaders dedicated to effecting positive change.

We sincerely hope you will consider our proposal and join us in making the Red Earth Community Foundation Leadership Forum a resounding success. Together, we can create a brighter and more promising future for our community.

Thank you for your time and consideration. We look forward to the possibility of partnering with the Red Earth Community Foundation for this transformative event.

If you require any additional information or have any questions, please do not hesitate to contact us.



Red Earth Leadership Forum 2023 Budget

Red Earth is seeking support from our region to co-host this year's Forum.

Support can take the form of time, talent and/or treasurer and can be used to cover some or all of the cost of items required.

2023 Forum	Budget	Red Earth	Sponsorship required
Hall Hire	\$510		\$510
Catering	\$8,000	\$5,500	\$2,500
Design/Decor	\$1,500		\$1,500
Equipment Hire	\$300		\$300
PA Hire	\$1,000		\$1,000
RECF Forum Coordinator	\$8,000		\$8,000
Marketing	\$1,500		\$1,500
MC	\$2,500		\$2,500
Speakers (including accommodation, travel, gifts, etc)	\$4,000		\$4,000
Welcome to Country	\$1,000		\$1,000
Videography	\$2,500		\$2,500
Printing	\$600		\$600
Sundries	\$400	\$400	
Red Earth Alumni volunteer hours	\$7,500	\$7,500	
RECF Staff and project administration (Calculated at 15% of project budget)	\$8,000	\$8,000	
	\$47,310	\$21,400	\$25,910

17 DEVELOPMENT SERVICES - (PLANNING, BUILDING, PLUMBING)**17.1 DELEGATED AUTHORITY REPORTS (1 JULY 2023 TO 31 JULY 2023)**

File Number: 09-08-2023

Author: Administration Officer

Authoriser: Chief Executive Officer

PRECIS

Reports signed by the Chief Executive Officer under delegated authority.

SUMMARY

This report comprises a listing of any reports approved by delegated authority from the 1 July 2023 until the 31 July 2023.

OFFICER'S RECOMMENDATION

That the Delegated Authority report be received.

BACKGROUND

N/A

ATTACHMENTS

1. OPW23/0007 - Operational Work (Stormwater, Roadworks, Earthworks & Accesses) at Oliver Road, Nanango (and described as Lot 33 on RP811870).
2. OPW23/0008 - Operational Work (Roadworks, Stormwater, Water Infrastructure, Drainage Work, Earthworks & Sewerage Infrastructure) at Player Street (and described as Lot 200 on SP2499032).
3. OPW23/0009 - Operational Work (Water Infrastructure - Extension to Existing Water Main on Boat Mountain Road) at 155 Boat Mountain Road, Murgon (and described as Lot 9 on SP287687).
4. RAL23/0005 - Reconfiguration of a Lot - Subdivision (1 Lot into 3 Lots) at 43 Brett Road, Blackbutt North (and described as Lot 9 on RP196033).
5. RAL23/0007 - Reconfiguration of a Lot - Boundary Realignment (2 Lots into 2 Lots) at Weens Road, Kingaroy (and described as Lot 1 on RP59437 & Lot 7 on RP869401).
6. RAL23/0009 - Reconfiguration of a Lot - Subdivision (1 Lot into 3 Lots) at 118 Gilliland Crescent, Blackbutt North (and described as Lot 50 on RP804679).

Delegated Authority

Date:

OPERATIONAL WORK (STORMWATER, ROADWORKS, EARTHWORKS & ACCESSSES) AT OLIVER ROAD, NANANGO (AND DESCRIBED AS LOT 33 ON RP811870) STAGES 1D & 1E - APPLICANT: BLACKBUTT RURAL DEVELOPMENTS PTY LTD C/- RMA ENGINEERS

File Number: OPW23/0007

Author: Engineering Contractor, Development Services

Authoriser: Chief Executive Officer

SIGNATURE		DA
MANAGER		6/7/23
GM		7/7/23
CEO		7/7/23

PRECIS

Operational Work (Stormwater, Roadworks, Earthworks & Accesses) at Oliver Road, Nanango (and described as Lot 33 on RP811870) Stages 1D & 1E - Applicant: Blackbutt Rural Developments Pty Ltd C/- RMA Engineers

SUMMARY

- Development Application for Operational Work (Earthworks, Roadworks, Stormwater, and Accesses), for a rural residential subdivision at Oliver Road, Nanango – Lot 33 on RP811870 – OPW22/0012 – Stages 1D & 1E.
- An Operational Work application was conditioned in the Conditions of Approval for ROL12016/0002, and subsequent Court Order dated 31 July 2019;
- The proposed Operational Work is recommended for approval with conditions.
- The conditions are in accordance with South Burnett Regional Council Planning Scheme, development guidelines and best practices.

OFFICER'S RECOMMENDATION

It is recommended that Council approve the development application for Operational Work (Earthworks, Roadworks, Stormwater, and Accesses) on land described as Lot 33 on RP811870 (Stage 1D & 1E) and situated at Oliver Road, Nanango, subject to the following conditions:

GENERAL

- ENG1. Compliance with the approved plans (refer condition ENG54), approval conditions, all Council Planning Scheme Policies and Planning and Environment Court Order No 2275 of 2018 dated 31 July 2019, for Reconfiguration of Lot 33 on RP811870.
- ENG2. This approval extends to Engineering works (Earthworks, Roadworks, Stormwater, and Accesses) 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. Undertake all approved works and works required by conditions of this development approval at no cost to Council.
- ENG4. Submit to Council, electrical underground power and street lighting plans certified by a suitably qualified Engineer (RPEQ – Electrical) for approval, prior to Council's endorsement of the Plan of Survey. Be responsible to check and ensure that electrical drawings do not conflict with the civil engineering design.
- ENG5. Submit to Council for approval, an Inspection and Test Plan certified by a suitably qualified Engineer (RPEQ – Civil) prior to commencement of any work and prior to any pre-start meeting.

Delegated Authority

Date:

- ENG6. Pay to Council, inspection fees based on Council's Fees and Charges current at the time of commencement of works and based on the estimated project cost as estimated or accepted by Council prior to the pre-start meeting.
- ENG7. Ensure that supervision of all construction works are carried out by a suitably qualified and experienced Engineer (RPEQ).
- ENG8. 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.
- ENG9. Be responsible to carry out Work Health and Safety legislative requirements.
- ENG10. Ensure all work sites are maintained in a clean, orderly state at all times.
- ENG11. 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.
- ENG12. 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.
- ENG13. 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.
- ENG14. 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 Council's endorsement of the Plan of Survey.
- ENG15. Works are to be constructed generally in accordance with the specification requirements outlined in Aus-Spec #1 and the IPWEAQ Standard Drawings unless otherwise approved by South Burnett Regional Council.

DESIGN UPDATES

- ENG16. The following updates to the plans are required, and shall be approved by Council prior to a prestart meeting:
- (a) A temporary gravel turnaround shall be designed and constructed to accommodate a Waste Collection Vehicle at the end of Lynch Drive (refer RMA drawing C-R0301 Rev 0). An easement shall be placed over the balance lot for the area required for the temporary turnaround;
 - (b) Lynch Drive: The broken back curve at Ch25 to Ch260 shall be removed, and new horizontal alignment designed;
 - (c) Hannaford Court: The broken back curve at Ch40 to Ch100 shall be removed, and new horizontal alignment designed;

Comment: The lot boundaries can be slightly altered to accommodate an improved road alignment, provided the lots are still generally in accordance with the approved lot layout.

ROADWORKS

- ENG17. Base gravel is to be Type 3, Subtype 2 material unless otherwise approved by Council. Provide recently undertaken compliance testing from the stockpile used for the project for materials from non-certified Quarries by Council.

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Date:

- ENG18. Sub-base gravel is to be Type 3, Subtype 4 material, unless otherwise approved by Council, or a natural ridge gravel where approved by Council. Provide recently undertaken compliance testing from the stockpile used for the project for materials from Quarries non-certified by Council.
- ENG19. The bitumen seal shall comprise a prime, and Double/Double seal, designed in accordance with Austroads Guide to Pavement Technology Part 4K.
- ENG20. Provide temporary signage and traffic control for construction in dedicated road reserves in accordance with Part 3 (Works on Roads) of Manual of Uniform Traffic Control Devices (MUTCD) - Department of Transport and Main Roads.
- ENG21. Install and/or modify all street signs and linemarking to suit the new works in accordance with the MUTCD. Install new or relocated signage using V-Lok installation system. All new signage shall be Class 1 retro-reflective material to AS1743.
- ENG22. Submit to Council for approval, a Traffic Management Plan prior to commencement of any works involving closing of Council roads or working on or adjacent to existing roads.
- ENG23. The Traffic Management Plan and Work Method Statements in accordance with the *Work Health and Safety Act 2011* requirements shall be maintained on-site at all times.

STORMWATER

- ENG24. Ensure that earthworks and fill on the subject land do not lead to ponding of stormwater or actionable nuisance and ensure all lots, both internal and adjoining, drain freely to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.
- ENG25. Do not concentrate stormwater onto adjoining properties.
- ENG26. Provide appropriate energy dissipation and scour protection measures at stormwater outlets.
- ENG27. Stormwater management shall be in accordance with RMA Stormwater Management Plan "Subdivision – Oliver Road – Nanango" dated 24 June 2022.

DEVELOPMENT WORKS

- ENG28. Maintain erosion and sedimentation controls at all times during the course of the project and the ensuing defects liability period. 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.
- ENG29. 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 and the ensuing defects liability period.
- ENG30. 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.
- ENG31. Adjust all access chamber surface levels to provide a freeboard of 100mm above the finished ground surface level, where the work involves excavation or filling over, or adjacent to water supply, sewerage or gas infrastructure. Be responsible for all costs associated with the adjustment of the chamber levels and the works to be undertaken by Council on a Private Works Quotation basis.

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Date:

- ENG32. Waste material as a result of demolition work and excavation work must not be used as fill as described within the *Waste Reduction and Recycling Act 2011*.

EARTHWORKS

- ENG33. Supervise bulk earthworks to Level 1 or Level 2 as applicable and have a frequency of field density testing carried out in accordance with Table 8.1 of AS3798.
- ENG34. Contain cut or fill batters wholly within the subject land. Do not place fill on adjacent properties without providing Council with written permission from the respective property owner(s).
- ENG35. Do not store plant or material on adjoining lands without written permission from the respective property owner(s).
- ENG36. Do not use contaminated material as fill on the site. Undertake any filling using inert materials only, with a maximum particle size of 75mm.
- ENG37. Ensure open drains and fill platforms are constructed with a longitudinal grade on no less than 0.1%.
- ENG38. Submit to Council, the following for approval in the event it is proposed to import material to or export material from the site, prior to commencement of the work:
- (d) details of the location of any material to be sourced for fill including the volume of fill to be moved from any particular source site;
 - (e) details of the final location for any material to be exported from the site from excavations including the volume to be moved to any particular site; and
 - (f) the proposed haulage route(s) and truck sizes for carting of the material.

Note: Further Development Applications may be required to be submitted to and approved by Council for sites proposed to import material from or export material to, or conditions may be applied to any sites endorsed in accordance with this condition, e.g., submit a Traffic Management Plan to Council for acceptance, or rehabilitation of the site. Any required approvals are to be in place prior to commencement of the work.

This approval does not extend to any material proposed to be imported to or exported from the site:

- (g) other than from or to site(s) that have a current Development Approval enabling them to export/accept any material; or
- (h) the material is being exported to and accepted at a licensed Council refuse facility.

INSPECTIONS AND TESTING

- ENG39. Submit to Council the pre-start meeting agenda at the confirmation of a date and time for the meeting.
- ENG40. Provide Council with a minimum of two clear working days' notice to undertake compulsory inspections and meetings at the following stages:
- (i) Pre-start meeting with Council, Contractor, Supervising Engineer and developer;
 - (b) Stormwater:
 - (i) prior to backfilling of any stormwater drainage works; and
 - (ii) at the time of CCTV inspection to facilitate Council's acceptance of the works on and off-maintenance;
 - (c) Structural steel inspection prior to pouring of any structural concrete including cast in-situ stormwater manholes and gully pits;
 - (d) prior to back filling road crossings;
 - (e) following preparation and compaction of road sub-grade;
 - (f) following placement and compaction of each road pavement layer and prior to laying of the next pavement layer or surfacing layer;

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Date:

- (g) of the finished pavement surface prior to any bitumen primer-seal or prime or asphalt surfacing;
- (h) at the point of completion of all works before placing on-maintenance; and
- (i) at the point of requesting Council to accept the works off-maintenance.

ENG41. Submit to Council, all inspection and test data in its entirety prepared by the applicant, Engineer, Principal Contractor or by Subcontractors in relation to the Operational Work or as described in the application prior to Council's endorsement of the Survey Plan. Undertake any further inspection, testing or analysis required, due to failure of work to meet specifications or where the testing previously provided is considered insufficient on behalf of the Principal Contractor by a NATA accredited entity (where applicable).

ENG42. Uncover all works covered prior to inspection to allow inspection by Council at Council's sole discretion.

ENG43. Allow Council to enter a work site to which this approval relates and undertake testing or analysis of any part of the construction, and Council is not liable for the rectification or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers must be considered to be a condition of approval and undertaken by the Principal Contractor.

ENG44. Where complete or incomplete works under this approval adversely affect adjoining properties, Council land, roads or other infrastructure, Council requires by notice, works to be completed.

ENG45. Undertake any works for the safety or health of the community or protection of infrastructure where Council deems it necessary.

MAINTENANCE

ENG46. Submit to Council, a written request to place constructed works on-maintenance or off-maintenance from the developer's certifying Engineer stating that all approved works have been completed and are ready for Council inspection.

ENG47. Pay to Council, a maintenance bond of 5% of the cost of the operational work as estimated or accepted by Council, prior to commencement of the on-maintenance period.

ENG48. Maintenance bond must be provided in the form of a cash bond or a bank guarantee.

ENG49. Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from commencement of the on-maintenance period. Undertake any necessary maintenance or repairs to non-conforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third-party activity within the maintenance period.

ENG50. The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake any such works considered by Council as necessary, to rectify any non-compliant works and to protect public safety. In the event that the bond is insufficient to address the non-compliant works, Council reserves the right to seek restitution. After expiration of the maintenance period and where required maintenance is suitably undertaken to Council's satisfaction, the bond will be returned accordingly, after the project is accepted off-maintenance.

ENG51. The on-maintenance period commences only when Council provides written confirmation that all of the following are completed:

- (j) satisfactory completion of all works and conditions of Operational Work approval including associated Reconfiguring a Lot approval;

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Date:

- (k) provision of all necessary test and quality audit requirements;
- (l) lodgement with Council, of certification from an RPEQ that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements;
- (m) lodgement of a maintenance bond of 5% of the cost of the operational work as accepted by Council;
- (n) submission of "As Constructed" data in the required format; and

AS CONSTRUCTED INFORMATION

ENG52. Submit to Council within 10 working days of completion of the operational work, suitable "As Constructed" drawings in hard copy and AutoCAD format and on GDA Zone 56 co-ordinates. The "As Constructed" drawings or data capture methods as required by Council must be certified by a Registered Professional Engineer of Queensland (RPEQ) on every drawing and shall be to an appropriate electronic format and standard as required by Council's Infrastructure Services General Manager.

ENG53. Provide "As Constructed" data for the following elements, where applicable:

- (o) Roadworks;
- (p) Stormwater drainage;
- (q) Electrical and Lighting network.

APPROVED PLANS

ENG54. The approval is subject to construction being undertaken in accordance with the Approved Plans prepared by RMA Engineers as listed below:

Drawing Number	Revision	Drawing Title	Date
C-G0101	0	General layout and drawing index plan	30/03/2023
C-G0102	0	Project notes	30/03/2023
C-G0201	0	Survey Setout and existing features plan	30/03/2023
C-G0301	0	Combined services master plan	30/03/2023
C-G0401	0	Easement plan	30/03/2023
C-G0501	0	Staging plan	30/03/2023
C-R0101	0	Roadworks and footpath notes and standard details	30/03/2023
C-R0102	0	Driveway typical details	30/03/2023
C-R0103	0	Typical road cross sections	30/03/2023
C-R0201	0	Pavement design plan	30/03/2023
C-R0300	0	Road control line Setout tables	30/03/2023
C-R0301	0	Lynch drive layout plan longitudinal section	30/03/2023
C-R0302	0	Lynch Drive cross sections	30/03/2023
C-R0303	0	Hannaford Court layout plan and longitudinal section	30/03/2023
C-R0304	0	Hannaford court cross sections - 1	30/03/2023
C-R0305	0	Hannaford court cross sections - 2	30/03/2023
C-R0306	0	Driveway 1 Layout plan and longitudinal section	30/03/2023
C-R0307	0	Driveway 1 cross sections	30/03/2023
C-R0400	0	Intersection Setout coordinates	30/03/2023
C-R0401	0	Intersection layout plan - 1	30/03/2023
C-D0101	0	Stormwater notes and standard details	30/03/2023
C-D0201	0	Stormwater catchment plan	30/03/2023
C-D0501	0	Stormwater longitudinal sections	30/03/2023
C-D0701	0	Stormwater calculation Tables - 1	30/03/2023
C-D0702	0	Stormwater calculation Tables - 2	30/03/2023
C-E0101	0	Bulk earthworks notes and standard details	30/03/2023
C-E0201	0	Cut to fill extent layout plan	30/03/2023
C-E0801	0	Erosion and sediment control notes and details	30/03/2023
C-E0901	0	Erosion and sediment control layout plan	30/03/2023
C-C0101	0	Open channel notes and standard details	30/03/2023
C-C0201	0	Open channel 1 layout plan and longitudinal section	30/03/2023
C-C0202	0	Open channel 1 cross sections	30/03/2023
C-C0203	0	Open channel 2 layout plan and longitudinal section - 1	30/03/2023

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Date:

C-C0204	0	Open channel 2 layout plan and longitudinal section – 2	30/03/2023
C-C0205	0	Open channel 2 cross sections – 1	30/03/2023
C-C0206	0	Open channel 2 cross sections – 2	30/03/2023
C-C0207	0	Open channel 2 cross sections – 3	30/03/2023
C-C0208	0	Open channel 2 cross sections – 4	30/03/2023
C-C0209	0	Open channel 2 cross sections – 5	30/03/2023
C-C0210	0	Open channel 2 cross sections – 6	30/03/2023

ADVICE NOTES

- ADV1. The applicant be advised that:
- ADV2. 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.
- ADV3. 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.
- i. Any amendment, alteration or addition to the development approval will require further consideration by Council in assessing any changes to the environmental conditions.
- ADV4. 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:
- ii. is not negated by the issuing of this development approval;
 - iii. applies on all land and water, including freehold land;
 - iv. lies with the person or entity conducting an activity; and
 - v. if breached, is subject to criminal offence penalties.
 - vi. 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.
- ADV5. 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.
- ADV6. Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
- ADV7. 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.

Delegated Authority _____

Date: _____

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

This project will result in an upgrade to Brown Road and Frank Brown Road for the relevant extents. The new roads associated with the development will become new Council assets when they are the constructed and the developer maintenance period expires.

Delegated Authority

Date:

REPORT

The applicant seeks approval for a development permit for operational works (Stormwater, Roadworks & Earthworks).

APPLICATION SUMMARY	
Applicant:	Blackbutt Rural Developments
Proposal:	Construction of 18 Rural Residential Lots and associated roadwork – Stages 1D & 1E
Properly Made Date:	23/8/22
Street Address:	Oliver Road, Nanango
RP Description:	Lot 33 RP811870
Assessment Type:	Code
Number of Submissions:	N/A
State Referral Agencies:	N/A
Referred Internal Specialists:	Infrastructure Department

The following table describes the key development parameters for the proposal:

OPERATIONAL WORK	DEVELOPMENT PARAMETERS
Number of Proposed Lots	18
Size of Proposed Lots	Approx. 4,000m ²
Easements	Stormwater easement, Road easement for temporary turn around.
Covenants	N/A

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION				
Land Area:	48.8 ha			
Existing Use of Land:	Vacant			
Road Frontage:	Oliver Road, Frank Brown Road			
Road/s	Road Hierarchy			
Oliver Road	Class 5A			
Easements	Nil existing			
Significant Site Features:	None identified			
Topography:	Rolling – slopes generally to the south and east			
Surrounding Land Uses:	Land Use		Zone/Precinct	
North	Rural Residential			
South	Sandy Creek			
East	Rural Residential			
West	Rural Residential			
Services:	Road			

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Delegated Authority _____

Date: _____

Background / Site History

APPLICATION NO.	DECISION AND DATE
ROLI2016/0002	Part approved and part refused by Council dated 22 May 2018. Applicant appealed the decision and the final Court Order approving the development was dated the 31 July 2019.

ASSESSMENT:**Framework for Assessment****Categorising Instruments for Statutory Assessment**

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- The *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Pertaining to the Planning Regulation 2017

The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	Nil.
WBB Regional Plan Designation:	N/A

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is South Burnett Regional Council Version 1.3. The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	South Burnett Regional Council Planning Scheme Version 1.3
Zone:	Rural Residential
Precinct:	N/A
Consistent/Inconsistent Use:	Residential
Assessment Benchmarks:	Service & Works Code

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME
Service & Works Code	
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	Stormwater Management report has been approved and the design has incorporated stormwater management measures.

Item _____

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Delegated Authority

Date:

PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	Construction Management Plan to consider erosion & sed control.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	Stormwater management report addresses pre and post development flows.
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	Design standards in PSP1 – Design and Construction Standards met, and are a continuation of the standards adopted for the previous stages.
PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.	Complies
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	Site is free draining
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	Stormwater report indicates no increase to potential damage from flooding

Locality Plan

Figure 1 - Aerial Image (Source: Qld Globe)

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Delegated Authority

Date:

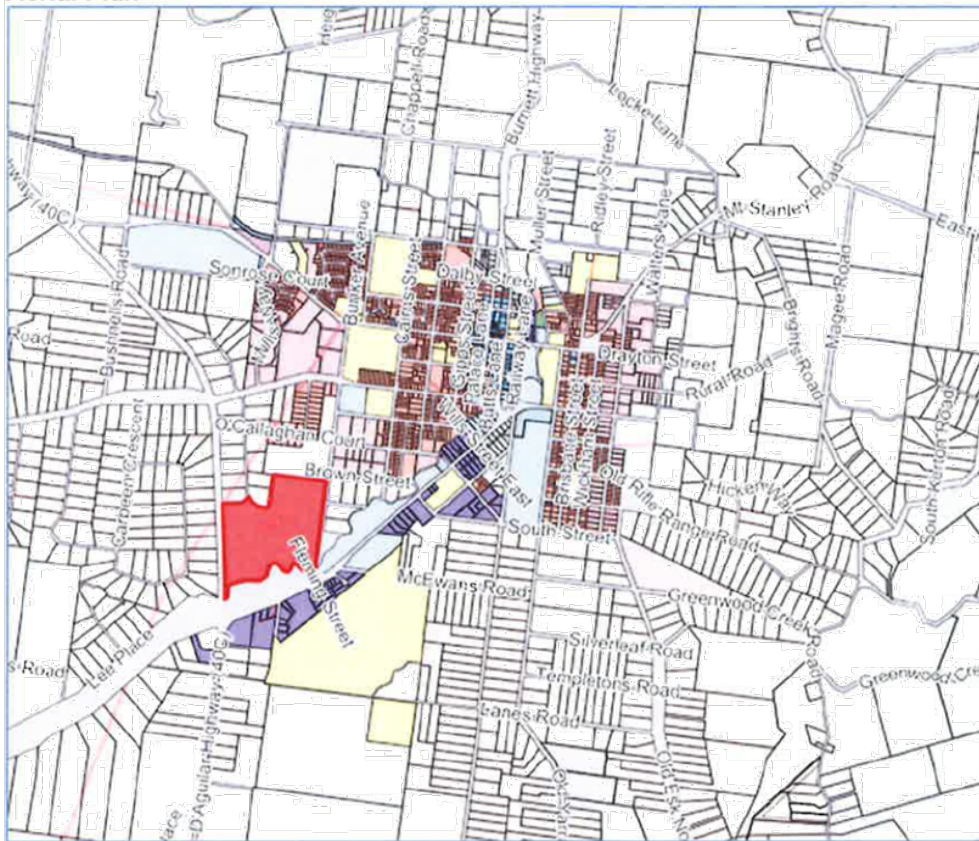
Aerial Plan

Figure 2 - Locality Plan (Source: IntraMaps)

CONSULTATION:**Referral Agencies**

N/A

Other Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Infrastructure Department – Network Planning	Design reviewed and suitable

CONCLUSION:

The proposed development has been assessed against the requirements of the South Burnett Regional Council Planning Scheme. It is considered that the proposed development generally complies with the requirements of the Planning Scheme and as such, the applicant should be provided with a Development Permit. The Development Permit should contain the conditions detailed in the Officer's Recommendation in order to ensure that the proposal complies with the South Burnett Regional Council Planning Scheme.

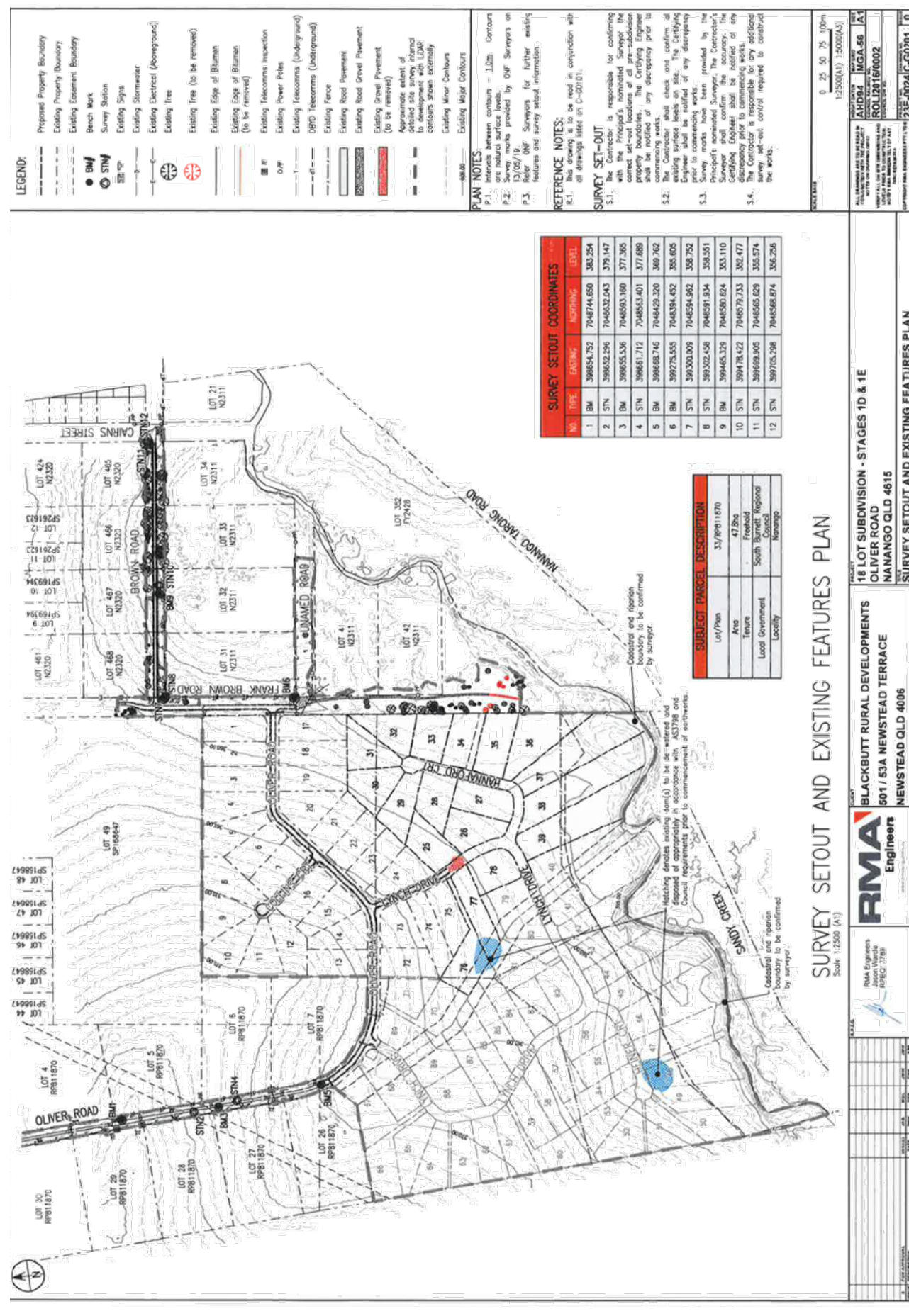
RECOMMENDATION:

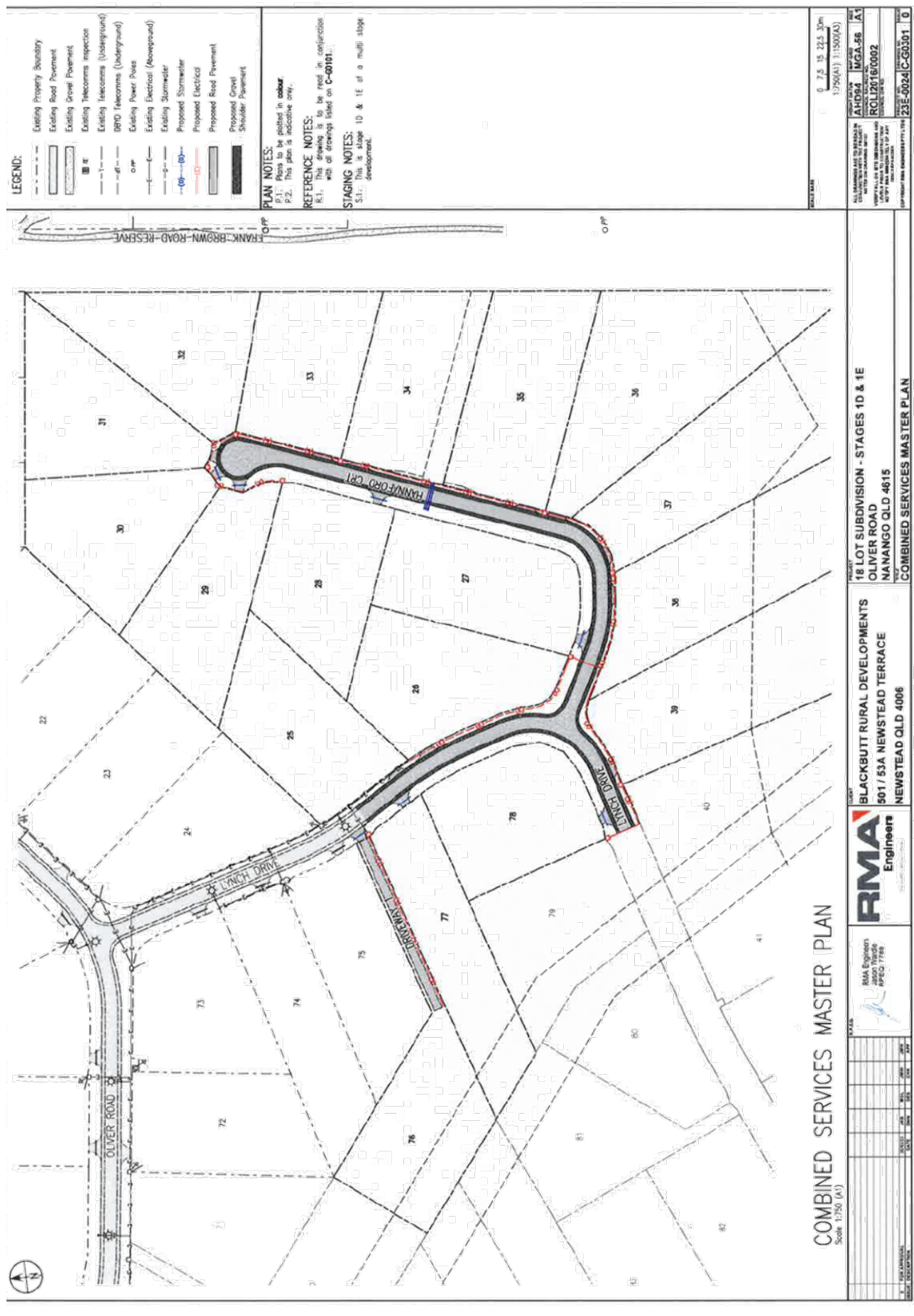
It is recommended that Council approve the development application for Operational Work for Earthworks, Roadworks, Stormwater, and Accesses, for a rural residential subdivision at Oliver Road, Nanango – Lot 33 on RP811870 – OPW22/0012 Stages 1D & 1E.

ATTACHMENTS**1. Attachment A - Approved Plans**

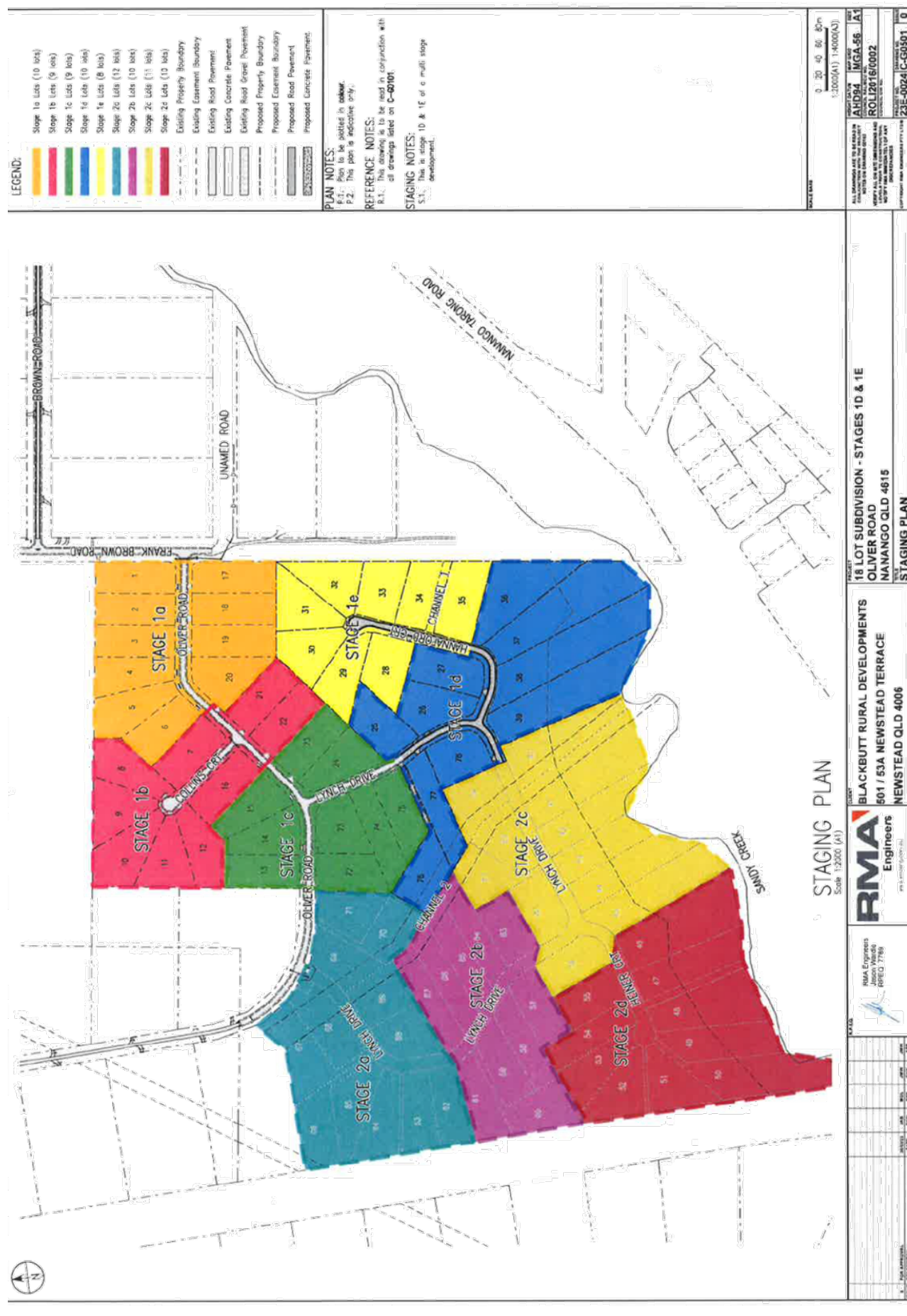
Item

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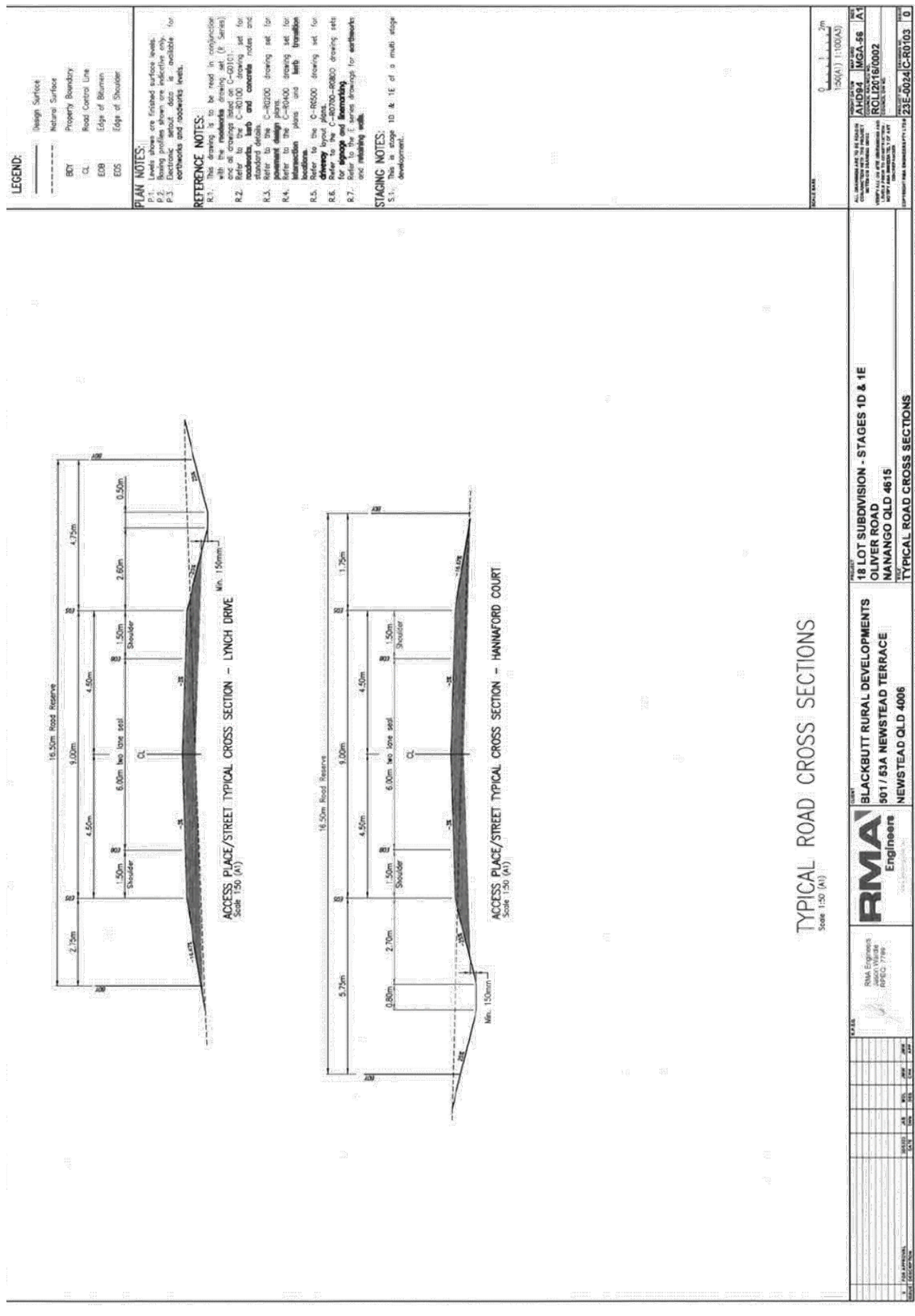


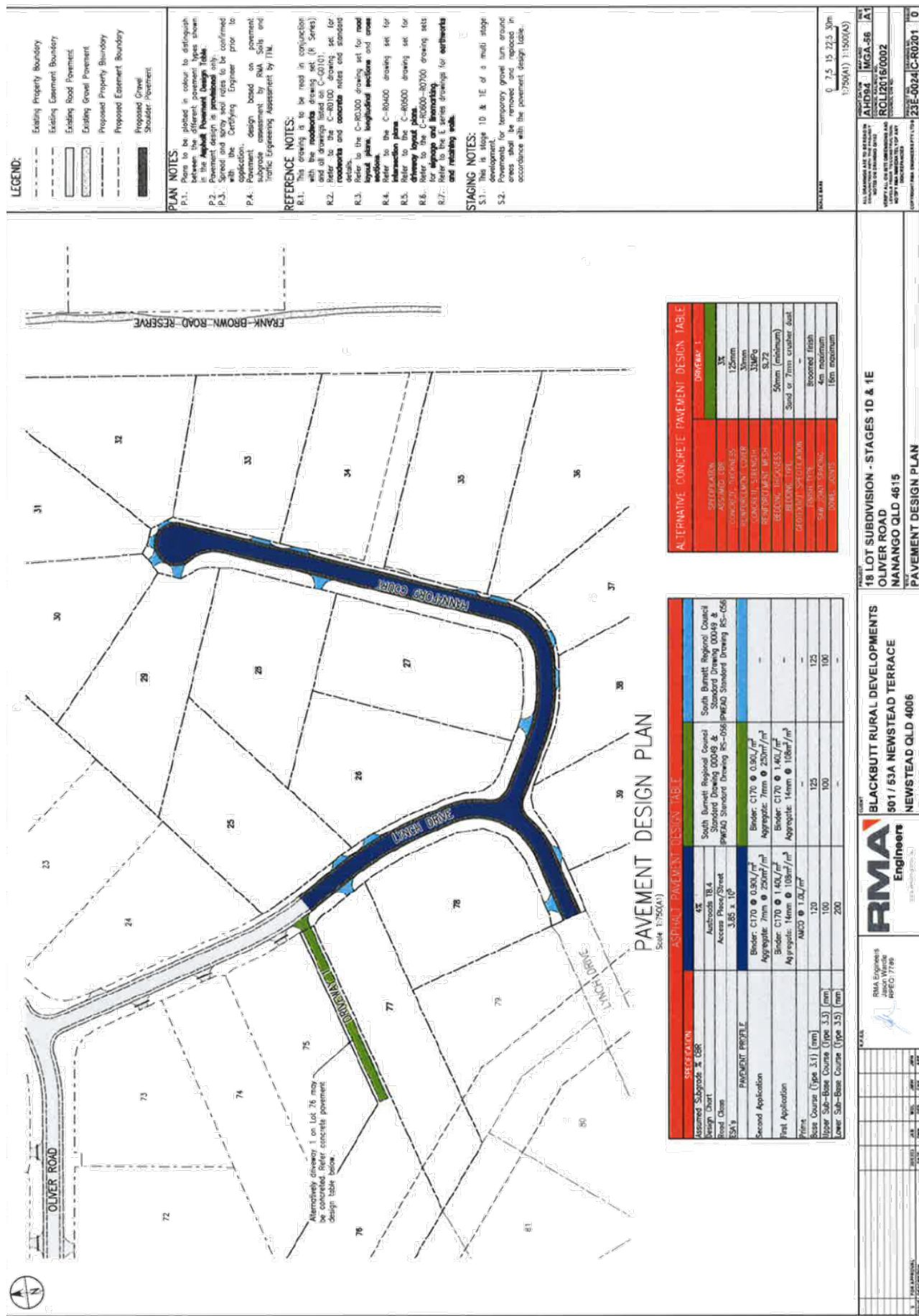




ROADWORKS AND FOOTPATH NOTES		BLACKBUTT RURAL DEVELOPMENTS		18 LOT SUBDIVISION - STAGES 1D & 1E		PROJECT NO.											
GENERAL		501 / 53A NEWSTEAD TERRACE		OLIVER ROAD		MGA-55											
ROADWORKS		NEWSTEAD QLD 4006		NANANGO QLD 4615		ROL2016/0002											
SUBGRADE		RMA Engineers		ROADWORKS AND FOOTPATH NOTES AND STANDARD DETAILS		23E-0004 C-R0101											
<p>GENERAL</p> <p>G.1. The drawing is to be read in conjunction with Project Notes or drawing C-00102.</p> <p>G.2. In some instances a note may not apply and therefore can be ignored. It is the Contractor's responsibility to confirm whether a note applies or not with the Superintendent.</p>		<p>ROADWORKS</p> <p>R.1. Refer to the subgrade/footpath pavement design table on the pavement design plans for pavement profile details and design methodology.</p> <p>R.2. All road pavements shall be constructed to a minimum of 300mm compacted subgrade and 150mm compacted base course.</p> <p>R.3. Road edges shall be carried out using a backhoe to a minimum of 100mm below the existing road level.</p> <p>R.4. Typically, all new footpaths shall be finished smoothly and ready with the existing road network.</p> <p>R.5. Where the footpath is within the kerb and channel, the Contractor shall ensure all kerbs and footpaths are finished to the existing road level.</p>		<p>SUBGRADE</p> <p>S.1. Subgrade material shall be compacted to 95% standard compaction and shall meet the requirements of AS 3798.</p> <p>S.2. Any soil material, which is not suitable for subgrade use, shall be removed and replaced with a suitable replacement material. The Contractor must gain approval from the Certifying Engineer prior to commencing any work.</p> <p>S.3. The use of subgrade stabilization techniques is not permitted without the prior approval from the Certifying Engineer and the relevant authority.</p>		<p>ASPHALT GRANULAR PAVEMENT</p> <p>A.1. Note that the depth of pavement is proportional to the base depth to be determined after the subgrade has been compacted to the required level.</p> <p>A.2. The Contractor shall ensure that the subgrade is compacted to the required level before the asphalt is laid.</p> <p>A.3. The Contractor shall ensure that the subgrade is compacted to the required level before the asphalt is laid.</p> <p>A.4. The Contractor shall ensure that the subgrade is compacted to the required level before the asphalt is laid.</p>		<p>CONCRETE PAVEMENT</p> <p>C.1. The Contractor shall ensure that the subgrade is compacted to the required level before the concrete is laid.</p> <p>C.2. The Contractor shall ensure that the subgrade is compacted to the required level before the concrete is laid.</p> <p>C.3. The Contractor shall ensure that the subgrade is compacted to the required level before the concrete is laid.</p> <p>C.4. The Contractor shall ensure that the subgrade is compacted to the required level before the concrete is laid.</p>		<p>VERIFICATION</p> <p>V.1. The Contractor shall ensure that the subgrade is compacted to the required level before the concrete is laid.</p> <p>V.2. The Contractor shall ensure that the subgrade is compacted to the required level before the concrete is laid.</p> <p>V.3. The Contractor shall ensure that the subgrade is compacted to the required level before the concrete is laid.</p>		<p>ROADWORKS AND FOOTPATH NOTES AND STANDARD DETAILS</p> <p>18 LOT SUBDIVISION - STAGES 1D & 1E</p> <p>OLIVER ROAD</p> <p>NANANGO QLD 4615</p> <p>ROADWORKS AND FOOTPATH NOTES AND STANDARD DETAILS</p>		<p>PROJECT NO.</p> <p>MGA-55</p> <p>ROL2016/0002</p> <p>23E-0004 C-R0101</p>		<p>PROJECT NO.</p> <p>MGA-55</p> <p>ROL2016/0002</p> <p>23E-0004 C-R0101</p>	

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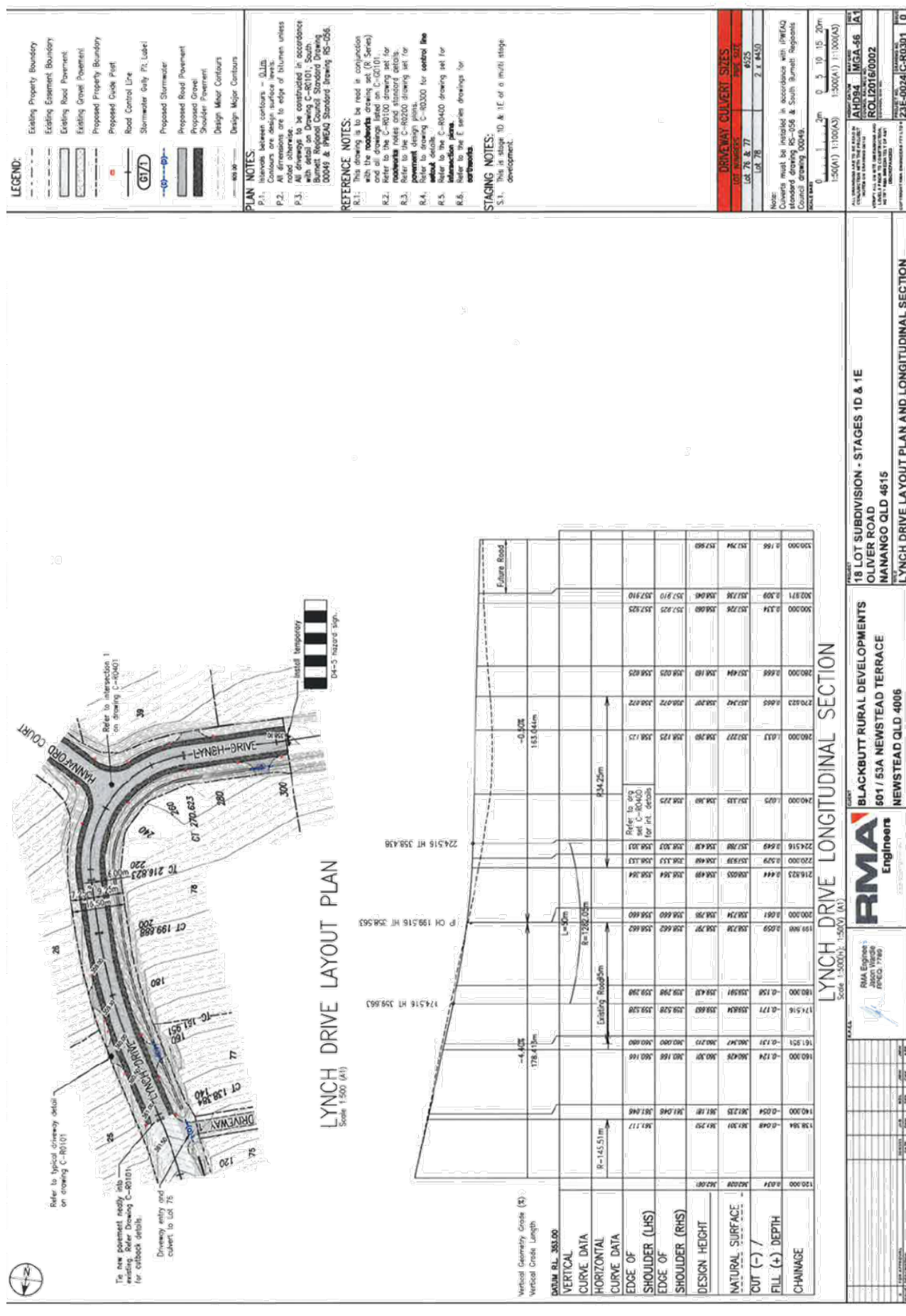
DRIVEWAY 1 CONTROL LINE SETOUT TABLE				
PT	CHANCE	EASTING	NORTHING	BEARING
P 1	0.000	39672.626	704615.000	265°57'23.83"
P 2	97.000	39670.674	704615.000	265°57'23.83"

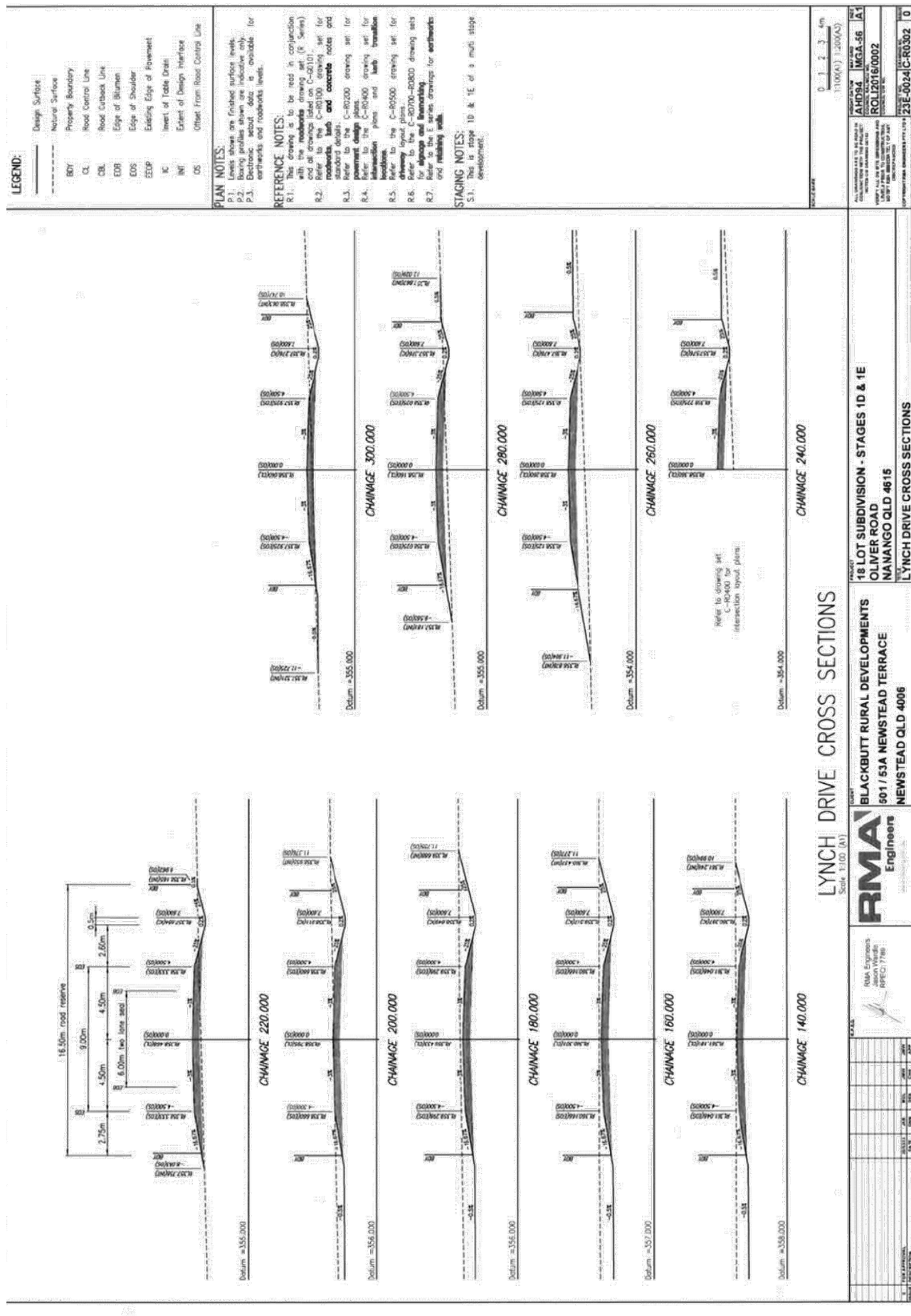
HANNAFORD COURT CONTROL LINE SETOUT TABLE				
PT	CHANCE	EASTING	NORTHING	BEARING
P 1	0.000	39682.427	704620.118	158°44'45.17"
P 2	28.404	39682.344	704619.120	158°45'31"
P 3	251.720	39684.157	704620.678	158°45'31"
P 4	81.990	39683.451	704620.698	158°45'31"
P 5	89.333	39687.878	704620.220	158°45'31"
P 6	194.106	39689.435	704619.537	158°45'31"
P 7	238.536	39691.451	704618.666	158°45'31"
P 8	241.723	39694.675	704620.642	158°45'31"
P 9	244.899	39694.675	704620.642	158°45'31"
P 10	250.485	39694.675	704620.642	158°45'31"

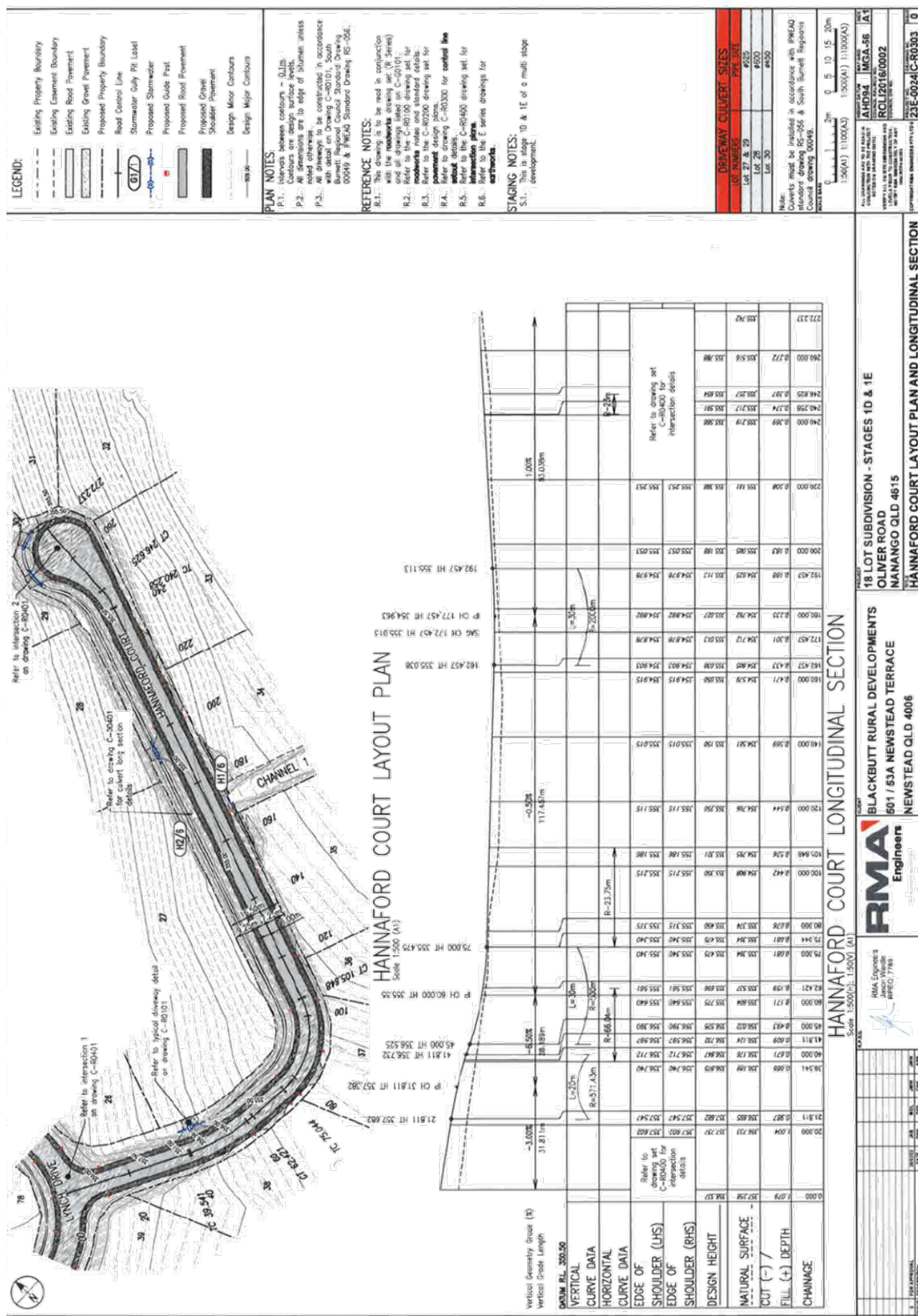
LYNCH DRIVE CONTROL LINE SETOUT TABLE				
PT	CHANCE	EASTING	NORTHING	BEARING
P 1	138.204	39691.626	704617.220	158°45'31"
P 2	181.891	39692.612	704616.888	158°45'31"
P 3	188.818	39693.604	704616.511	158°45'31"
P 4	199.888	39695.002	704615.204	158°45'31"
P 5	218.453	39696.772	704614.040	158°45'31"
P 6	247.723	39698.100	704612.514	158°45'31"
P 7	270.453	39699.478	704610.578	158°45'31"
P 8	285.772	39700.811	704608.100	158°45'31"

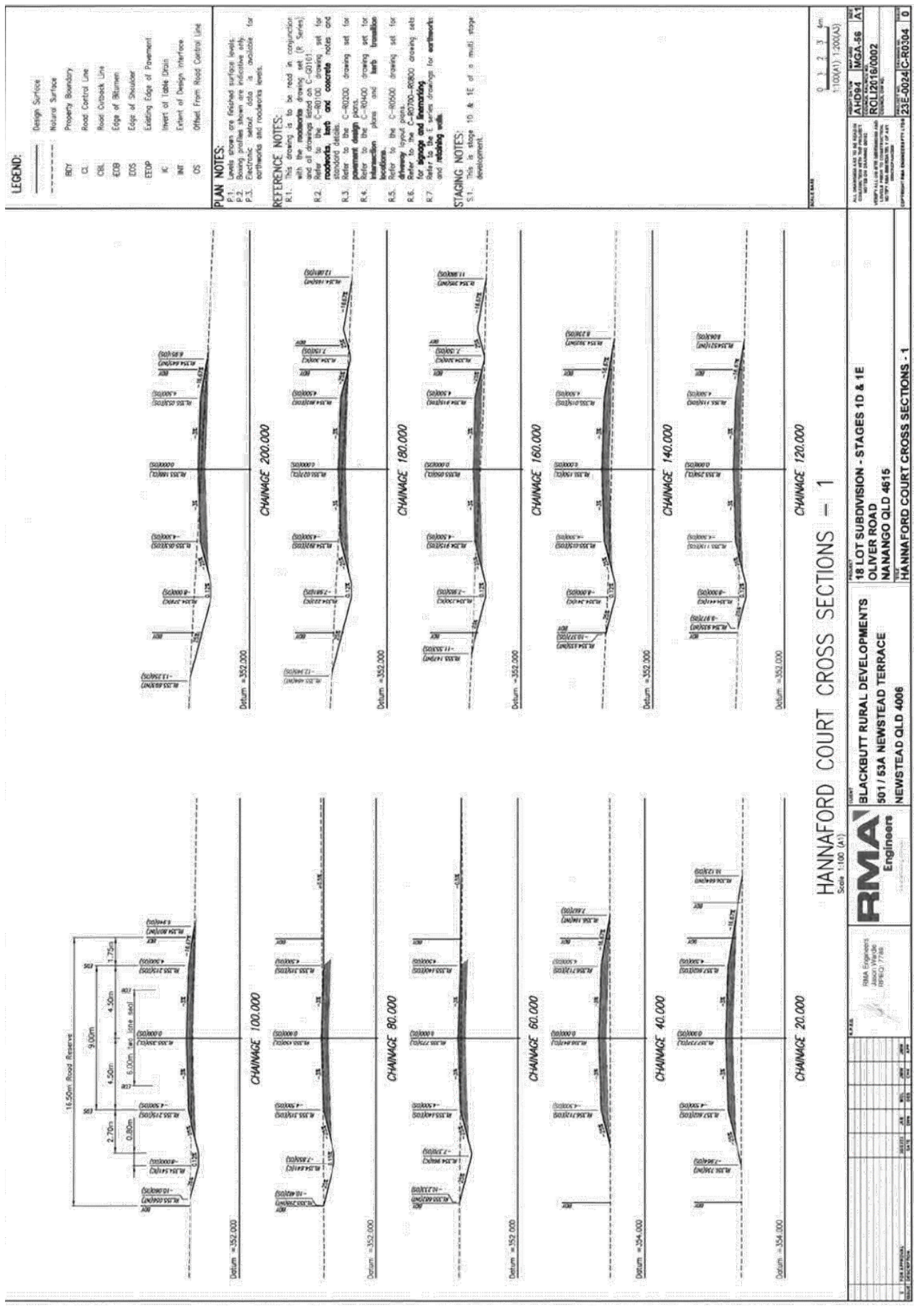
ROAD CONTROL LINE SETOUT TABLES

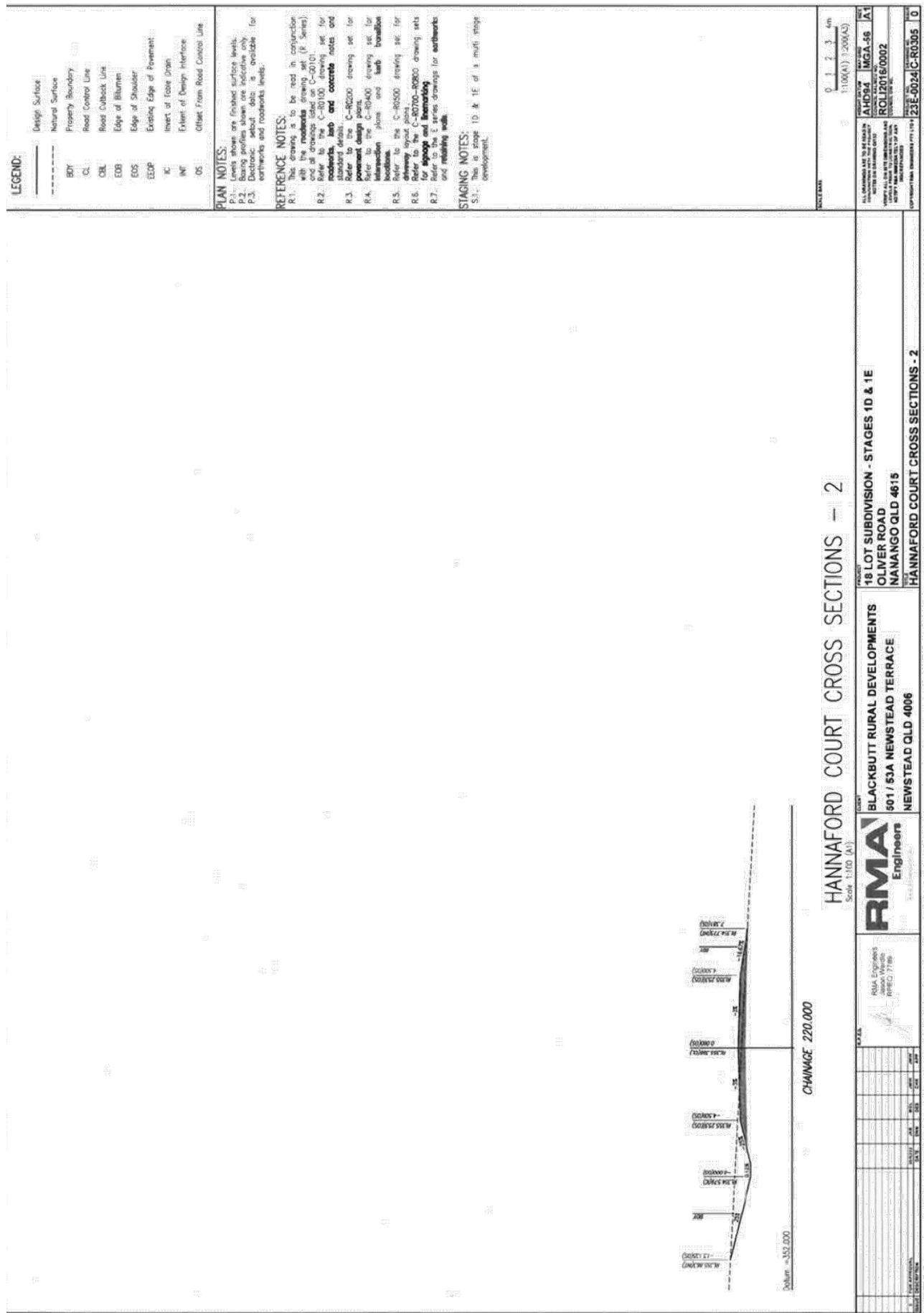
PROJECT 18 LOT SUBDIVISION - STAGES 1D & 1E OLIVER ROAD NANANGO QLD 4615 ROAD CONTROL LINE SETOUT TABLES		CLIENT BLACKBUTT RURAL DEVELOPMENTS 501 / 53A NEWSTEAD TERRACE NEWSTEAD QLD 4006	ENGINEER  RMA Engineers 10/11-12/13 REGO 7788	DATE 23/08/2023	SCALE 1:1000	PROJECT NO. 23E-0024	CLIENT NO. MGA-68	PROJECT NO. ROL20160002	CLIENT NO. 23E-0024	PROJECT NO. C-R0300
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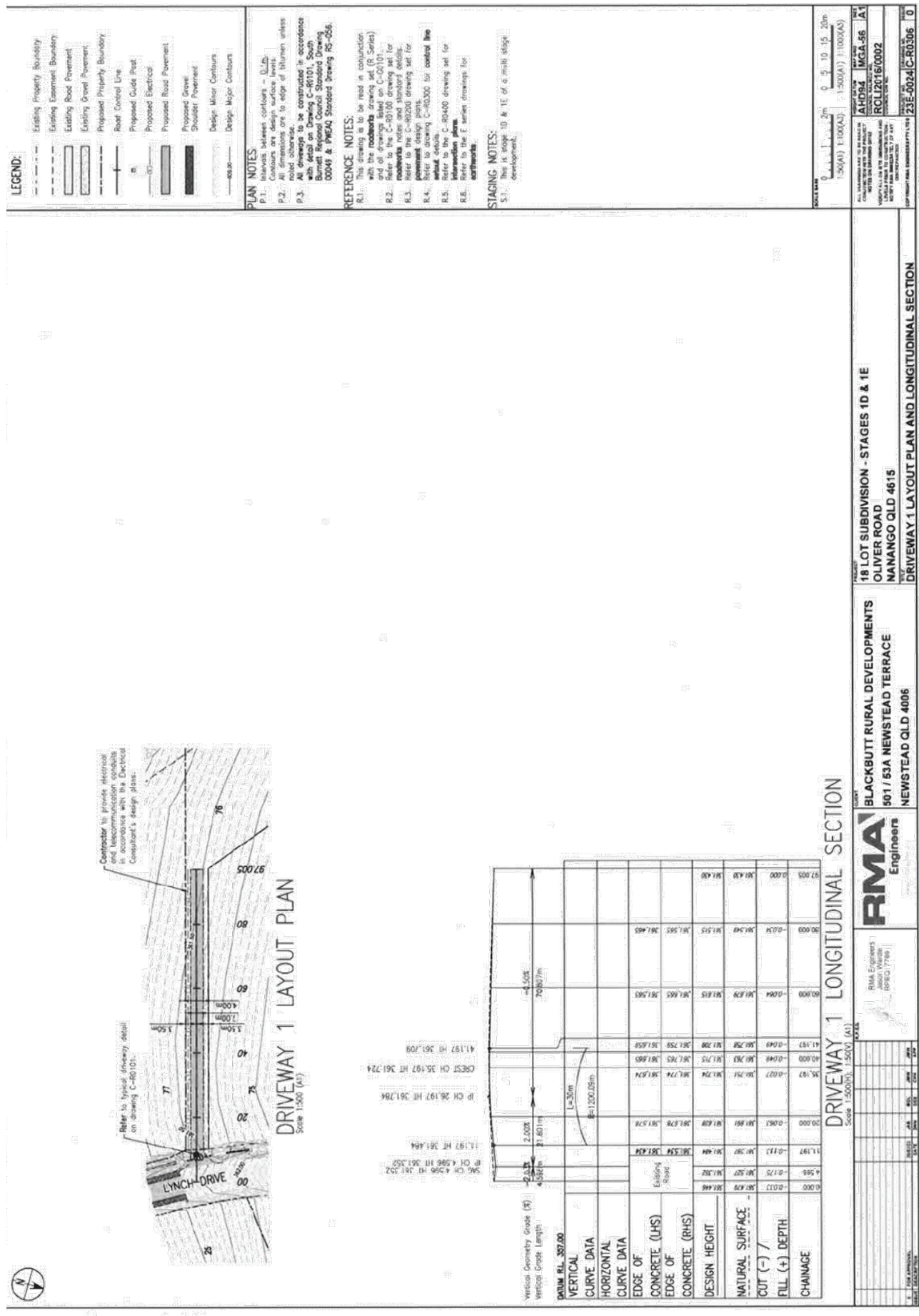












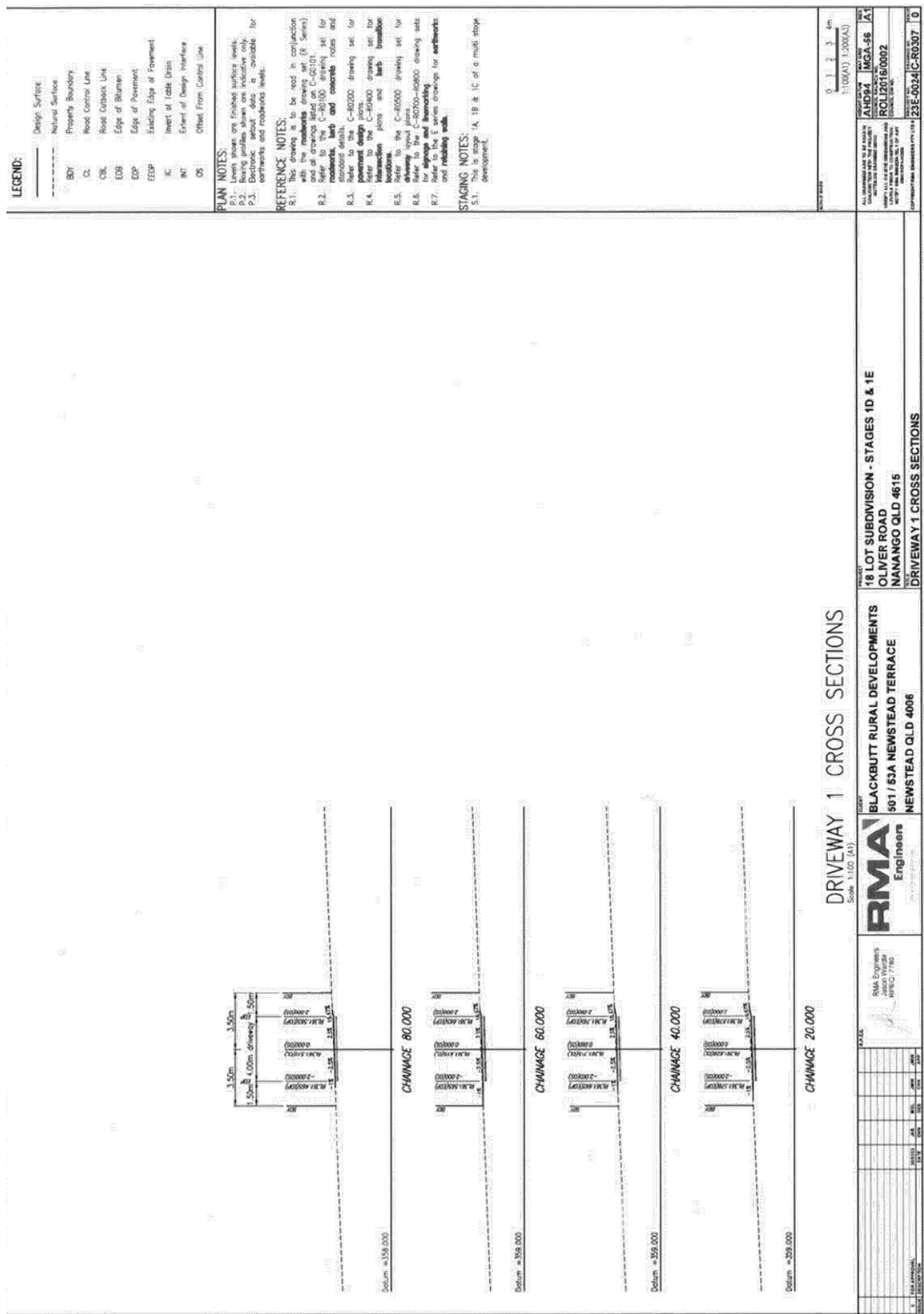
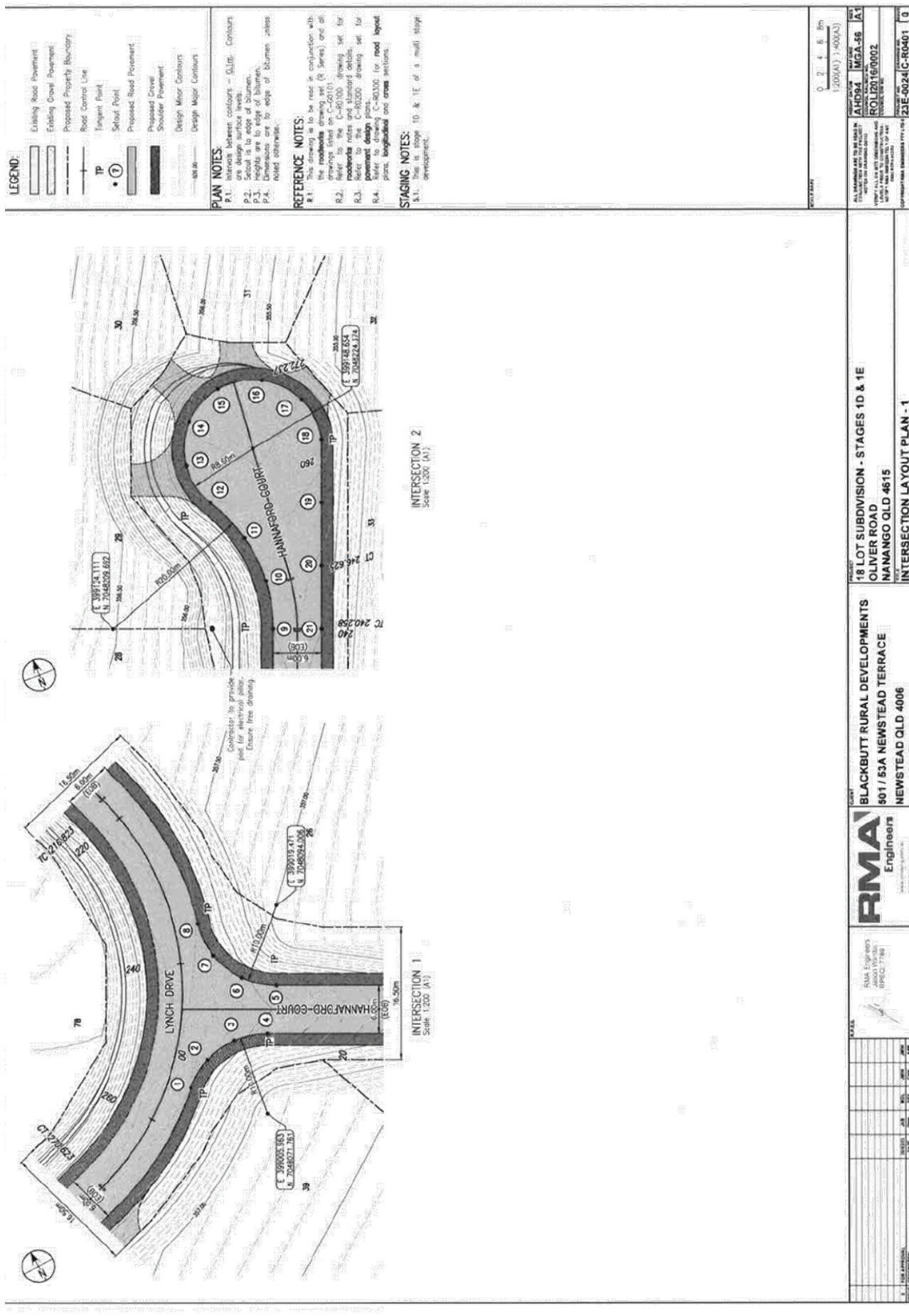
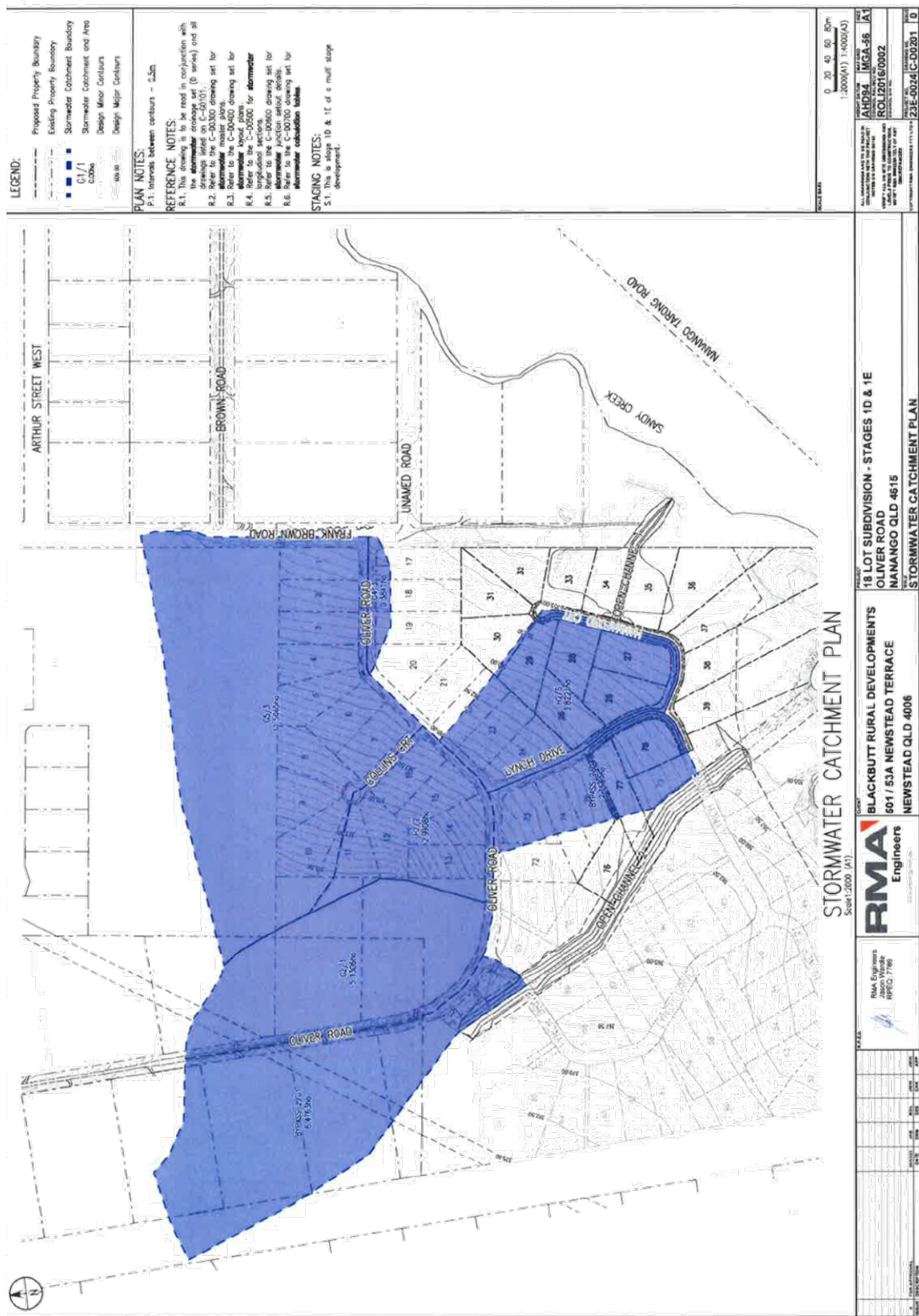


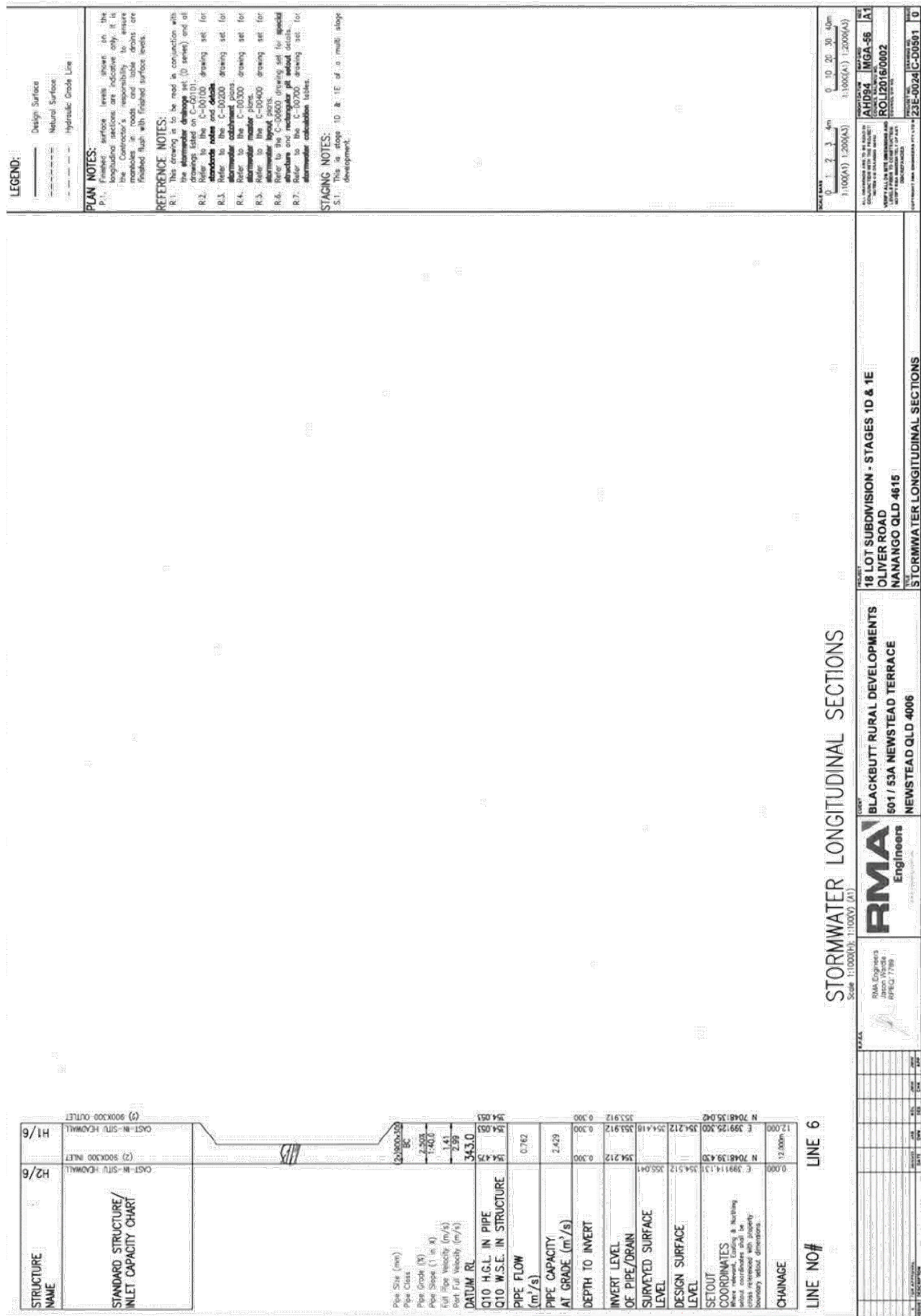
TABLE OF SETOUT COORDINATES			
POINT	EASTING	NORTHING	LOVE
1	396999.175	7048079.104	358.196
2	396902.721	7048081.221	358.147
3	396906.820	7048081.724	358.048
4	396910.798	7048080.532	357.930
5	396914.661	7048085.238	357.894
6	396911.354	7048088.185	358.046
7	396909.630	7048092.230	358.215
8	396909.820	7048096.645	358.292
9	396912.775	7048202.379	355.501
10	396914.062	7048208.296	355.565
11	396914.563	7048214.341	355.629
12	396914.274	7048219.959	355.693
13	3969140.111	7048225.358	355.752
14	3969142.471	7048230.351	355.812
15	3969142.381	7048232.879	355.871
16	3969152.816	7048231.900	355.883
17	3969156.535	7048227.817	355.794
18	3969157.004	7048222.314	355.739
19	3969154.156	7048214.938	355.659
20	3969151.208	7048207.561	355.579
21	3969148.310	7048206.186	355.500

INTERSECTION SETOUT COORDINATES

RMA Engineers Jason Wroble APRIL 17/23		RMA Engineers Jason Wroble APRIL 17/23	
18 LOT SUBDIVISION - STAGES 1D & 1E OLIVER ROAD NANANGO QLD 4615		501 / 53A NEWSTEAD TERRACE NEWSTEAD QLD 4006	
ALL DIMENSIONS ARE TO BE LOCATED BY VERIFICATION OF THE DIMENSIONS AND SETOUT FROM THE SURVEY DATA (CONFORMS TO THE DIMENSIONS OF THE SURVEY DATA)		ALL DIMENSIONS ARE TO BE LOCATED BY VERIFICATION OF THE DIMENSIONS AND SETOUT FROM THE SURVEY DATA (CONFORMS TO THE DIMENSIONS OF THE SURVEY DATA)	
PROJECT NO: AHD84	PROJECT NO: AHD84	PROJECT NO: ROL12016/0002	PROJECT NO: ROL12016/0002
DATE: 23/04/2024	DATE: 23/04/2024	DATE: 23/04/2024	DATE: 23/04/2024

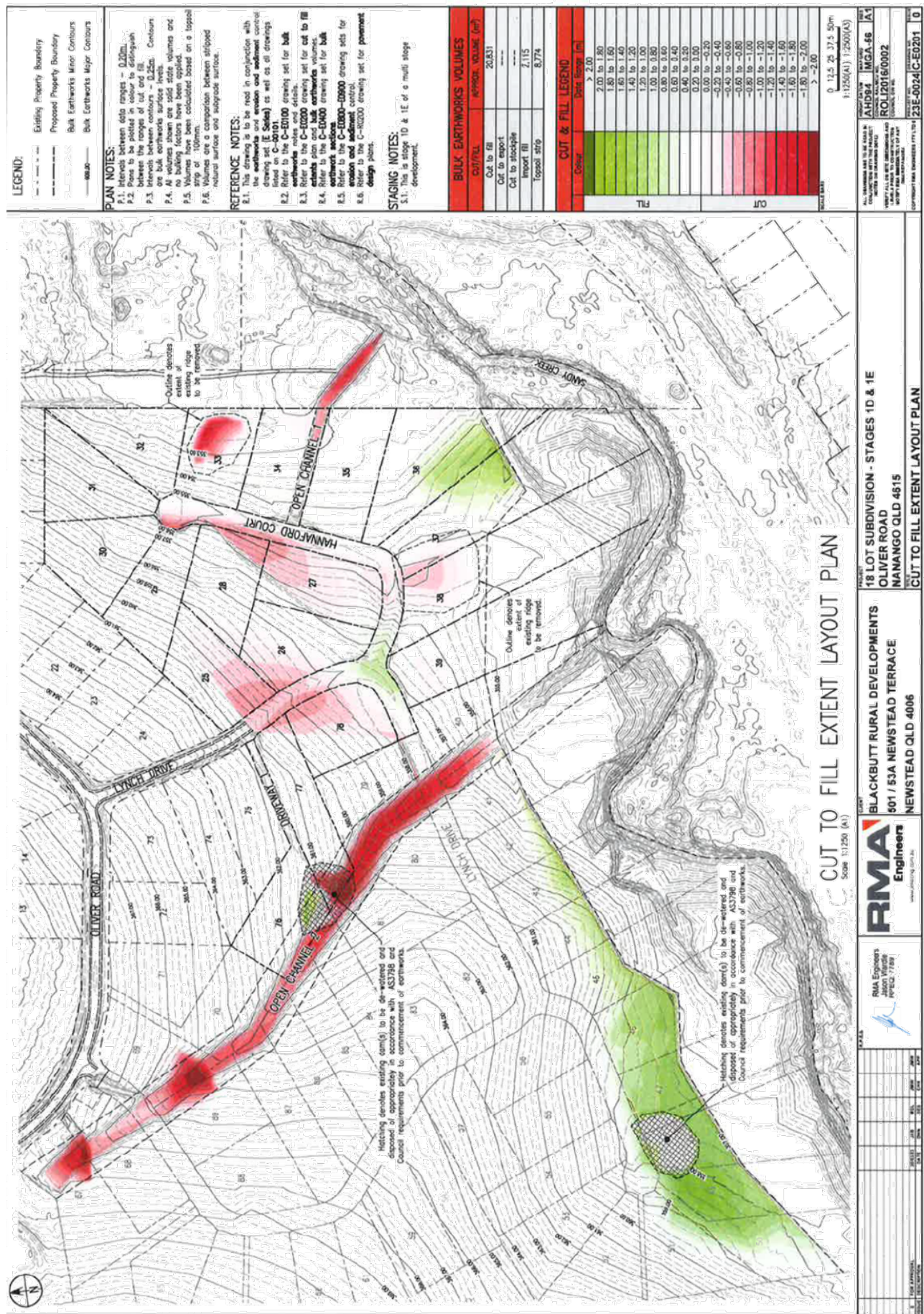






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EARTHWORKS NOTES		PROJECT		DRAWING		REVISIONS	
<p>GENERAL</p> <p>G.1. The drawing is to be read in conjunction with Project Notes on Drawing C-00102.</p> <p>G.2. In some instances, a note may not apply and therefore can be ignored. It is the Contractor's responsibility to confirm whether a note applies or not with the Superintendent.</p>		<p>18 LOT SUBDIVISION - STAGES 1D & 1E</p> <p>OLIVER ROAD</p> <p>NANANGO QLD 4615</p>		<p>AHD94</p> <p>MGA-56</p> <p>ROL2016/0002</p>		<p>23E-0024</p> <p>C-E0101</p>	
<p>BULK EARTHWORKS</p> <p>EXISTING CONDITIONS</p> <p>B.1. Existing uncompacted fill is to be removed and recompacted in layers as specified in these drawings.</p> <p>B.2. All areas will typically be maximum 10% (10%) unless specifically identified otherwise on the drawings.</p> <p>B.3. Prior to construction, all areas shall be 10% (10%) and greater than 1.5m in height shall be covered with geotextile BDM 114.</p> <p>COMPACTION REQUIREMENTS</p> <p>C.1. All fill material and subgrade are to be compacted to 98% standard compaction.</p> <p>C.2. Subgrade material for new roadways shall be compacted to 98% standard compaction.</p> <p>TESTING REQUIREMENTS BUILDING PILES / ALLOTMENTS</p> <p>T.1. All building piles shall be tested to 100% standard compaction.</p> <p>T.2. All building piles shall be tested to 100% standard compaction.</p> <p>T.3. All building piles shall be tested to 100% standard compaction.</p> <p>T.4. All building piles shall be tested to 100% standard compaction.</p> <p>T.5. All building piles shall be tested to 100% standard compaction.</p> <p>TESTING REQUIREMENTS SERVICE / DRAINAGE TRENCHES</p> <p>S.1. All testing to conform with AS 3798 and AS 1289.</p> <p>S.2. All testing to conform with AS 1289.</p> <p>NUMBER OF COMPACTION TESTS</p> <p>C.6. Road crossings - 1 compaction test each 300 mm layer (all road crossings).</p> <p>C.7. Trafficable areas - 1 compaction test each 300 mm layer (maximum 50m x 50m).</p> <p>C.8. Non-trafficable areas - 1 compaction test each 800mm layer (maximum 100m x 100m).</p> <p>C.9. Retained of free soils - 1 compaction test per 100m after grading of road system.</p> <p>CERTIFICATION</p> <p>C.10. The contractor shall submit certification of all test results which establish the compliance of all compacted material with the Certifying Engineer.</p> <p>C.11. The contractor shall test (2) days to submit compaction test results after proof rolling each layer.</p> <p>PROOF ROLLING</p> <p>P.1. As a minimum, the contractor shall proof roll the following:</p> <ul style="list-style-type: none"> P.1.a. Sub-grade layer P.1.b. All sub-grade layers P.1.c. All sub-grade layers P.1.d. Forward subgrade (without bedding material) <p>P.2. The Certifying Engineer, at their discretion, may require the contractor to proof roll any layer if the contractor receives more than 10 mm of rain during any 24 hour period.</p> <p>PROOF ROLLING</p> <p>P.3. All proof rolling shall be carried out in accordance with the following:</p> <ul style="list-style-type: none"> P.3.a. Refer to Certification and Proof Rolling notes. 		<p>BLACKBUTT RURAL DEVELOPMENTS</p> <p>501 / 53A NEWSTEAD TERRACE</p> <p>NEWSSTEAD QLD 4006</p>		<p>RMA Engineers</p> <p>RMA Engineers</p> <p>Jason Wastell</p> <p>PROJ 001 / 001</p>		<p>18 LOT SUBDIVISION - STAGES 1D & 1E</p> <p>OLIVER ROAD</p> <p>NANANGO QLD 4615</p> <p>BULK EARTHWORKS NOTES AND STANDARD DETAILS</p>	



EROSION AND SEDIMENT CONTROL NOTES

1101

- GENERAL**
- G.1. This drawing is to be read in conjunction with Project Notes or drawing C-G0102.
- G.2. In some instances a note may not apply and therefore can be ignored. It is the Contractor's responsibility to confirm whether a note applies or not with the Superintendent.

GENERAL CONTROL OF SEDIMENT

- 5.1. The employer and employer management of the aid during construction (including the maintenance period). It also includes, for example, the transportation and installation of all the materials and equipment.
- 5.2. The Contractor will be responsible for the protection of the public infrastructure works from settlement. All drainage lines, roads and public infrastructure will be checked at all times and repaired if necessary.
- 5.3. Any erosion and sediment control measures shown within the documentation is accepted by the Contractor. The Contractor is responsible for implementing and maintaining any erosion and sediment control measures that are necessary for the site.
- 5.4. The Contractor is required to use a specially qualified person to prepare a verified erosion and sediment control plan for the site. The plan must be approved by the relevant authority. The plan must be approved by a CPCS (Certified Professional in Erosion and Sediment Control) as an alternative to the relevant authority.
- 5.5. The Contractor is responsible for monitoring and modification of all erosion and sediment control measures during construction and the defects liability period.
- 5.6. It is the Contractor's responsibility to comply with all statutory requirements, environmental guidelines and relevant authority requirements relating to erosion and sediment control during the construction period.
- 5.7. All finished areas will be stabilised at the end of the construction works. Stabilisation costs will be included in the Contractor's price.
- 5.8. The Contractor is responsible for the maintenance of all erosion and sediment control measures at all times.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

- E.1. Avoid stripping and excavating until necessary.
- E.2. Construction of an erector point to the site should be managed so that sediment is not tracked off the site.

BULK EARTHWORKS

- E 3. Topsoil should be stockpiled on site for later use.

CONSTRUCTION OPERATIONS

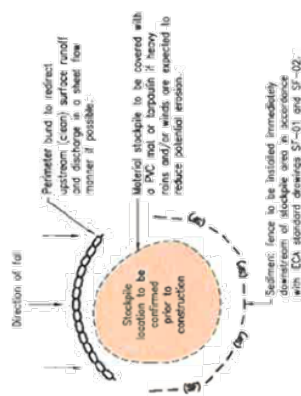
- E.6. Interview subjects receive minimum conceptual education and master protection for the environment as part of the development. The Contractor must be responsible for all on-site and off-site control measures on site during the construction and directly liability period of the works.
- E.7. Achieve to maximum dust production (subject to PM10 standard during 10:00-17:00 hours) by using the best available technology (BAT) and best management practices (BMPs) to reduce dust emissions and CO emissions to the air. This is to keep the air clean and to prevent noise pollution.
- E.8. Carry out a survey of the surrounding area and of the road to be improved. This is to keep the road clean and to prevent noise pollution.
- E.9. Check roads for new faults and to be placed at the top of the road as specified.
- E.10. Road grade (in 4% slope) to maximum centres.
- E.11. Road grade (in 4% slope) to maximum centres.
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- E.91. Road grade (in 4% slope) to maximum centres.
- E.92. Road grade (in 4% slope) to maximum centres.
- E.93. Road grade (in 4% slope) to maximum centres.
- E.94. Road grade (in 4% slope) to maximum centres.
- E.95. Road grade (in 4% slope) to maximum centres.
- E.96. Road grade (in 4% slope) to maximum centres.
- E.97. Road grade (in 4% slope) to maximum centres.
- E.98. Road grade (in 4% slope) to maximum centres.
- E.99. Road grade (in 4% slope) to maximum centres.
- E.100. Road grade (in 4% slope) to maximum centres.

STÖCKPILES

- E.14. Stockpiles are not to be stored on the footpath or the road reserve, unless approved by the relevant authority.
- E.15. Where necessary stockpile bases can be minimised with the use of covers.
- E.16. All stockpiles and building material should be located within the sediment control zone.
- E.17. To minimise erosion and the loss of silt and soil, stockpiles should not be located within a greefing flow path. If it is impractical to avoid stormwater runoff being directed to a stockpile, then perimeter bunds should be constructed up slope of the stockpile to direct runoff to a controlled manner around the stockpile.

SEDIMENT BARRIERS

- E18. Install sediment fence(s) along the low side of the site and ideally along a line of constant land level to prevent the concentration of stormwater runoff. In areas where it is either undesirable or impractical to bury the lower edge of the sediment fence, the lower 200mm (minimum) portion of the fabric should be placed on the ground top edge of the fence and buried under a 100mm (minimum) layer of aggregate. Refer to the FHWA standard drawing DS-042 or details as noted for suitably surfaced RTCC/ESCC, provided by Contractor.



TYPICAL STOCKPILE DETAIL

Bags will primarily be 30–40 kg/fertilizer bags filled to 75% capacity with a sand based material. Bags to be maintained until vegetation is established.

ROAD GRADE (%)	CHECK DAM SPACING
$x < 5\%$	54.00 m
$5\% \leq x < 10\%$	42.00 m
$x \geq 10\%$	30.00 m

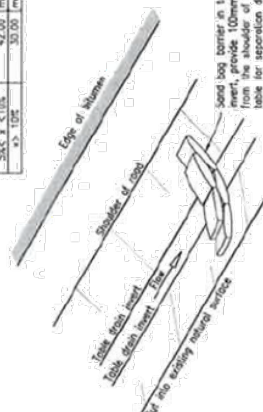
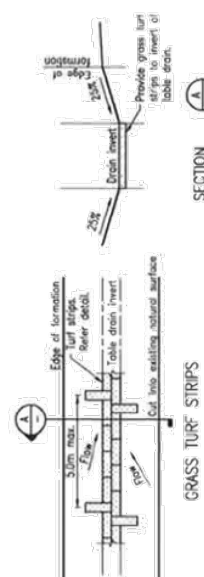
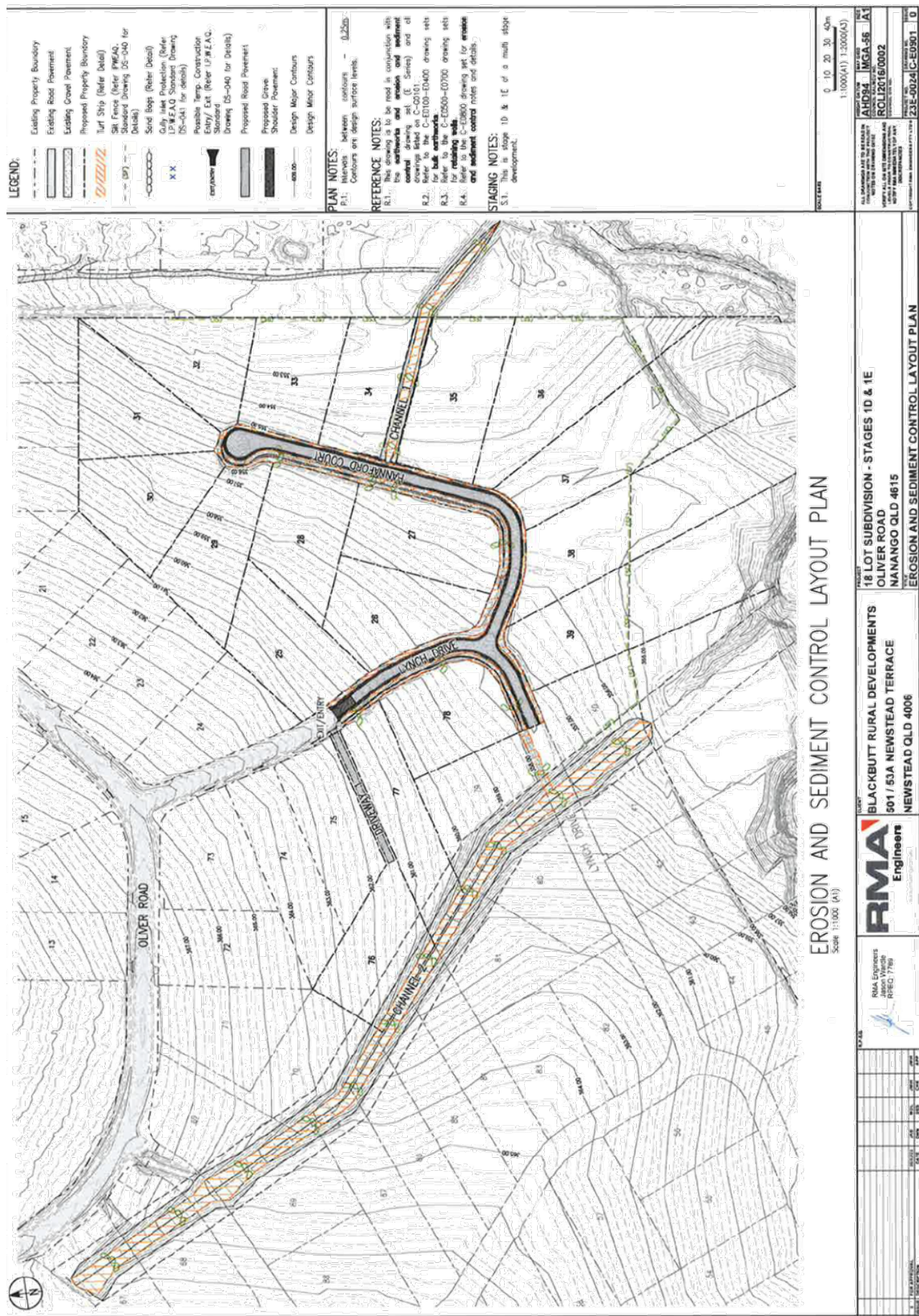


TABLE DRAIN SEDIMENT & EROSION CONTROL



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South Summit Regional Council

GENERAL

GENERAL

G.1 This drawing is to be read in conjunction with Project Notes on drawing C-60722.

G.2 In some instances it may not apply and therefore can be ignored. It is the Contractor's responsibility to confirm whether a noise abatement or not with the Superintendent.

PIPEWORK

- P.1. Pipe sizes are listed on the longitudinal sections.
P.2. The following pipe products can be used for stormwater drainage:
P.2.a. S-DW600 Reinforced concrete class 12, minimum surface joint pipe.
P.2.b. >DW600 Reinforced concrete class 12 minimum flush joint pipe with external gasket.

JUNCTIONS

SLUICING PUTS

- [illegible]

LBS

- .410. The junction box shall be ON600mm using any Type D, reinforced trafficable and labeled.
- .411. Motorways within the road reserve shall finish flush with the finished surface level, while inter-urban roads shall finish 75mm above the finished surface level.
- .412. Refer to PWEA standard drawings DS-019, DS-020 & DS-021 for installation details.
- .413. The Contractor shall place 12mm thick steel plate over all junctions during the construction process until lanes and footpaths are installed. Alternative options can be used subject to the prior approval of a Certifying Engineer.

CULVERTS

- C.1. Culvert type and size are listed on the layout plans.

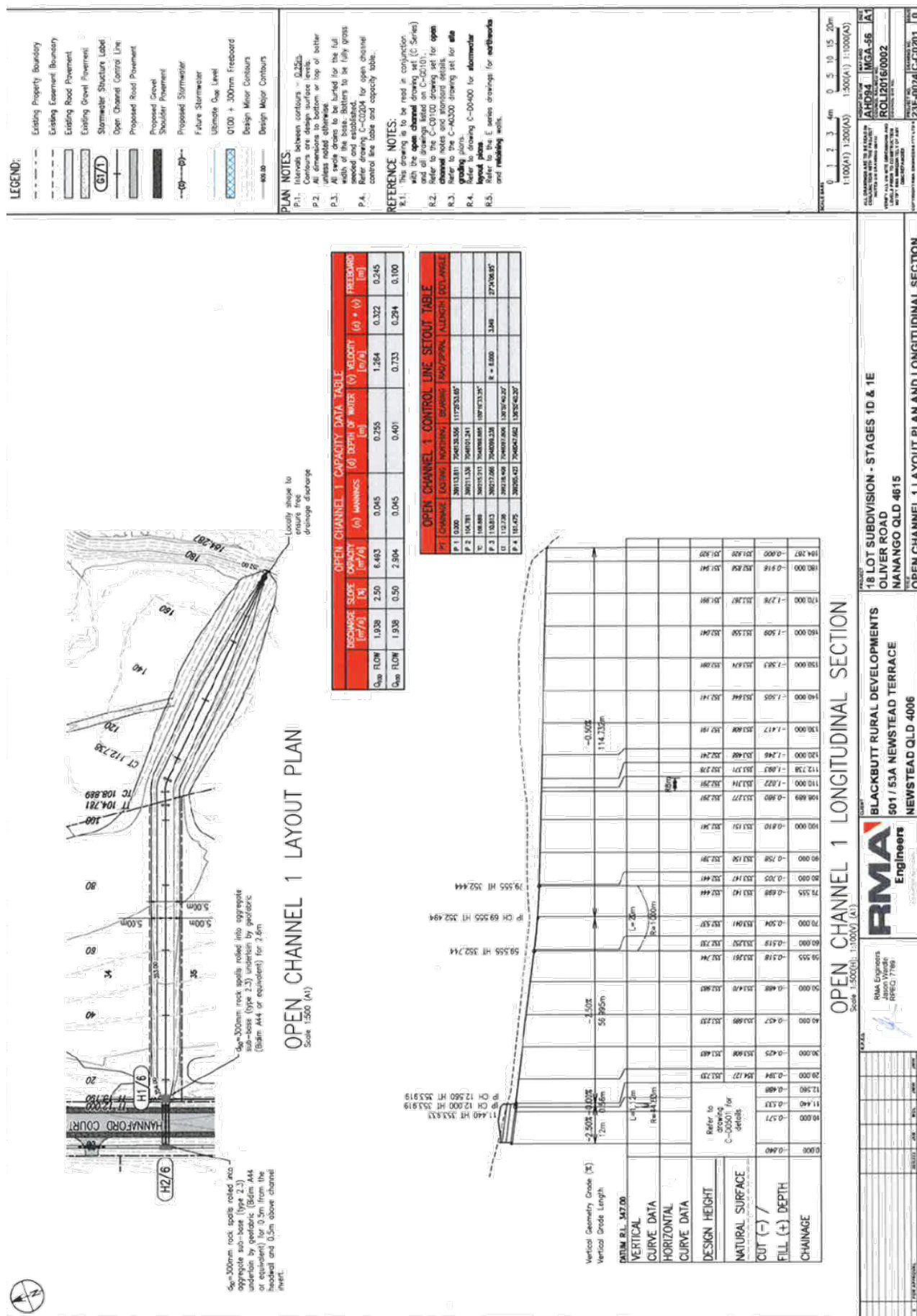
HEADWALLS

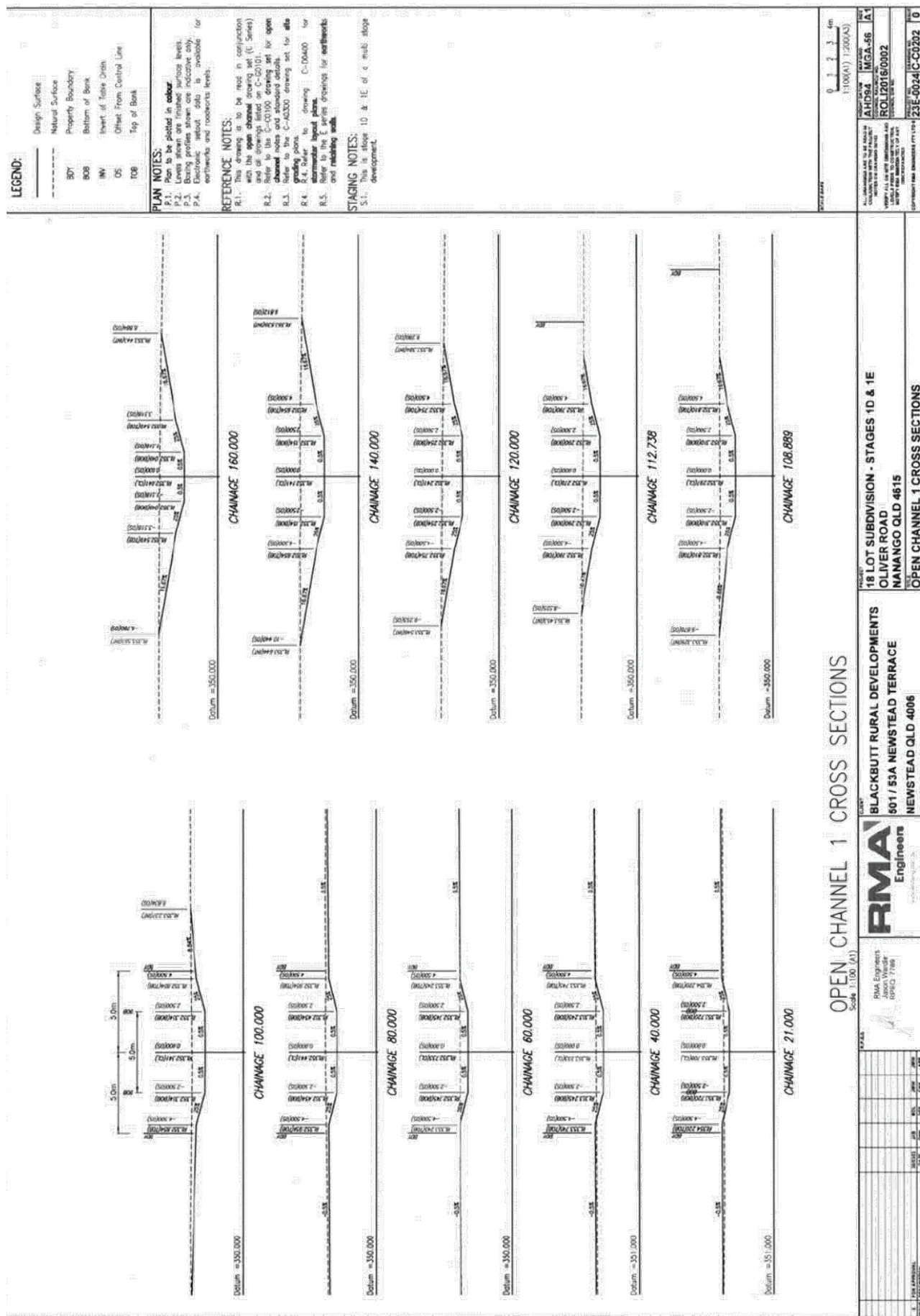
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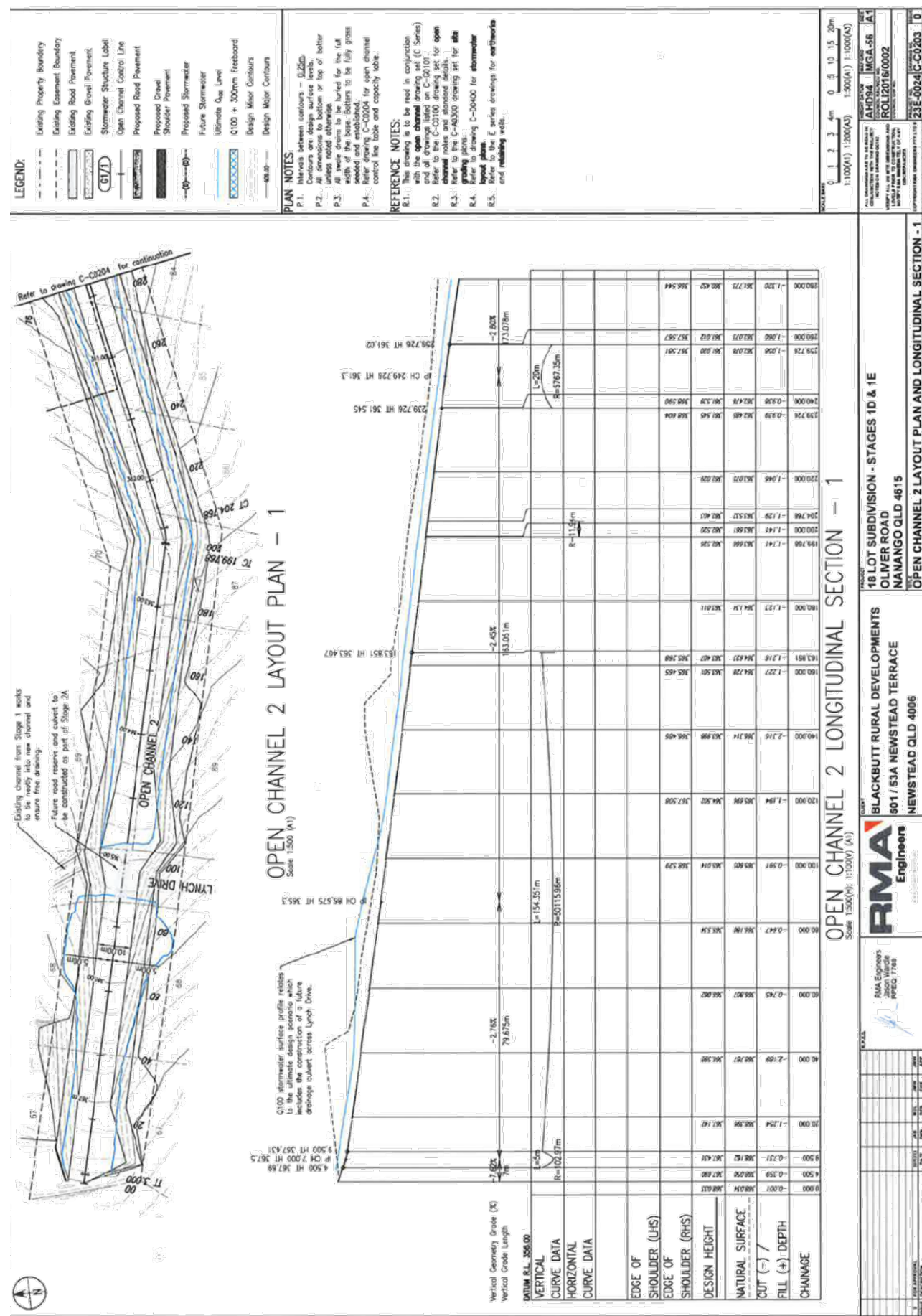
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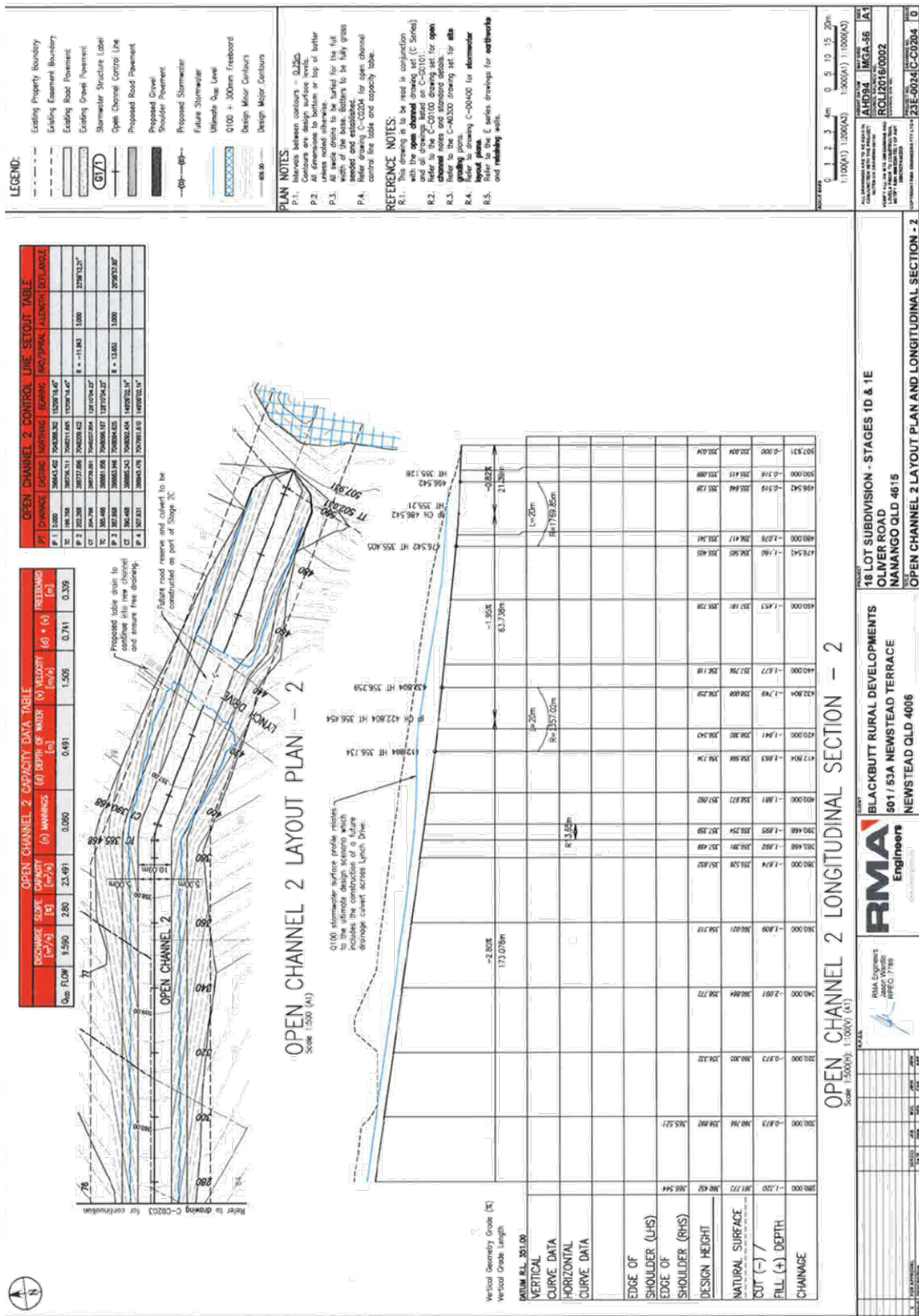
- | G1. Site suitability (Engineering minimum mandatory requirements) | |
|---|---|
| V1.2 | Pre-cast or precast |
| V1.3 | Joint location of road barriers |
| V1.4 | Lifting point and/or rail |
| V1.5 | Support and/or rail |
| V1.6 | Base and reinforcement prior to concrete placement (RDC only) |
| V1.7 | Wall and reinforcement prior to concrete placement (RDC only) |
| V1.8 | Wingwall, headwall and cut-off wall reinforcement prior to concrete placement (cast in situ only) |

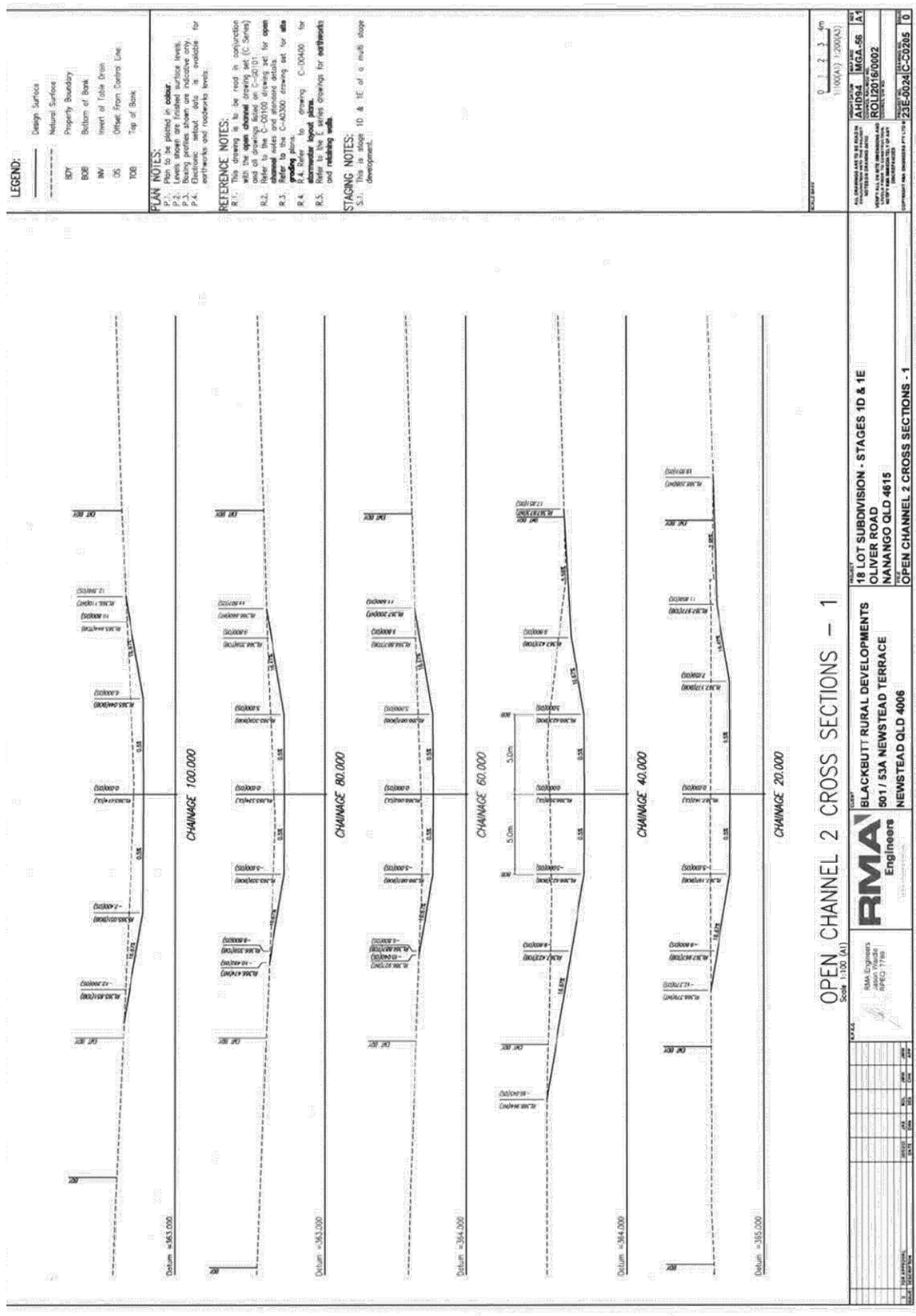
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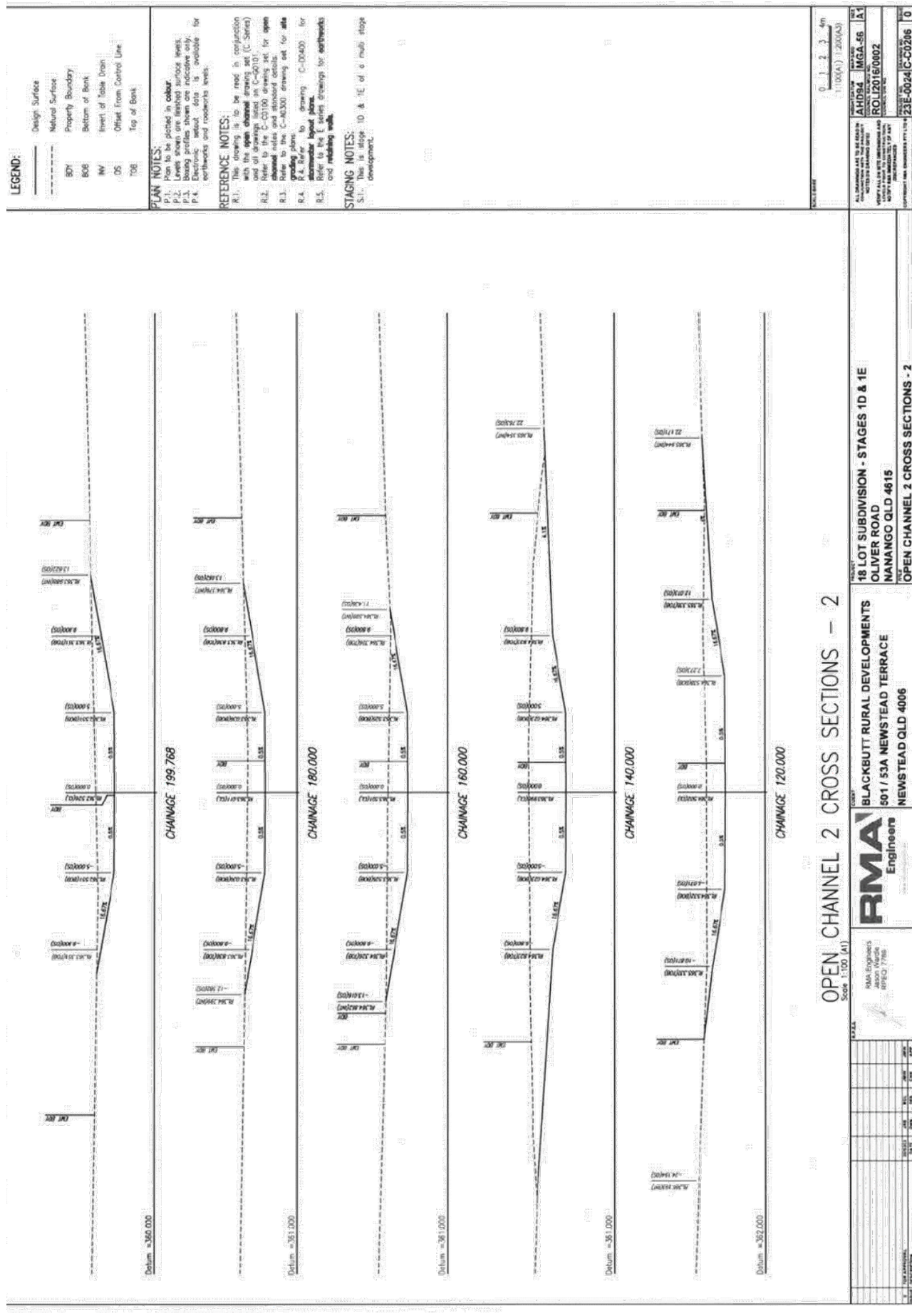


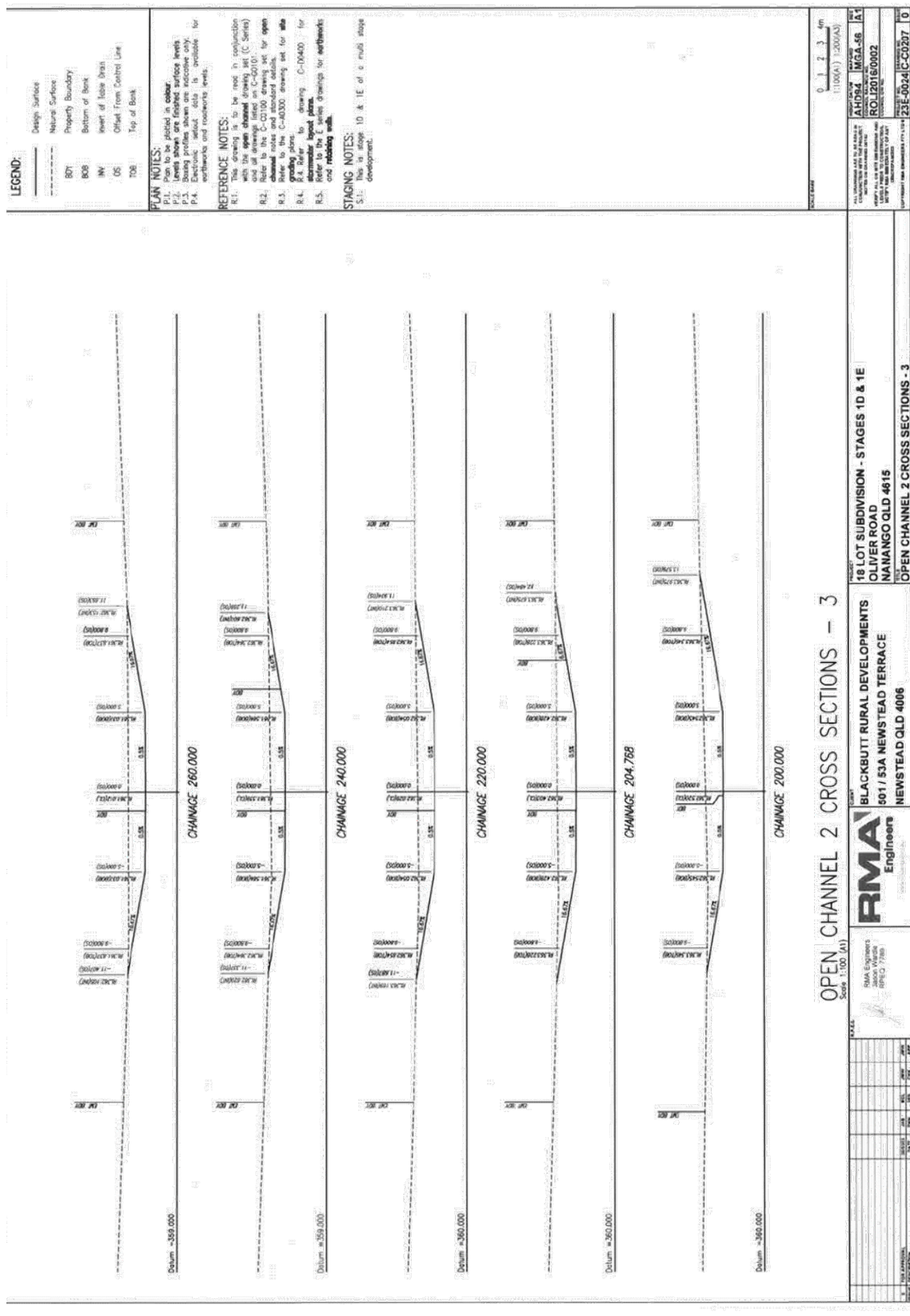


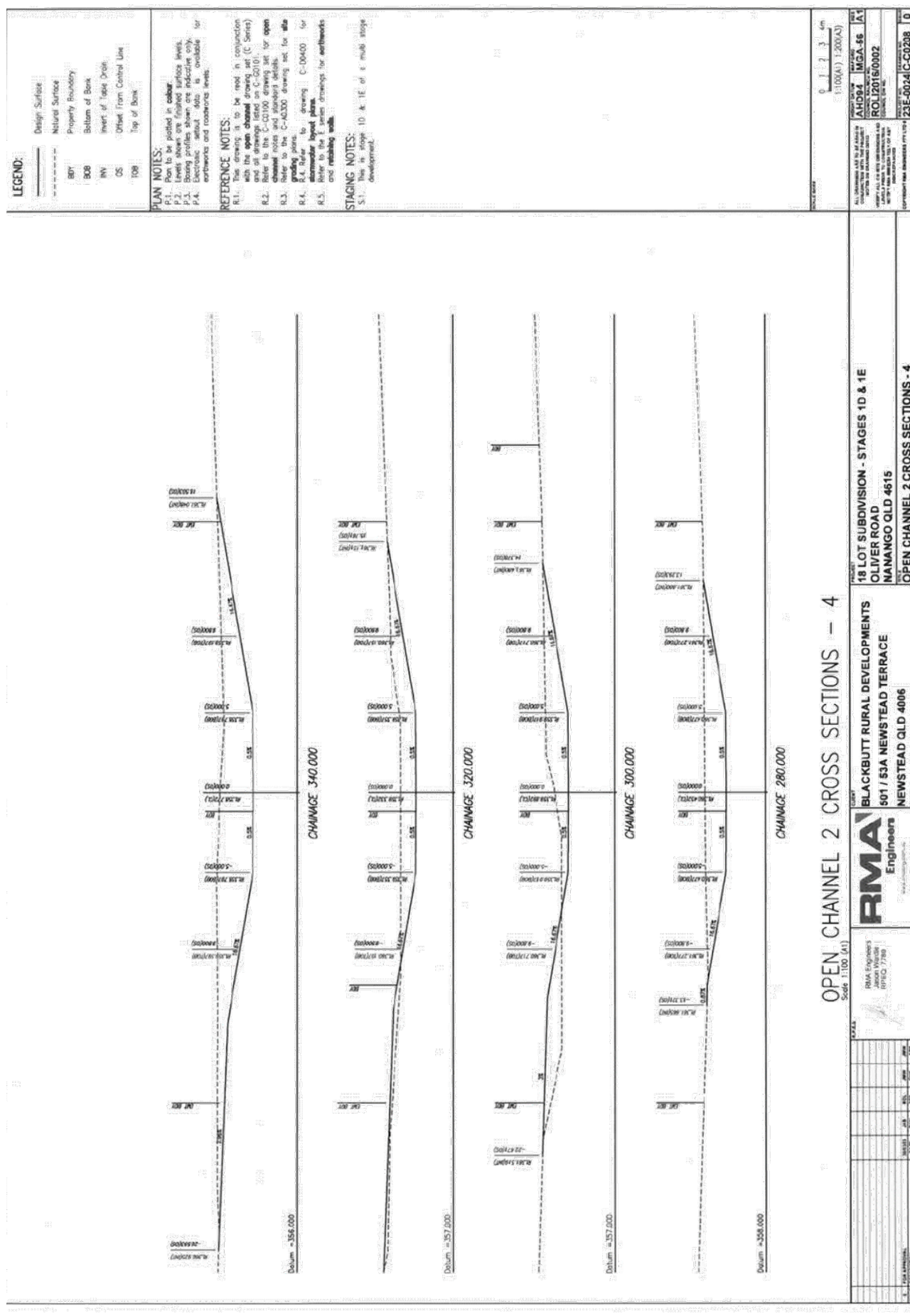


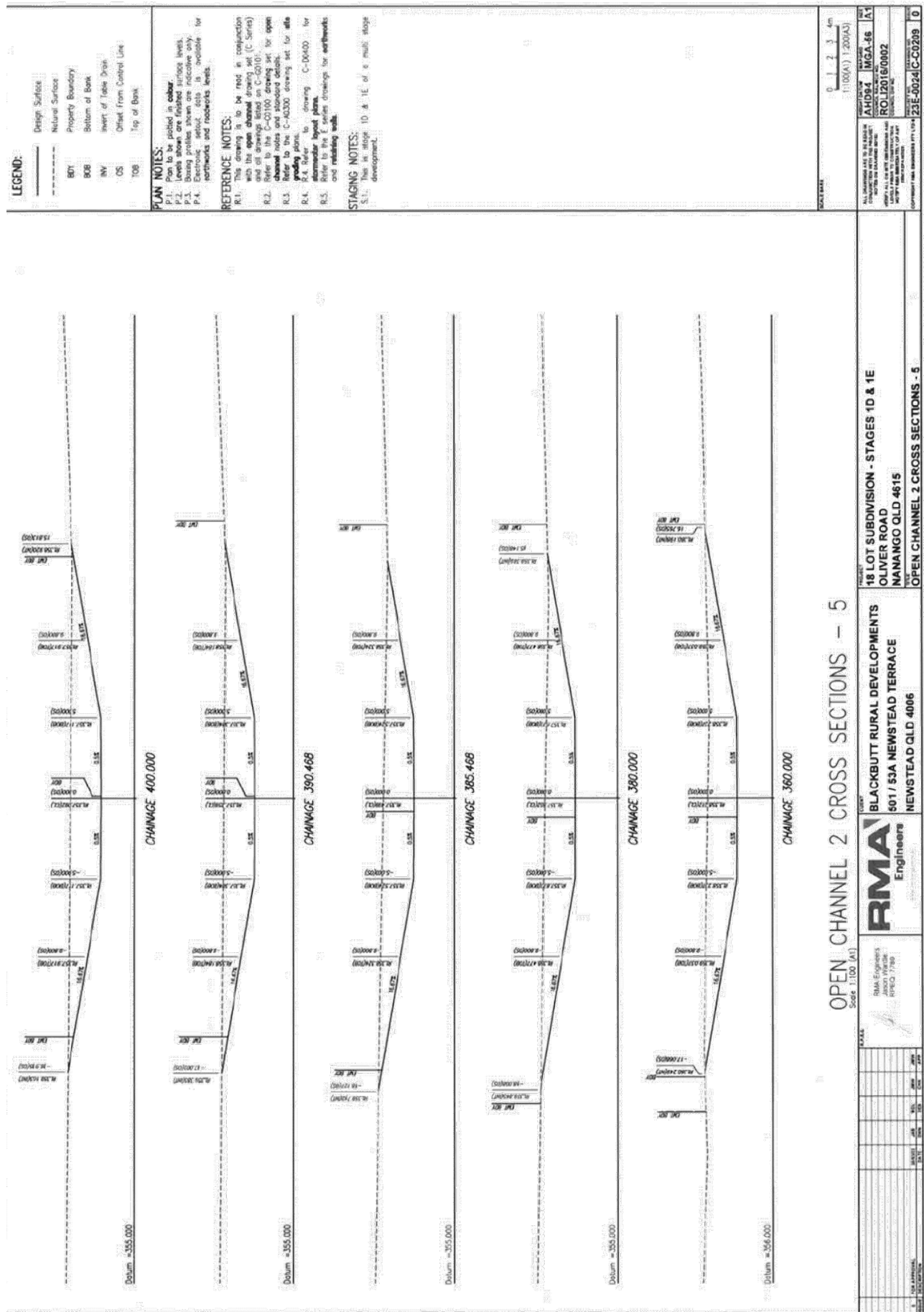


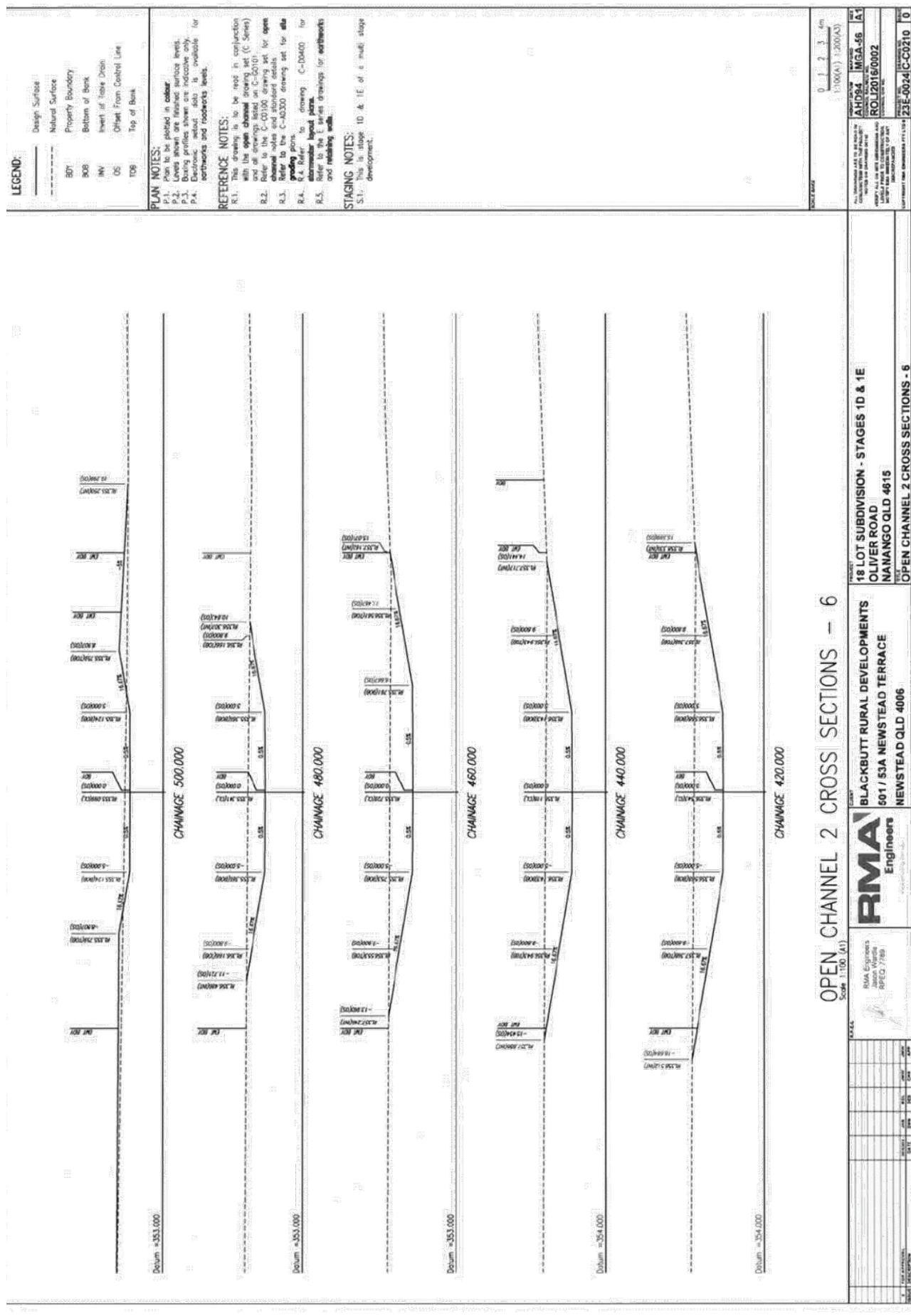












Ordinary Council Meeting Agenda

25 December 2030

OPERATIONAL WORK (ROADWORK, STORMWATER, WATER INFRASTRUCTURE, DRAINAGE WORK, EARTHWORKS & SEWERAGE INFRASTRUCTURE) AT PLAYER STREET (AND DESCRIBED AS LOT 200 ON SP2499032). APPLICANT: B S HEDGE

File Number: OPW23/0008

Author: Engineering Contractor, Development Services

Authoriser: Chief Executive Officer

PRECIS

Operational Work (Roadwork, Stormwater, Water Infrastructure, Drainage Work, Earthworks & Sewerage Infrastructure) at Player Street (and described as Lot 200 on SP2499032). Applicant: B S Hedge

SUMMARY

- Development application for a Development Permit for Operational Work (Roadwork, Stormwater, Water Infrastructure, Drainage Work, Earthworks & Sewerage Infrastructure) at Player Street Nanango;
- Development Permit for Operational Work is a requirement to fulfil the Conditions of Approval for RAL22/0013;
- The proposed Development Permit for Operational Work is recommended for approval subject to conditions.
- The conditions proposed in the officer's recommendation are in accordance with South Burnett Regional Council's Planning Scheme, development guidelines and best practices.

OFFICER'S RECOMMENDATION

It is recommended that Council approve the development application for Operational Work (Roadworks, Stormwater, Water Infrastructure, Drainage Work, Earthworks & Sewerage Infrastructure) on land described as Lot 200 on SP149902 and situated at Player Street, Nanango, subject to the following conditions:

GENERAL

- ENG 1 Compliance with the plans and specifications submitted with Development Application OPW23/0008, approval conditions, all Council Planning Scheme Policies and Reconfiguration of a Lot Approval No. RAL22/0013.
- ENG 2 This approval extends to Engineering works, Stormwater, Water Supply and Sewer, Roadworks, and Earthworks 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.
- ENG 3 Undertake all approved works and works required by conditions of this development approval at no cost to Council.
- ENG 4 Submit to Council, electrical underground power and street lighting plans certified by a suitably qualified Engineer (RPEQ – Electrical) for endorsement, prior to Council's endorsement of the Plan of Survey. Be responsible to check and ensure that electrical drawings do not conflict with the civil engineering design.
- ENG 5 Submit to Council for approval, an Inspection and Test Plan certified by a suitably qualified Engineer (RPEQ – Civil) prior to commencement of any work and prior to any pre-start meeting.

Item

Page 1

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25 December 2030

ENG 6 Pay to Council, inspection fees based on Council's Fees and Charges current at the time of commencement of works and based on the estimated project cost as estimated or accepted by Council prior to the pre-start meeting.

ENG 7 Adhere to the following hours of construction unless otherwise approved in writing by Council:

Monday to Saturday:	7.00am to 6.30pm	Noise permitted
Monday to Sunday:	6.30pm to 7.00am	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.

ENG 8 Be responsible to carry out Work Health and Safety legislative requirements.

ENG 9 Ensure all work sites are maintained in a clean, orderly state at all times.

ENG 10 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.

ENG 11 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.

ENG 12 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.

ENG 13 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 Council's endorsement of the Plan of Survey/commencement of the use.

ENG 14 Submit to Council, a Condition Compliance Checklist confirming all conditions of approvals have been complied with prior to submission of the Survey Plan for endorsement by Council.

ENG 15 Works are to be constructed generally in accordance with the specification requirements outlined in Aus-Spec #1 and the IPWEAQ Standard Drawings unless otherwise approved by South Burnett Regional Council.

ROADWORKS

ENG 16 Submit to Council for approval, final pavement designs certified by an RPEQ to Austroads' or the Department of Transport and Main Roads' design standards after stripping of topsoil and assessment of soaked sub-grade CBR values.

ENG 17 Ensure fill placed under the road formation in embankment situations is compacted to achieve 98% standard compaction. Testing and supervision of such fill must be in accordance with the testing requirements of EDROC and at Level 2 Supervision of AS3798.

ENG 18 Ensure that backfilling of road crossings with an insitu material to subgrade level is compacted to achieve 97% standard compaction.

Ordinary Council Meeting Agenda

25 December 2030

- ENG 19 Base gravel is to be Type 3, Subtype 2 material unless otherwise approved by Council. Provide recently undertaken compliance testing from the stockpile used for the project for materials from non-certified Quarries by Council.
- ENG 20 Sub-base gravel is to be Type 3, Subtype 3 material unless otherwise approved by Council. Provide recently undertaken compliance testing from the stockpile used for the project for materials from Quarries non-certified by Council.
- ENG 21 The AC10 surfacing shall be a minimum of 40mm thick, over a hot bitumen primer-seal with 7mm aggregate cover material, or as approved otherwise by Council.
- ENG 22 Provide temporary signage and traffic control for construction in dedicated road reserves in accordance with Part 3 (Works on Roads) of Manual of Uniform Traffic Control Devices (MUTCD) - Department of Transport and Main Roads.
- ENG 23 Install and/or modify all street signs and linemarking to suit the new works in accordance with the MUTCD. Install new or relocated signage using V-Lok installation system. All new signage shall be Class 1 retro-reflective material to AS1743.
- ENG 24 Submit to Council for approval, a Traffic Management Plan prior to commencement of any works involving closing of Council roads or working on or adjacent to existing roads.

STREET TREES

- ENG 25 Street trees shall be planted at a maximum spacing of 15m on both side of the new roads. Submit a plan to Council for approval the proposed tree types and construction requirements. The South Burnett Regional Council "*Branching Out*" guide shall be used to determine suitable tree species.

STORMWATER

- ENG 26 Provide a Closed Circuit Television (CCTV) inspection undertaken by an accredited provider, of all underground stormwater drainage.
- ENG 27 Ensure that earthworks and fill on the subject land do not lead to ponding of stormwater or actionable nuisance and ensure all lots, both internal and adjoining, drain freely to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.
- ENG 28 Do not concentrate stormwater onto adjoining properties.
- ENG 29 Energy dissipation and scour protection measures at culvert outlets shall be twice the size recommended in QUDM.
- ENG 30 Stormwater Line 1 shall be redesigned to relocate manhole P3/1 outside of the roadway, unless otherwise approved by Council. Any changes to the design shall be approved by Council prior to construction.

DEVELOPMENT WORKS

- ENG 31 Maintain erosion and sedimentation controls at all times during the course of the project and the ensuing defects liability period. 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.
- ENG 32 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.

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- ENG 33 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.
- ENG 34 Waste material as a result of demolition work and excavation work must not be used as fill as described within the *Waste Reduction and Recycling Act 2011*.

EARTHWORKS

- ENG 35 Supervise bulk earthworks to Level 1 or Level 2 as applicable, and have a frequency of field density testing carried out in accordance with Table 8.1 of AS3798.
- ENG 36 Contain cut or fill batters wholly within the subject land. Do not place fill on adjacent properties without providing Council with written permission from the respective property owner(s).
- ENG 37 Do not store plant or material on adjoining lands without written permission from the respective property owner(s).
- ENG 38 Do not use contaminated material as fill on the site. Undertake any filling using inert materials only, with a maximum particle size of 75mm.
- ENG 39 Ensure open drains and fill platforms are constructed with a longitudinal grade on no less than 0.1%.
- ENG 40 Submit to Council, the following for approval in the event it is proposed to import material to or export material from the site, prior to commencement of the work:
- (a) details of the location of any material to be sourced for fill including the volume of fill to be moved from any particular source site;
 - (b) details of the final location for any material to be exported from the site from excavations including the volume to be moved to any particular site; and
 - (c) the proposed haulage route(s) and truck sizes for carting of the material.

Note: Further Development Applications may be required to be submitted to and approved by Council for sites proposed to import material from or export material to, or conditions may be applied to any sites endorsed in accordance with this condition, eg submit a Traffic Management Plan to Council for acceptance, or rehabilitation of the site. Any required approvals are to be in place prior to commencement of the work.

This approval does not extend to any material proposed to be imported to or exported from the site:

- (d) other than from or to site(s) that have a current Development Approval enabling them to export/accept any material; or
- (e) the material is being exported to and accepted at a licensed Council refuse facility.

SEWERAGE

- ENG 41 Construct sewerage networks in accordance with the *WBBROC Design and Construction Standards*, Council Specifications, and Customer Service Standards.
- ENG 42 Conduct vacuum testing, cleaning and CCTV video inspection to a Council approved standard.
- ENG 43 Provide Council's Engineering Services with a minimum of 2 working days notice when any temporary stoppages to sewage flow are expected.

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- ENG 44 All live works associated with sewerage must be performed by South Burnett Regional Council (or under the supervision of a South Burnett Regional Council Officer if considered appropriate).
- ENG 45 All house connection branches are at the developers expense, even if carried out by Council. House connection branches shall be constructed in accordance with Council requirements.
- ENG 46 Mark house connection branches with a single vertical PVC electrical conduit (or similar material) 40mm in diameter and 2,000mm long, placed at the invert of the HCB and brought to surface, and mark with the Words "Sewer Connection 2 M".

Comment: The existing sewer main on the eastern side of the development is asbestos concrete. Appropriate safety and construction measures shall be implemented when working with, or in proximity to the sewer.

WATER SUPPLY

- ENG 47 Construct water supply networks in accordance with the *WBBROC Design and Construction Standards*, Council Specifications, and Customer Service Standards.
- ENG 48 All live works associated with water must be performed by South Burnett Regional Council (or under the supervision of a South Burnett Regional Council Officer if considered appropriate).
- ENG 49 Install valve markers and hydrant markers including RPMs on the completed roads to Council's standards.
- ENG 50 Water mains are to conform to a minimum Class 16 pipe and ensure construction works are completed, cleaned, super chlorinated, swabbed, and bacteriologically tested in accordance with the *WBBROC Design and Construction Standards* prior to connection to existing Council mains.
- ENG 51 Provide fire hydrants in all new roads at intervals of not more than 80 metres.
- ENG 52 Provide property connections in accordance with Council's Water Service Connection requirements for every lot. Ensure services are:
- (a) terminated with an approved stop tap in accordance with the Standard Drawing;
 - (b) "live" during water main testing and shall be left live after construction; and
 - (c) "open" for testing at the on-maintenance inspection.
- ENG 53 Do not keep any external water services interrupted for more than a cumulative total of three hours during development works, and a minimum of five (5) days notice of any interruptions must be provided to Council and any relevant consumers.

INSPECTIONS AND TESTING

- ENG 54 Submit to Council the pre-start meeting agenda at the confirmation of a date and time for the meeting.
- ENG 55 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, Supervising Engineer and developer;
 - (b) Water: in accordance with Council's Minimum Requirements for Water and Sewerage Works, and:
 - (i) prior to backfilling of each water main;
 - (ii) prior to backfilling of each water connection point;
 - (iii) prior to connection of any works to the reticulated water supply systems;
 - (iv) at the time of super-chlorination works and swabbing of mains; and

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- (v) at the time of any testing of each and every water main;
 - (c) Sewer: in accordance with Council's Minimum Requirements for Water and Sewerage Works, and:
 - (i) prior to backfilling of each sewer main;
 - (ii) prior to backfilling of each property connection point;
 - (iii) prior to connection of any works to the existing sewer network;
 - (iv) at the time of any testing of each and every sewer main; and
 - (v) at the time of CCTV inspection to facilitate Council's acceptance of the works on and off-maintenance;
 - (d) Stormwater:
 - (i) prior to backfilling of any stormwater drainage works; and
 - (ii) at the time of CCTV inspection to facilitate Council's acceptance of the works on and off-maintenance;
 - (e) Structural steel inspection prior to pouring of any structural concrete including cast in-situ stormwater and sewer manholes and gully pits;
 - (f) prior to back filling road crossings;
 - (g) following preparation and compaction of road sub-grade;
 - (h) following placement and compaction of each road pavement layer and prior to laying of the next pavement layer or surfacing layer;
 - (i) of the finished pavement surface prior to any bitumen primer-seal or prime or asphalt surfacing;
 - (j) at the point of completion of all works before placing on-maintenance; and
 - (k) at the point of requesting Council to accept the works off-maintenance.
- ENG 56 Submit to Council, all inspection and test data in its entirety prepared by the applicant, Engineer, Principal Contractor or by Subcontractors in relation to the Operational Work or as described in the application prior to Council's endorsement of the Survey Plan. Undertake any further inspection, testing or analysis required, due to failure of work to meet specifications or where the testing previously provided is considered insufficient on behalf of the Principal Contractor by a NATA accredited entity (where applicable).
- ENG 57 Uncover all works covered prior to inspection to allow inspection by Council at Council's sole discretion.
- ENG 58 Allow Council to enter a work site to which this approval relates and undertake testing or analysis of any part of the construction, and Council is not liable for the rectification of or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers must be considered to be a condition of approval and undertaken by the Principal Contractor.
- ENG 59 Where complete or incomplete works under this approval adversely affect adjoining properties, Council land, roads or other infrastructure, Council requires by notice, works to be completed.
- ENG 60 Undertake any works for the safety or health of the community or protection of infrastructure where Council deems it necessary.

MAINTENANCE

- ENG 61 Submit to Council, a written request to place constructed works on-maintenance or off-maintenance from the developer's certifying Engineer stating that all approved works have been completed and are ready for Council inspection.
- ENG 62 Submit to Council, a Closed-Circuit Television (CCTV) inspection for all underground stormwater drainage, inter-allotment drainage and sewerage works undertaken by an accredited provider at on and off-maintenance. A certified copy of the report including a

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disk or storage device is to be submitted to Council for review and endorsement prior to Council's acceptance of the works on or off-maintenance.

- ENG 63 Pay to Council, a maintenance bond of 5% of the cost of the operational work as estimated or accepted by Council, prior to commencement of the on-maintenance period.
- ENG 64 Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from commencement of the on-maintenance period. Undertake any necessary maintenance or repairs to non-conforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third-party activity within the maintenance period.
- ENG 65 The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake any such works considered by Council as necessary, to rectify any non-compliant works and to protect public safety. In the event that the bond is insufficient to address the non-compliant works, Council reserves the right to seek restitution. After expiration of the maintenance period and where required maintenance is suitably undertaken to Council's satisfaction, the bond will be returned accordingly, after the project is accepted off-maintenance.
- ENG 66 The on-maintenance period commences only when Council provides written confirmation that all of the following are completed:
- satisfactory completion of all works and conditions of Operational Work approval including associated Reconfiguring a Lot approval;
 - provision of all necessary test and quality audit requirements;
 - lodgement with Council, of certification from an RPEQ that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements;
 - lodgement of a maintenance bond of 5% of the cost of the operational work as accepted by Council;
 - submission of "As Constructed" data in the required format; and
 - compliance with the conditions of approval for any Operational Work and associated Reconfiguring a Lot approval and any other approvals on the subject site.

AS CONSTRUCTED INFORMATION

- ENG 67 Submit to Council within 10 working days of completion of the operational work, suitable "As Constructed" drawings in hard copy and AutoCAD format and on GDA Zone 56 co-ordinates. The "As Constructed" drawings or data capture methods as required by Council must be certified by a Registered Professional Engineer of Queensland (RPEQ) on every drawing and shall be to an appropriate electronic format and standard as required by Council's Infrastructure Services General Manager.

- ENG 68 Provide "As Constructed" data for the following elements, where applicable:
- sewerage;
 - water supply;
 - roadworks; and
 - stormwater drainage.

APPROVED PLANS

The approval is subject to construction being undertaken in accordance with the Approved Plans prepared by Baker Rossow Consulting Engineers as listed below:

Drawing No.	Sheet	Rev	Drawing Title	Date
210435	101	A	ROAD TYPE SECTION AND PAVEMENT DESIGN	23/3/23
210435	102	A	GENERAL ARRANGEMENT	23/3/23
210435	103	A	PLAN EXISTING OVERALL LAYOUT PLAN	23/3/23
210435	104	A	DEVELOPED OVERALL LAYOUT PLAN	23/3/23
210435	105	A	GENERAL LAYOUT PLAN - SHEET 1 OF 3	23/3/23
210435	106	A	GENERAL LAYOUT PLAN - SHEET 2 OF 3	23/3/23
210435	107	A	GENERAL LAYOUT PLAN - SHEET 3 OF 3	23/3/23
210435	201	A	DEPTH BANDING PLAN - SHEET 1 OF 3	23/3/23
210435	202	A	DEPTH BANDING PLAN - SHEET 2 OF 3	23/3/23
210435	203	A	DEPTH BANDING PLAN - SHEET 3 OF 3	23/3/23
210435	301	A	ROAD CL SETOUT PLAN - SHEET 1 OF 3	23/3/23
210435	302	A	ROAD CL SETOUT PLAN - SHEET 2 OF 3	23/3/23
210435	303	A	ROAD CL SETOUT PLAN - SHEET 3 OF 3	23/3/23
210435	304	A	CONTROL LINE 1 LONGITUDINAL SECTION	23/3/23
210435	305	A	CONTROL LINE 1 CROSS SECTIONS	23/3/23
210435	306	A	CONTROL LINE 2 LONGITUDINAL SECTION	23/3/23
210435	307	A	CONTROL LINE 2 CROSS SECTIONS - SHEET 1 OF 2	23/3/23
210435	308	A	CONTROL LINE 2 CROSS SECTIONS - SHEET 2 OF 2	23/3/23
210435	309	A	INTERSECTION A - SETOUT AND DETAILS	23/3/23
210435	310	A	CUL-DE-SAC A - SETOUT AND DETAILS	23/3/23
210435	311	A	CUL-DE-SAC B - SETOUT AND DETAILS	23/3/23
210435	312	A	REINFORCED CONCRETE FOOTPATH DETAILS	23/3/23
210435	401	A	SEWER LAYOUT PLAN - SHEET 1 OF 3	23/3/23
210435	402	A	SEWER LAYOUT PLAN - SHEET 2 OF 3	23/3/23
210435	403	A	SEWER LAYOUT PLAN - SHEET 3 OF 3	23/3/23
210435	501	A	STORMWATER LAYOUT PLAN - SHEET 1 OF 3	23/3/23
210435	502	A	STORMWATER LAYOUT PLAN - SHEET 2 OF 3	23/3/23
210435	503	A	STORMWATER LAYOUT PLAN - SHEET 3 OF 3	23/3/23
210435	504	A	STORMWATER LINE 1 - LONGITUDINAL SECTION	23/3/23

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210435	505	A	STORMWATER LINES 2 & 3 - LONGITUDINAL SECTIONS	23/3/23
210435	506	A	POST-DEVELOPMENT STORMWATER CATCHMENT PLAN	23/3/23
210435	507	A	STORMWATER DRAINAGE NOTES AND DETAILS	23/3/23
210435	508	A	STORMWATER OVERFLOW CHANNEL DETAILS	23/3/23
210435	509	A	PIPE DESIGN TABLE AND MANHOLE DETAILS	23/3/23
210435	510	A	STORMWATER DRAINAGE CALCULATION TABLES	23/3/23
210435	601	A	WATER LAYOUT PLAN - SHEET 1 OF 3	23/3/23
210435	602	A	WATER LAYOUT PLAN - SHEET 2 OF 3	23/3/23
210435	603	A	WATER LAYOUT PLAN - SHEET 3 OF 3	23/3/23
210435	604	A	WATER RETICULATION NOTES AND DETAILS	23/3/23
210435	701	A	EROSION AND SEDIMENT CONTROL PLAN - SHEET 1 OF 3	23/3/23
210435	702	A	EROSION AND SEDIMENT CONTROL PLAN - SHEET 2 OF 3	23/3/23
210435	703	A	EROSION AND SEDIMENT CONTROL PLAN - SHEET 3 OF 3	23/3/23
210435	704	A	EROSION AND SEDIMENT CONTROL PLAN - SHEET 1 OF 2	23/3/23
210435	705	A	EROSION AND SEDIMENT CONTROL PLAN - SHEET 2 OF 2	23/3/23

ADVICE NOTES

The applicant be advised that:

- (a) 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.
- (b) 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.

- (c) 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

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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.

- (d) 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.

- (e) Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
- (f) 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.

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FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

The new road, water mains, sewer mains, and stormwater infrastructure will become a Council asset after the maintenance period has expired.

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REPORT

1. APPLICATION DETAILS

Site address	Player Street, Nanango		
Real property description	Lot 200 on SP249902		
Easements or encumbrances on title	N/A		
Area of Site	2.391 ha		
Current Use	Rural		
Environmental Management Register or Contaminated Land Register	Nil		
Applicant's name	Blake & Alison Hedge		
Zone	Residential		
Applicable Overlays	Nil		
Proposed use as defined	N/A - Operational Work		
Details of proposal	Construction of Player Street extension with new road, water, sewer and stormwater.		
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Operational Work (OPW)		X
Level of Assessment	Code Assessment		
Pre-lodgement Consultation history	NIL		
Key planning issues e.g. vegetation, waterway corridors, overland flow	Nil		
Referral agencies	Agency	Concurrence/ Advice	
	NA	NA	
Public notification	NA		
Planning Regulation 2017	-		

2. THE SITE

This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

2.1. SITE DESCRIPTION & EXISTING USE

The existing site is currently a vacant lot and the end of Player Street, Nanango.



The lot is zoned residential and abuts adjacent residential development to the east, with a Council reserve to the west and north, and rural lot to the south.

3. PROPOSAL DETAILS

The proposal plans are set out in the approved plans table above.

3.1. REFERRAL AGENCIES

To determine whether the development application requires referral to the State Assessment and Referral Agency (SARA) or 'another entity', an assessment of the proposal against Schedule 10 of the Regulation has been undertaken.

The application does not require referral to any referral agencies prescribed under Schedule 10.

3.2. DEVELOPMENT CODE ASSESSMENTS

The proposal has been assessed against the relevant codes and requirements of the Planning Scheme, and is considered to comply without exception, or where identified as non-compliant, has been addressed through conditions.

SERVICE AND WORKS CODE

Performance outcomes	Assessment benchmarks	Assessment
General		
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	N/A for Operational Work
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses : (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; AND AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	N/A
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.	Erosion and sediment control plans have been submitted and approved.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.	Stormwater discharges to the adjacent gully. Erosion protection design at the culvert outlets.
Infrastructure		
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. AND AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	N/A Infrastructure has been designed in accordance with the PSP1, and/or in accordance with relevant engineering standards.

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Performance outcomes	Assessment benchmarks	Assessment
Vehicle parking		
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>AND</p> <p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>AND</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>AND</p> <p>AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	N/A
Landscaping		
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>AND</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>AND</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>	N/A
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>AND</p> <p>AO8.2 Species selection avoids non-invasive plants.</p> <p>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>	N/A

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Performance outcomes	Assessment benchmarks	Assessment
Filling and excavation		
PO9 Development results in ground levels that retain: <ul style="list-style-type: none"> (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety. 	AO9.1 The depth of: <ul style="list-style-type: none"> (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. AND AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. AND AO9.3 Works do not occur on slopes over 15% in grade. AND AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. AND AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. AND AO9.6 Filling or excavation for the purpose or retention of water: <ul style="list-style-type: none"> (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots. 	Minor filling is required for the creation of the lots, and to provide adequate cover over some services.
PO10 Filling or excavation does not cause damage to public utilities.	AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.	No filling proposed within proximity to existing infrastructure.

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Performance outcomes	Assessment benchmarks	Assessment
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO11.1 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.	Proposed lots are self draining.
All operational work subject to an overlay		
Biodiversity overlay		
PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.	AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. OR AO12.2 Development is compatible with the environmental values of the area. OR AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.	N/A
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	N/A
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. AND AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.	N/A

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Performance outcomes	Assessment benchmarks	Assessment
Flood hazard overlay		
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO15.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ in the area identified on Overlay Map 03; (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.	N/A
Regional infrastructure overlay		
PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	AO16.1 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.	Nearby easements will be unaffected by the project.
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.	N/A
Water catchments overlay		
PO18 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO18.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert. OR AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i> .	Site is not within a water supply catchment

Ordinary Council Meeting Agenda

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4. CONSULTATION**Referral Agencies**

No referral agencies

Council Referrals

<i>INTERNAL REFERRAL SPECIALIST</i>	<i>REFERRAL / RESPONSE</i>
Development Engineer	Council's Development Engineer has carried out the assessment

5. RECOMMENDATION

The proposed development has been assessed against the requirements of the South Burnett Regional Council Planning Scheme. It is considered that the proposed development generally complies with the requirements of the Planning Scheme and as such, the applicant should be provided with a Development Permit. The Development Permit should contain the conditions detailed in the Officer's Recommendation in order to ensure that the proposal complies with the South Burnett Regional Council Planning Scheme.

ATTACHMENTS**1. Attachment A - Approved Plans**

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OPERATIONAL WORKS - WATER INFRASTRUCTURE (EXTENSION TO EXISTING WATER MAIN ON BOAT MOUNTAIN ROAD) AT 155 BOAT MOUNTAIN ROAD, MURGON (AND DESCRIBED AS LOT 9 ON SP287687 - APPLICANT: BARRIE BRAITHWAITE

File Number: OPW23/0009

Author: Engineering Contractor, Development Services

Authoriser: Chief Executive Officer

SIGNATURE	DATE
	18/07/23
	19/7/23
	19.7.2023

PRECIS

Development Application for Operational Work – Water Infrastructure (Extension to Existing Water Main on Boat Mountain Road) at 155 Boat Mountain Road – Lot 9 on SP287687 – OPW23/0009.

SUMMARY

- Application for Operational Work – Water Infrastructure (Extension to Existing Water Main on Boat Mountain Road) at 155 Boat Mountain Road – Lot 9 on SP287687;
- An Operational Work application was conditioned in the Conditions of Approval for development approval Council Ref. IR1185122, Reconfiguring a Lot 1 into 9 lots;
- The proposed Operational Work is approved with conditions.
- These conditions are seen to be in accordance with South Burnett Regional Council Planning Scheme 2017, development guidelines and best practices.

OFFICER'S RECOMMENDATION

It is recommended that Council approve the development application for Operational Work – Water Infrastructure (Extension to Existing Water Main on Boat Mountain Road) at 155 Boat Mountain Road – Lot 9 on SP287687, subject to the following conditions:

GENERAL

- ENG 1 Compliance with the plans and specifications submitted with Development Application OPW23/0009, approval conditions, all Council Planning Scheme Policies and Reconfiguration of a Lot Approval No. IR1185122.
- ENG 2 This approval extends to Engineering works, 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.
- ENG 3 Submit to Council for approval, an Inspection and Test Plan certified by a suitably qualified Engineer (RPEQ – Civil) prior to commencement of any work and prior to any pre-start meeting.
- ENG 4 Pay to Council, inspection fees based on Council's Fees and Charges current at the time of commencement of works and based on the estimated project cost as estimated or accepted by Council prior to the pre-start meeting.
- ENG 5 Ensure that supervision of all construction works are carried out by a suitably qualified and experienced Engineer (RPEQ).
- ENG 6 Adhere to the following hours of construction unless otherwise approved in writing by Council:
- | | | | |
|------|--|------------------|--------------------|
| i. | Monday to Saturday: | 6.30am to 6.30pm | Noise permitted |
| ii. | Monday to Sunday: | 6.30pm to 6.30am | No noise permitted |
| iii. | Sunday and Public Holidays: | | No noise permitted |
| iv. | Do not conduct work or business that causes audible noise from or on the site outside the above hours. | | |

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- ENG 7 Be responsible to carry out Work Health and Safety legislative requirements.
- ENG 8 Ensure all work sites are maintained in a clean, orderly state at all times.
- ENG 9 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.
- ENG 10 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.
- ENG 11 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.
- ENG 12 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 Council's endorsement of the Plan of Survey.
- ENG 13 Works are to be constructed generally in accordance with the specification requirements outlined in Aus-Spec #1 and the IPWEAQ Standard Drawings unless otherwise approved by South Burnett Regional Council.

WATER SUPPLY

- ENG 14 Construct water supply networks in accordance with the *Water Act 2000*, *WSAA Code 2006*, Council's Minimum Specifications and Customer Service Standards.
- ENG 15 All live works associated with water must be performed by South Burnett Regional Council (or under the supervision of a South Burnett Regional Council Officer if considered appropriate).
- ENG 16 Install valve markers and hydrant markers including RPMs on the completed roads to Council's standards.
- ENG 17 Water mains are to conform to a minimum Class 16 pipe and ensure construction works are completed, cleaned, tested, chlorinated and swabbed in accordance with the *WSAA Code* prior to connection to existing Council mains.
- ENG 18 Provide property connections in accordance with Council's Water Service Connection Standard, in particular, 25mm diameter connections for each lot. Ensure services are:
 - (a) terminated with an approved stop tap in accordance with the Standard Drawing;
 - (b) "live" during water main testing and shall be left live after construction; and
 - (c) "open" for testing at the on-maintenance inspection.
- ENG 19 The existing house connection to the existing water meter on proposed Lot 1 shall be disconnected, and the existing house be connected to a new water meter to be installed on proposed Lot 10, at the location shown on Morris Water drawing SBRC29.1-04.
- ENG 20 Do not keep any external water services interrupted for more than a cumulative total of three hours during development works, and a minimum of five (5) days notice of any interruptions must be provided to Council and any relevant consumers.

INSPECTIONS AND TESTING

- ENG 21 Submit to Council the pre-start meeting agenda at the confirmation of a date and time for the meeting.

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- ENG 22 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, Supervising Engineer and developer;
 - (b) Water: in accordance with Council's Minimum Requirements for Water and Sewerage Works, and:
 - (i) prior to backfilling of each water main;
 - (ii) prior to backfilling of each water connection point;
 - (iii) prior to connection of any works to the reticulated water supply systems;
 - (iv) at the time of super-chlorination works and swabbing of mains; and
 - (v) at the time of any pressure testing of each and every water main;
 - (c) at the point of completion of all works before placing on-maintenance; and
 - (d) at the point of requesting Council to accept the works off-maintenance.
- ENG 23 Submit to Council, all inspection and test data in its entirety prepared by the applicant, Engineer, Principal Contractor or by Subcontractors in relation to the Operational Work or as described in the application prior to Council's endorsement of the Survey Plan. Undertake any further inspection, testing or analysis required, due to failure of work to meet specifications or where the testing previously provided is considered insufficient on behalf of the Principal Contractor by a NATA accredited entity (where applicable).
- ENG 24 Uncover all works covered prior to inspection to allow inspection by Council at Council's sole discretion.
- ENG 25 Allow Council to enter a work site to which this approval relates and undertake testing or analysis of any part of the construction, and Council is not liable for the rectification of or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers must be considered to be a condition of approval and undertaken by the Principal Contractor.
- ENG 26 Where complete or incomplete works under this approval adversely affect adjoining properties, Council land, roads or other infrastructure, Council requires by notice, works to be completed.
- ENG 27 Undertake any works for the safety or health of the community or protection of infrastructure where Council deems it necessary.

MAINTENANCE

- ENG 28 Submit to Council, a written request to place constructed works on-maintenance or off-maintenance from the developer's certifying Engineer stating that all approved works have been completed and are ready for Council inspection.
- ENG 29 Pay to Council, a maintenance bond of 5% of the cost of the operational work as estimated or accepted by Council, prior to commencement of the on-maintenance period.
- ENG 30 Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from commencement of the on-maintenance period. Undertake any necessary maintenance or repairs to non-conforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third party activity within the maintenance period.
- ENG 31 The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake any such works considered by Council as necessary, to rectify any non-compliant works and to protect public safety. In the event that the bond is insufficient to address the non-compliant works, Council reserves the right to seek restitution. After expiration of the maintenance period and where required maintenance is

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suitably undertaken to Council's satisfaction, the bond will be returned accordingly, after the project is accepted off-maintenance.

ENG 32 The on-maintenance period commences only when Council provides written confirmation that all of the following are completed:

- (a) satisfactory completion of all works and conditions of Operational Work approval including associated Reconfiguring a Lot approval;
- (b) provision of all necessary test and quality audit requirements;
- (c) lodgement with Council, of certification from an RPEQ that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements;
- (d) lodgement of a maintenance bond of 5% of the cost of the operational work as accepted by Council;
- (e) submission of "As Constructed" data in the required format; and

AS CONSTRUCTED INFORMATION

ENG 33 Submit to Council within 10 working days of completion of the operational work, suitable "As Constructed" drawings in hard copy and AutoCAD format and on GDA Zone 56 co-ordinates. The "As Constructed" drawings or data capture methods as required by Council must be certified by a Registered Professional Engineer of Queensland (RPEQ) on every drawing and shall be to an appropriate electronic format and standard as required by Council's Infrastructure Services General Manager.

ENG 34 Provide "As Constructed" data for the following elements, where applicable:

- (a) water supply.

APPROVED PLANS

The approval is subject to construction being undertaken in accordance with the Approved Plans prepared by Morris Water as listed below:

Drawing No.	Rev	Drawing/Plan Title	Date
SBRC29.1-01	C	Locality Plan and Drawing Schedules	6/04/2023
SBRC29.1-02	C	Notes, Legend and Survey Details	6/04/2023
SBRC29.1-03	C	General Arrangement Plan	6/04/2023
SBRC29.1-04	C	Detailed Layout Plan	6/04/2023
SBRC29.1-05	C	Connection Details and Schedules of Quantities	6/04/2023
SBRC29.1-06	C	Typical Trench Details and Project Quantities	6/04/2023
SBRC29.1-07	C	Safety in Design Plan	6/04/2023

ADVICE NOTES

The applicant be advised that:

- (a) Prior to commencement of the use or endorsement of the survey plan as applicable, the applicant shall contact Council's Compliance Senior Officer to arrange a Development Compliance Inspection.
- (b) 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.

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- (c) 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.

- (d) 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 341(3) of the *Sustainable Planning Act 2009* (SPA), 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 383 of SPA and before the development approval lapses under Section 341 of SPA.

- (e) Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
- (f) An applicant has the opportunity to make representations regarding conditions or other matters in the development approval within 20 business days of receiving the Decision Notice in accordance with Section 361 of SPA. The applicant's appeal period may also be suspended in accordance with Section 366 of SPA, to allow further time for consideration of matters contained in the development approval. In the case of refusal, an applicant does not have the opportunity to extend the appeal period.
- (g) An applicant has the opportunity to appeal against Council decision in accordance with the relevant Section of SPA which states:

"461 Appeals by Applicants,

- (1) *An applicant for a development application may appeal to the court against any of the following—*
- (a) *the refusal, or the refusal in part, of a development application;*
 - (b) *any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under Section 242;*
 - (c) *the decision to give a preliminary approval when a development permit was applied for;*
 - (d) *the length of a period mentioned in Section 341;*
 - (e) *a deemed refusal of the development application.*
- (2) *An appeal under Subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after –*
- (a) *if a Decision Notice or Negotiated Decision Notice is given – the day the Decision Notice or Negotiated Decision Notice is given to the applicant;*
- or*

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- (b) *otherwise – the day a Decision Notice was required to be given to the applicant.*
- (3) *An appeal under Subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made."*
- (h) It should be noted that Council resolved not to accept security in lieu of completion of works, except in the following circumstances:
- (a) where it is Council's opinion that necessary works would result in the provision of sub-standard services for future development and the work is not critical to the development, or
 - (b) where it is Council's opinion the work is very minor, not critical to the development, and, the timing for the completion of that work is an unreasonable impost on the developer.
- In both cases, the acceptance of security in lieu of works is at Council's discretion.
- (i) 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.

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FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

The new water main will become a new Council asset.

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REPORT**1. APPLICATION DETAILS**

Site address	155 Boat Mountain Road, Murgon		
Real property description	Lot 9 on SP287687		
Easements or encumbrances on title	-		
Area of Site	8.925 Ha		
Current Use	Vacant		
Environmental Management Register or Contaminated Land Register	-		
Applicant's name	Barrie Braithwaite		
Zone	Rural Residential		
Applicable Overlays	-		
Proposed use as defined	N/A		
Details of proposal	Reconfiguring a Lot (RALs)		
	• Number of existing lots	1	
	• Number of proposed lots	9	
	• Lot areas	Approx. 1Ha	
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		
	Reconfiguration of a Lot (RAL)		
	Building Work (BW)		
	Operational Work (OPW)		X
Level of Assessment	Code		
Pre-lodgement / Consultation history	-		
Key planning issues e.g. vegetation, waterway corridors, overland flow	-		
Referral agencies	Agency	Concurrence/ Advice	
	NA	NA	
Public notification	No		
Planning Regulation 2017			

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2. THE SITE

This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

2.1. SITE DESCRIPTION & EXISTING USE

Table 1 – Maps & Descriptions

Site	155 Boat Mountain Road, Murgon
Zoning	Rural Residential
Overlays	Not Applicable
Services	Road, Electrical, Telecommunications
Topography	Rolling

3. PROPOSAL DETAILS

The application is for Operation Work to extend the existing water reticulation network to service the 9 Rural Residential lots approved under Reconfiguring a Lot Approval IR1185122.

4. ASSESSMENT OF ASSESSMENT BENCHMARKS

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Planning Act 2016, Section 26 – Assessment Benchmarks generally

- (1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—
 - (a) the assessment benchmarks stated in—
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (iii) a temporary State planning policy applying to the premises;
 - (b) if the local government is an infrastructure provider—the local government's LGIP.
- (3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

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4.1. DEVELOPMENT CODE ASSESSMENTS**SERVICE AND WORKS CODE**

Performance outcomes	Assessment benchmarks	Assessment
General		
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	N/A for Operational Work
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses : (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	N/A
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.	Excavation for water main only. Minimal risk of erosion and sediment control issues.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.	N/A
Infrastructure		
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	N/A Infrastructure has been designed in accordance with the PSP1, and/or in accordance with relevant engineering standards.

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Performance outcomes	Assessment benchmarks	Assessment
Vehicle parking		
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. and AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. and AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. and AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.	N/A
Landscaping		
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	AO7.1 Landscaping is provided in accordance with the relevant zone code provisions. and AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m ² and is unsealed and permeable. and AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.	N/A
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping. and AO8.2 Species selection avoids non-invasive plants. Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.	N/A

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Performance outcomes	Assessment benchmarks	Assessment
Filling and excavation		
PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.	AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. and AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. and AO9.3 Works do not occur on slopes over 15% in grade. and AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. and AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. and AO9.6 Filling or excavation for the purpose or retention of water: (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.	Works will not alter existing ground levels.
PO10 Filling or excavation does not cause damage to public utilities.	AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.	Works not expected to damage public utilities. DBYD noted on drawings.
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO11.1 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.	N/A
All operational work subject to an overlay		
Biodiversity overlay		
PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.	AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO12.2 Development is compatible with the environmental values of the area. or	N/A

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Performance outcomes	Assessment benchmarks	Assessment
	AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.	
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	N/A
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.	N/A
Flood hazard overlay		
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO15.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ in the area identified on Overlay Map 03; (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.	N/A
Regional infrastructure overlay		
PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	AO16.1 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.	N/A
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.	N/A

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Performance outcomes	Assessment benchmarks	Assessment
Water catchments overlay		
PO18 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO18.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert. or AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i> .	Site is not within a water supply catchment

5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	N/A
Other	N/A

Council Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	Development Engineer has done the assessment

6. RECOMMENDATION

The proposed development has been assessed against the requirements of the South Burnett Regional Council Planning Scheme 2017. It is considered that the proposed development generally complies with the requirements of the Planning Scheme and as such, the applicant should be provided with a Development Permit. The Development Permit should contain the conditions detailed in the Officer's Recommendation in order to ensure that the proposal complies with the South Burnett Regional Council Planning Scheme 2017.

ATTACHMENTS

1. Attachment A - Approved Plans

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WATER MAIN EXTENSION BOAT MOUNTAIN ROAD, MURGOON

LOCALITY PLAN
N.T.S.

PROJECT SUBMITTED

In the effect of Section 115 of the Professional Engineers Act 2002, the professional engineering services in the area of engineering required for this project have been carried out by or under the supervision of registered professional engineers who are registered under the Act in respect of the area of engineering.

By signing this statement I have deemed to certify, at the time of signing, that the drawings and specifications on this contract are based on this drawing notes and being in accordance with the above.

PROJECT NO. 13639
TITLE: WATER MAINS
DATE: 05/04/2023

DRAWING SCHEDULE

DRAWING NUMBER	REVISION	DRAWING TITLE
SBRC29-1-01	1	LOCALITY PLAN AND DRAWING SCHEDULES
SBRC29-1-02	1	NOTES, LEGEND AND SURVEY DETAILS
SBRC29-1-03	1	GENERAL ARRANGEMENT PLAN
SBRC29-1-04	1	DETAILED LAYOUT PLAN
SBRC29-1-05	1	CONNECTION DETAILS AND PROJECT QUANTITIES
SBRC29-1-06	1	TYPICAL, SPECIAL, AND PROJECT DETAILS
SBRC29-1-07	1	SAFETY DESIGN PLAN

SCHEDULE OF STANDARD DRAWINGS

DRAWING NUMBER	DRAWING TITLE
WBS-WAT-1000-1	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-2	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-3	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-4	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-5	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-6	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-7	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-8	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-9	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-10	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-11	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-12	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-13	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-14	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-15	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-16	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-17	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-18	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-19	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-20	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-21	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-22	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-23	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-24	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-25	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-26	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-27	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-28	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-29	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-30	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-31	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-32	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-33	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-34	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-35	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-36	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-37	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-38	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-39	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-40	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-41	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-42	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-43	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-44	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-45	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-46	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-47	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-48	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-49	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY
WBS-WAT-1000-50	TYPICAL WATER MAIN CONNECTION FROM MAIN TO PROPERTY

REGION PLAN
N.T.S.

**WATER MAIN DESIGN
BOAT MOUNTAIN ROAD, MURGOON**

LOCALITY PLAN AND DRAWING SCHEDULES

THE ABOVE LIST MAY NOT INCLUDE ALL STANDARD DRAWINGS RELEVANT TO THIS PROJECT. REFER TO THE WATER MAIN SUPPLY CODE FOR A COMPLETE LIST OF STANDARD DRAWINGS AND DOCUMENTATION FOR THE CONSTRUCTION OF THE PROPOSED WATER MAIN.

NOTES:

1. THE ABOVE LIST MAY NOT INCLUDE ALL STANDARD DRAWINGS RELEVANT TO THIS PROJECT. REFER TO THE WATER MAIN SUPPLY CODE FOR A COMPLETE LIST OF STANDARD DRAWINGS AND DOCUMENTATION FOR THE CONSTRUCTION OF THE PROPOSED WATER MAIN.
2. THE ABOVE LIST MAY NOT INCLUDE ALL STANDARD DRAWINGS RELEVANT TO THIS PROJECT. REFER TO THE WATER MAIN SUPPLY CODE FOR A COMPLETE LIST OF STANDARD DRAWINGS AND DOCUMENTATION FOR THE CONSTRUCTION OF THE PROPOSED WATER MAIN.
3. THE ABOVE LIST MAY NOT INCLUDE ALL STANDARD DRAWINGS RELEVANT TO THIS PROJECT. REFER TO THE WATER MAIN SUPPLY CODE FOR A COMPLETE LIST OF STANDARD DRAWINGS AND DOCUMENTATION FOR THE CONSTRUCTION OF THE PROPOSED WATER MAIN.
4. THE ABOVE LIST MAY NOT INCLUDE ALL STANDARD DRAWINGS RELEVANT TO THIS PROJECT. REFER TO THE WATER MAIN SUPPLY CODE FOR A COMPLETE LIST OF STANDARD DRAWINGS AND DOCUMENTATION FOR THE CONSTRUCTION OF THE PROPOSED WATER MAIN.
5. THE ABOVE LIST MAY NOT INCLUDE ALL STANDARD DRAWINGS RELEVANT TO THIS PROJECT. REFER TO THE WATER MAIN SUPPLY CODE FOR A COMPLETE LIST OF STANDARD DRAWINGS AND DOCUMENTATION FOR THE CONSTRUCTION OF THE PROPOSED WATER MAIN.
6. THE ABOVE LIST MAY NOT INCLUDE ALL STANDARD DRAWINGS RELEVANT TO THIS PROJECT. REFER TO THE WATER MAIN SUPPLY CODE FOR A COMPLETE LIST OF STANDARD DRAWINGS AND DOCUMENTATION FOR THE CONSTRUCTION OF THE PROPOSED WATER MAIN.
7. THE ABOVE LIST MAY NOT INCLUDE ALL STANDARD DRAWINGS RELEVANT TO THIS PROJECT. REFER TO THE WATER MAIN SUPPLY CODE FOR A COMPLETE LIST OF STANDARD DRAWINGS AND DOCUMENTATION FOR THE CONSTRUCTION OF THE PROPOSED WATER MAIN.
8. THE ABOVE LIST MAY NOT INCLUDE ALL STANDARD DRAWINGS RELEVANT TO THIS PROJECT. REFER TO THE WATER MAIN SUPPLY CODE FOR A COMPLETE LIST OF STANDARD DRAWINGS AND DOCUMENTATION FOR THE CONSTRUCTION OF THE PROPOSED WATER MAIN.
9. THE ABOVE LIST MAY NOT INCLUDE ALL STANDARD DRAWINGS RELEVANT TO THIS PROJECT. REFER TO THE WATER MAIN SUPPLY CODE FOR A COMPLETE LIST OF STANDARD DRAWINGS AND DOCUMENTATION FOR THE CONSTRUCTION OF THE PROPOSED WATER MAIN.
10. THE ABOVE LIST MAY NOT INCLUDE ALL STANDARD DRAWINGS RELEVANT TO THIS PROJECT. REFER TO THE WATER MAIN SUPPLY CODE FOR A COMPLETE LIST OF STANDARD DRAWINGS AND DOCUMENTATION FOR THE CONSTRUCTION OF THE PROPOSED WATER MAIN.

FOR ONF SURVEYORS

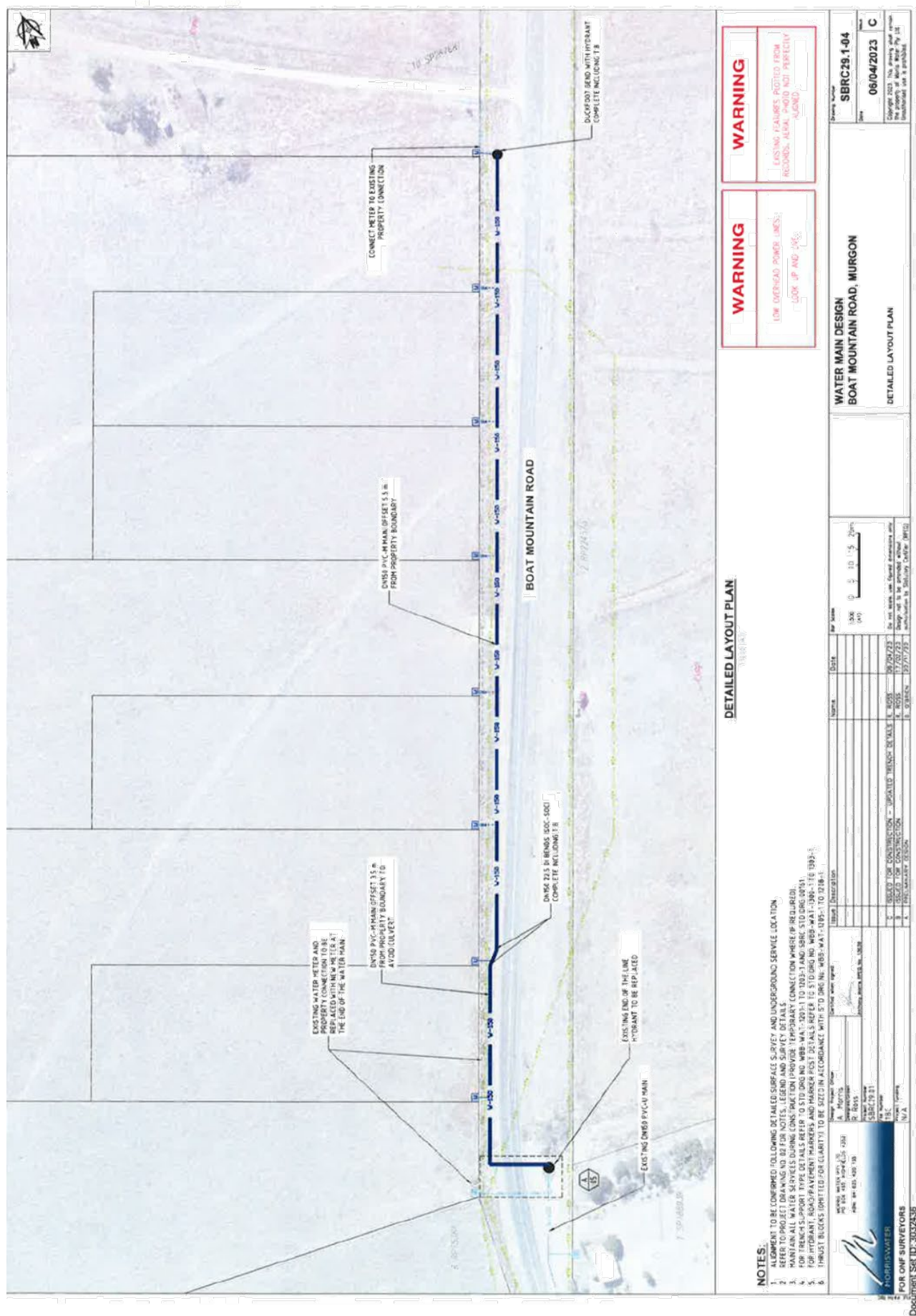
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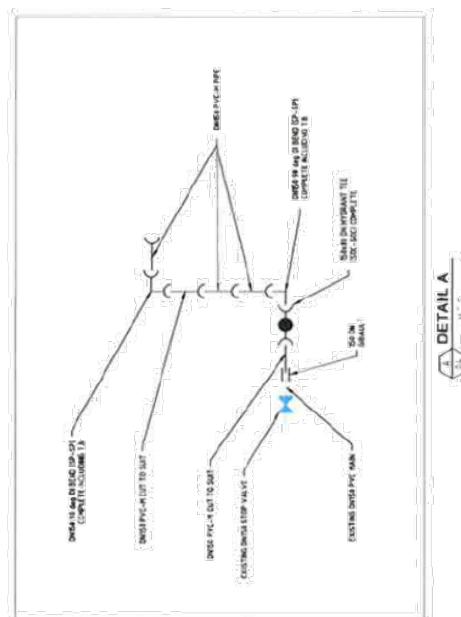
Version: 1. Version Date: 05/05/2023

PROJECT INFORMATION

Project Name: WATER MAIN EXTENSION
Project No: 13639
Project Date: 05/04/2023
Project Location: BOAT MOUNTAIN ROAD, MURGOON
Project Status: IN PROGRESS
Project Manager: [Name]
Project Engineer: [Name]
Project Designer: [Name]
Project Checker: [Name]
Project Approver: [Name]

[illegible]





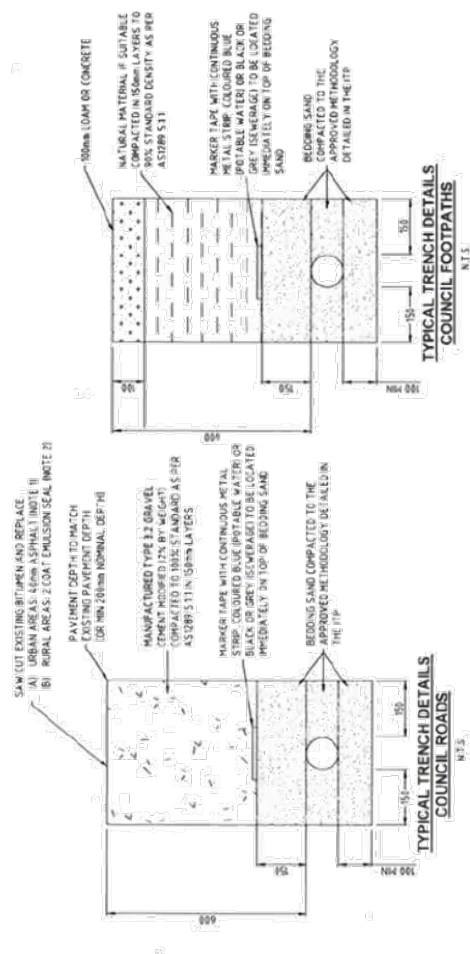
SCHEDULE OF QUANTITIES (DETAILS A)			
MATERIAL DESCRIPTION	DET. A	OTHER	QTY
HYDRANT COMPLETE WITH 2" STEM PER ISO-C-500-PI AND THIRST BLOCK INCLUDED IN PROJECT QUANTITIES	1		1
HYDRANT COMPLETE WITH 3" STEM DUCKWOOT BEND ISO-C-PIU AND THIRST BLOCK INCLUDED IN PROJECT QUANTITIES		1	1
DN15 10' LONG BEND ISO-C-500	1		1
DN15 10' LONG BEND ISO-C-500		1	1
DN105 22.5' LONG BEND (B)-500		2	2
GRABKIT COUPLING TO START (DN15)	1		1

NOTES:
 1. REPEATED AT 10 MINUTES, NO. 07 AND 13 FOR NOTES, 12 AND 13, AND 14 FOR 15.

	PROJECT NUMBER SBRC29.1-05		DATE 08/04/2023		SHEET C		
	Copyright 2023. This drawing and report are the property of R. J. O'Neill & Sons, Inc. and shall not be reproduced or transmitted in any form without written permission.						
WATER MAIN DESIGN BOAT MOUNTAIN ROAD, WILGON							
CONNECTION DETAILS							
PROJECT LOCATION 10000 BOAT MOUNTAIN ROAD, WILGON, ALA 36580		PROJECT NUMBER SBRC29.1-05		DATE 08/04/2023		SHEET C	
PROJECT DESCRIPTION WATER MAIN DESIGN		PROJECT NUMBER SBRC29.1-05		DATE 08/04/2023		SHEET C	
PROJECT LOCATION 10000 BOAT MOUNTAIN ROAD, WILGON, ALA 36580		PROJECT NUMBER SBRC29.1-05		DATE 08/04/2023		SHEET C	
PROJECT DESCRIPTION WATER MAIN DESIGN		PROJECT NUMBER SBRC29.1-05		DATE 08/04/2023		SHEET C	
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PROJECT DESCRIPTION WATER MAIN DESIGN		PROJECT NUMBER SBRC29.1-05		DATE 08/04/2023		SHEET C	
PROJECT LOCATION 10000 BOAT MOUNTAIN ROAD, WILGON, ALA 36580		PROJECT NUMBER SBRC29.1-					

PROJECT QUANTITIES (EXCLUDING DETAILS)		QUANTITIES
DESCRIPTION	QUANTITY	
1" DRIP-5504B TIE 1 x DRIP-40 DUCKFOOT BEND 150 (F-L)	350 m	
HYDRANT TIE WITH SPRING HYDRANT AND HYDRANT RISER COMPLETE AND ANCHOR BLOCK		
CONCRETE THIRST BLOCKS	27 TOTAL INCLUDING DETAILS BY CONTRACTOR TO BE SUBMITTED FOR RELEVANT "M&C" CODE STANDARD DRAWINGS	
EXCAVATION	38 (cu m)	
SPREADING MATERIAL	81 (cu m)	
MANUFACTURED GRAVEL	1 (cu m)	
NATURAL MATERIAL	53 (cu m)	
PIPE	15 (cu m)	
SPRINTER	4 (cu m)	

TYPE	QUANTITIES
HORN AND HORN PINK (184)	<div data-bbox="767 1706 796 1727"> SEE FIG. 20-2 TAPPING BANGS TO SUIT & CONDITIONS </div>



TRENCH DETAIL NOTES:

- USE EITHER COLD OR HOT ASPHALT IMMEDIATELY AFTER TRENCH BACKFILLING OR CONTINUE TYPE 3.3 GRAVEL TO SURFACE AND REPLACE THE TOP 4.3CM WITH HOT-POK ASPHALT WHEN AVAILABLE.
- DO NOT USE COLD MIX.
- REFER TO PROJECT DRAWINGS NO. 42 AND 43 FOR NOTES, LEGEND AND SURVEY DETAILS.
- TYPICAL PROFILES ARE A REPRESENTATION OF \$386 (\$10.0MG NO. 4065)

SERVICE CONNECTION NOTES:-

- [illegible]

GENERAL NOTES:

GENERAL NOTES:
SEEK TO PROVIDE DRAWINGS NO. 02 AND 03 FOR NOTES TESTING AND SURVEY DETAILS.

**WATER MAIN DESIGN
BOAT MOUNTAIN ROAD, MURGON**

SBRC29.1-06

05/04/2023 C

TYPICAL TRENCH DETAILS AND PROJECT QUANTITIES

[illegible]

FOR ONF SURVEYORS
Document Set ID: 3032436
Version: 1; Version Date: 05/0

ID	HAZARD DESCRIPTION	RISK LEVEL	CONTROL MEASURES	RESIDUAL RISK
N21	CONTACT WITH EXISTING POWER	EXTREME (E5)	OVERHEAD AND UNDERGROUND LIVE POWER IN VICINITY OF ELECTRICAL SUBSTATION/POLE/POSTS IS IDENTIFIED, LOCATED AND Labeled. DANGER AND SITE SERVICE DRUMS, GUIN APPROVAL FROM RELEVANT ASSET OWNER AND ORGAINES INSPECTORS WHERE REQUIRED. PLANT TO UNDERGO SITE SPECIFIC CHECK INCLUDING HAZARD ASSESSMENT AND APPROVAL BEFORE WORK COMMENCES. ALL OPERATORS OF PRE-EXISTING PLANT MUST HOLD CERTIFICATION FOR THAT PLANT. PLANT TO HAVE FLASHING LIGHTS, REVERSE ALARM, RADIO ETC. AND WORKERS MUST BE AWARE OF SURROUNDINGS, STAY OUT OF BOUNDARY OF PLANT. PERSONNEL WHEN ON FOOT, TO BE AWARE OF SURROUNDINGS, STAY OUT OF BOUNDARY OF PLANT. SITE SPECIFIC INDUCTION TO GIVE ALL WORKERS AWARENESS OF SITE ACTIVITIES, DANGERS, WORK AREA, REVERSE PARK, REVERSE LIGHTS, FLASHING LIGHTS, MAINTAIN CLEAR WORKING SPACE AT ALL TIMES. WORKING TO BE DONE BY A COMPETENT PERSON WITH ALL LIFTING EQUIPMENT TO BE TESTED, TAGGED AND LOCKED OUT. ALL PERSONNEL TO BE AWARE OF SURROUNDINGS, STAY OUT OF BOUNDARY OF PLANT. NO LOAD TO BE LIFTED OVER ANY PERSONNEL. ALL PERSONNEL TO BE AWAY FROM THE AREA PRIOR TO LOWERING LOAD. TAG LINES TO BE USED AS APPROPRIATE PERSONNEL TO KEEP BODY PARTS AWAY FROM RIGGING POINTS, NO EXPERIENCED WORKERS TO BE SHOWN OBJECT AND SAFE WORK PRACTICES.	HIGH (A5)
N22	UNSAFE USE OF MALINERY PLANT	HIGH (E3)	ADHERE TO CODEX WORKER HEALTH AND SAFETY POLICY. ALL PERSONS TO LIFT TO ONE'S OWNERS. ALL PERSONS TO BE AWARE OF SURROUNDINGS, STAY OUT OF BOUNDARY OF PLANT. NO LOAD TO BE LIFTED OVER ANY PERSONNEL. ALL PERSONNEL TO BE AWAY FROM THE AREA PRIOR TO LOWERING LOAD. TAG LINES TO BE USED AS APPROPRIATE PERSONNEL TO KEEP BODY PARTS AWAY FROM RIGGING POINTS, NO EXPERIENCED WORKERS TO BE SHOWN OBJECT AND SAFE WORK PRACTICES.	MODERATE (A3)
N23	UNLAWFUL SITE CONDITIONS	HIGH (E2)	ADHERE TO CODEX WORKER HEALTH AND SAFETY POLICY. ALL PERSONS TO LIFT TO ONE'S OWNERS. ALL PERSONS TO BE AWARE OF SURROUNDINGS, STAY OUT OF BOUNDARY OF PLANT. NO LOAD TO BE LIFTED OVER ANY PERSONNEL. ALL PERSONNEL TO BE AWAY FROM THE AREA PRIOR TO LOWERING LOAD. TAG LINES TO BE USED AS APPROPRIATE PERSONNEL TO KEEP BODY PARTS AWAY FROM RIGGING POINTS, NO EXPERIENCED WORKERS TO BE SHOWN OBJECT AND SAFE WORK PRACTICES.	LOW (A2)
N24	CRUSHING INJURY OR DEATH FROM FALLING OBJECTS	HIGH (E3)	ADHERE TO CODEX WORKER HEALTH AND SAFETY POLICY. ALL PERSONS TO LIFT TO ONE'S OWNERS. ALL PERSONS TO BE AWARE OF SURROUNDINGS, STAY OUT OF BOUNDARY OF PLANT. NO LOAD TO BE LIFTED OVER ANY PERSONNEL. ALL PERSONNEL TO BE AWAY FROM THE AREA PRIOR TO LOWERING LOAD. TAG LINES TO BE USED AS APPROPRIATE PERSONNEL TO KEEP BODY PARTS AWAY FROM RIGGING POINTS, NO EXPERIENCED WORKERS TO BE SHOWN OBJECT AND SAFE WORK PRACTICES.	LOW (A2)
N25	MANUAL HANDLING INJURIES	MODERATE (E2)	ADHERE TO CODEX WORKER HEALTH AND SAFETY POLICY. ALL PERSONS TO LIFT TO ONE'S OWNERS. ALL PERSONS TO BE AWARE OF SURROUNDINGS, STAY OUT OF BOUNDARY OF PLANT. NO LOAD TO BE LIFTED OVER ANY PERSONNEL. ALL PERSONNEL TO BE AWAY FROM THE AREA PRIOR TO LOWERING LOAD. TAG LINES TO BE USED AS APPROPRIATE PERSONNEL TO KEEP BODY PARTS AWAY FROM RIGGING POINTS, NO EXPERIENCED WORKERS TO BE SHOWN OBJECT AND SAFE WORK PRACTICES.	LOW (A2)
N26	INJURY DUE TO OPEN FIRE	MODERATE (E2)	ADHERE TO CODEX WORKER HEALTH AND SAFETY POLICY. ALL PERSONS TO LIFT TO ONE'S OWNERS. ALL PERSONS TO BE AWARE OF SURROUNDINGS, STAY OUT OF BOUNDARY OF PLANT. NO LOAD TO BE LIFTED OVER ANY PERSONNEL. ALL PERSONNEL TO BE AWAY FROM THE AREA PRIOR TO LOWERING LOAD. TAG LINES TO BE USED AS APPROPRIATE PERSONNEL TO KEEP BODY PARTS AWAY FROM RIGGING POINTS, NO EXPERIENCED WORKERS TO BE SHOWN OBJECT AND SAFE WORK PRACTICES.	LOW (A2)
N27	HEALTH IMPACTS OF ASBESTOS	MODERATE (E3)	ADHERE TO CODEX WORKER HEALTH AND SAFETY POLICY. ALL PERSONS TO LIFT TO ONE'S OWNERS. ALL PERSONS TO BE AWARE OF SURROUNDINGS, STAY OUT OF BOUNDARY OF PLANT. NO LOAD TO BE LIFTED OVER ANY PERSONNEL. ALL PERSONNEL TO BE AWAY FROM THE AREA PRIOR TO LOWERING LOAD. TAG LINES TO BE USED AS APPROPRIATE PERSONNEL TO KEEP BODY PARTS AWAY FROM RIGGING POINTS, NO EXPERIENCED WORKERS TO BE SHOWN OBJECT AND SAFE WORK PRACTICES.	MODERATE (A3)
N28	DAMAGE TO EXISTING SERVICES	MODERATE (E3)	ADHERE TO CODEX WORKER HEALTH AND SAFETY POLICY. ALL PERSONS TO LIFT TO ONE'S OWNERS. ALL PERSONS TO BE AWARE OF SURROUNDINGS, STAY OUT OF BOUNDARY OF PLANT. NO LOAD TO BE LIFTED OVER ANY PERSONNEL. ALL PERSONNEL TO BE AWAY FROM THE AREA PRIOR TO LOWERING LOAD. TAG LINES TO BE USED AS APPROPRIATE PERSONNEL TO KEEP BODY PARTS AWAY FROM RIGGING POINTS, NO EXPERIENCED WORKERS TO BE SHOWN OBJECT AND SAFE WORK PRACTICES.	LOW (A2)
N29	CONFINED SPACE ENTRY	HIGH (E4)	ADHERE TO CODEX WORKER HEALTH AND SAFETY POLICY. ALL PERSONS TO LIFT TO ONE'S OWNERS. ALL PERSONS TO BE AWARE OF SURROUNDINGS, STAY OUT OF BOUNDARY OF PLANT. NO LOAD TO BE LIFTED OVER ANY PERSONNEL. ALL PERSONNEL TO BE AWAY FROM THE AREA PRIOR TO LOWERING LOAD. TAG LINES TO BE USED AS APPROPRIATE PERSONNEL TO KEEP BODY PARTS AWAY FROM RIGGING POINTS, NO EXPERIENCED WORKERS TO BE SHOWN OBJECT AND SAFE WORK PRACTICES.	HIGH (A4)

RISK MATRIX					
DESCRIPTION	A - RARE	B - UNLIKELY	C - POSSIBLE	D - LIKELY	E - MOST CERTAIN
D - CATASTROPHIC	HIGH	EXTREME	EXTREME	EXTREME	EXTREME
A - MAJOR	HIGH	HIGH	EXTREME	EXTREME	EXTREME
B - MODERATE	MODERATE	MODERATE	HIGH	HIGH	EXTREME
C - MINOR	LOW	LOW	MODERATE	HIGH	HIGH
D - INSIGNIFICANT	LOW	LOW	LOW	MODERATE	HIGH

RATING	GAUGE	DESCRIPTION
1	>5%	EXPECTED TO OCCUR AT SOME TIME MULTIPLE EVENTS IN A YEAR
2	1% TO 5%	WILL PROBABLY OCCUR MOST TIMES WILL OCCUR ONCE A YEAR
3	2% TO 1%	MAY OCCUR AT SOME TIME MAY OCCUR AT LEAST ONCE IN A YEAR
4	5% TO 25%	COULD OCCUR AT SOME TIME MAY OCCUR AT LEAST ONCE IN A YEAR
5	>5%	MAY OCCUR IN RARE CIRCUMSTANCES MAY OCCUR AT LEAST ONCE IN A YEAR

RATING	DESCRIPTION
1	SINGLE EVENT WITH MULTIPLE FATALITIES
2	SINGLE EVENT WITH SINGLE FATALITY
3	PERMANENT DISABILITY OR LONG TERM LTI
4	TEMPORARY DISABILITY (LT) 1 WEEK OR AT LEAST 1 WEEK
5	MEDICAL TREATMENT INJURY OR FIRST AID TREATMENT REQUIRED

CONTROL MEASURES - IN ORDER OF PREFERENCE

1. ELIMINATE
2. SUBSTITUTE
3. ISOLATE
4. ENGINEERING
5. ADMINISTRATION
6. PPE

REMEMBER PERSONAL PROTECTIVE EQUIPMENT (PPE) INCLUDING BUT NOT LIMITED TO:

1. HEAD
2. EYES
3. EARS
4. HANDS
5. FEET
6. BODY
7. EYES & FEET

HAZARD ASSESSMENT - TO BE REVIEWED BY COMPETENT PERSON TO BE REVIEWED BY COMPETENT PERSON

NOTES:

1. SAFETY IN DESIGN PLAN IS PRELIMINARY ONLY AND MAY NOT ADDRESS EVERYTHING
2. THE DESIGN PLAN IS PRELIMINARY ONLY AND MAY NOT ADDRESS EVERYTHING
3. THE DESIGN PLAN IS PRELIMINARY ONLY AND MAY NOT ADDRESS EVERYTHING

WATER MAIN DESIGN
BOAT MOUNTAIN ROAD, MURGOON
SAFETY IN DESIGN PLAN

SBRC29-1-07
06/04/2023
C

FOR ONF SURVEYORS
Document Sd ID: 3022438
Version: 1, Version Date: 05/05/2023

Delegated Authority

25 December 2030

0.0 RECONFIGURING OF A LOT - SUBDIVISION (1 LOT INTO 3 LOTS) AT 43 BRETT ROAD, BLACKBUTT NORTH (AND DESCRIBED AS LOT 9 ON RP196033) - APPLICANT: M T BOND C/- ONF SURVEYORS

File Number: RAL23/0005
Author: Planning Consultant
Authoriser: Chief Executive Officer

Coordinator development services	SIGNATURE	DATE
MANAGER		3/07/23
GM		
CEO		13.7.2023

PRECIS

Development Application for Reconfiguration of a Lot – 1 Lot into 3 Lots over land described as Lot 9 on RP196033 and situated at 43 Brett Road, Blackbutt South. The Applicant is M T Bond c/- ONF Surveyors and the application reference is RAL23/0005

SUMMARY

APPLICATION FOR DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 3 LOTS);

- Applicant seeks to reconfigure the subject site into three (3) lots, creating an additional two lots with full frontage to Brett Road;
- Subject site located in the Rural Residential Zone (RR1 Precinct) under the South Burnett Regional Council Planning Scheme;
- Proposal triggered Code assessment as the proposed lots are 4,315m², 8,147m² and 8,199m².
- The subject site includes an area of 2.066 hectares;
- The development application is assessed against the relevant codes of the South Burnett Regional Council Planning Scheme. The relevant codes include:
 - Rural Residential Zone Code
 - Reconfiguring a Lot Code
 - Services and Works Code
- The subject site is identified within the State Planning Policy mapping containing Very High Potential Bushfire Intensity and an area of Potential Impact Buffer.
- A site-specific bushfire report has been prepared by a suitably qualified person to address the Very High Potential Bushfire Intensity.
- The proposal does not trigger referral to any external referral agency;
- Council issued an information request on 18 May, which sought information regarding proposed access to Lot 3.
- In response to the information request the applicant provided an amended plan showing revised access to Lot 3.
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant codes or has been conditioned to comply (refer Attachment A – Statement of Reasons);
- Refer Attachment B – Infrastructure Charges Notice;
- Application recommended for approval subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve the development permit for a Reconfiguring a Lot (1 Lot into 3 Lots) at 43 Brett Road, Blackbutt South (formally described as Lot 9 on RP196033) – Applicant – M T Bond c/- ONF Surveyors.

GENERAL

GEN1. The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Drawing Title	Prepared by	Ref No.	Rev.	Date
Proposed Subdivision	ONF Surveyors	11092P/1	A	5/6/23
Bushfire Management Report	Range Environmental Consultants	J001251	3	12/3/23

Timing: At all times.

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GEN2. All works, including the repair or relocation of services is to be completed at no cost to Council.

COMPLIANCE

GEN3. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with Conditions.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

OUTSTANDING FEES

GEN4. Prior to the sealing of the Plan of Survey the applicant is required to pay the Council all rates and charges or any expenses being a charge over the subject land under any Act in accordance with Schedule 18, Section 69 of the *Planning Regulation 2017*.

SURVEY MARKS

RAL1. Prior to the submission of the Survey Plan to Council, the applicant is to reinstate survey marks and install new survey marks in their correct position in accordance with the Survey Plan, and the work is to be certified in writing by a Licensed Surveyor.

VALUATION FEES

RAL2. Payment of Department of Natural Resources and Mines valuation fee that will result from the issue of split valuations prior to Council sealing the Survey Plan. The contribution is currently assessed at \$96.00 (2 x \$48.00); however, the actual amount payable will be based on Council's Register of Regulatory & Cost-Recovery Fees and the rate applicable at the time of payment.

PLANNING

RAL3. All development involving the emission of noise, odour and dust from ongoing uses, building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Environmental Protection Act 1994.

Timing: As indicated.

RAL4. Carry out the reconfiguration in accordance with section 7.1 Recommendations of the Bushfire Management Plan, dated 12/03/2023 and prepared by Range Environmental Consultants.

PROPERTY BOUNDARIES

RAL5. All existing on-site structure, dams and sewerage treatment facilities including transpiration and irrigation areas are to be relocated so as not to cross the proposed property boundary.

ENGINEERING WORKS

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

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- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's Development Manual and Standard Drawings, relevant Australian Standards, and relevant design manuals.
- ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG6. Provide 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.
- ENG7. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).
- ENG8. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

ON-SITE WASTEWATER TREATMENT

- ENG9. Future Dwellings must be connected to an on-site wastewater disposal system, in accordance with AS 1547 and the Queensland Plumbing and Waste Water Code.
- Timing: Prior to the issue of a Building Approval for a future Dwelling on the proposed lots.

VEHICLE ACCESS

- ENG10. Construct a gravelled driveway and crossover to proposed lots 1, 2 and 3, having a minimum width of 4 metres and vehicle turnout in accordance with Council's Standard Drawing No. 00049. Each lot shall have its own separate access.
- ENG11. The access for proposed lot 3 shall be located adjacent to the boundary with proposed Lot 2 so that a minimum sight distance of 81m is achieved.

TELECOMMUNICATION

- ENG12. Provide telecommunications to all lots within the development.

ELECTRICITY

- ENG13. Provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.
- ENG14. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.

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EROSION AND SEDIMENT CONTROL - GENERAL

- ENG15. 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.
- ENG16. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

STANDARD ADVICE

- ADV1. Section 85(1)(b) of the *Planning Act 2016* provides that, if this approval is not acted upon within a period of four (4) years the approval will lapse.
- ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.
- ADV3. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 as regards Appeal Rights.

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FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

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REPORT**1. APPLICATION DETAILS**

Site address	43 Brett Road, Blackbutt South												
Real property description	Lot 9 on RP196033												
Easements or encumbrances on title	N/A												
Area of Site	20,660m ²												
Current Use	Rural residential												
Environmental Management Register or Contaminated Land Register	No known listing.												
Applicant's name	M T Bond c/- ONF Surveyors												
Zone	Rural Residential Zone (RR1 Precinct)												
Applicable Overlays	OM2 – Bushfire Hazard Overlay <ul style="list-style-type: none"> • Very High Potential Bushfire Intensity OM8 – Agricultural Land Overlay <ul style="list-style-type: none"> • Agricultural Land Classification – Class A 												
Proposed use as defined	N/A												
Details of proposal	Reconfiguring a Lot (RALs) <table border="1"> <tr> <td>• Number of existing lots</td> <td>1 lot</td> </tr> <tr> <td>• Easements or leases proposed</td> <td>Nil</td> </tr> <tr> <td>• Number of proposed lots</td> <td>3 lots</td> </tr> <tr> <td>• Lot areas</td> <td> Lot 1 – 4,315m² Lot 2 – 8,147m² Lot 3 – 8,199m² </td> </tr> <tr> <td>• Access</td> <td>Via Bretts Road.</td> </tr> </table>			• Number of existing lots	1 lot	• Easements or leases proposed	Nil	• Number of proposed lots	3 lots	• Lot areas	Lot 1 – 4,315m ² Lot 2 – 8,147m ² Lot 3 – 8,199m ²	• Access	Via Bretts Road.
• Number of existing lots	1 lot												
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• Lot areas	Lot 1 – 4,315m ² Lot 2 – 8,147m ² Lot 3 – 8,199m ²												
• Access	Via Bretts Road.												
Application type	Aspects of Development	Type of Approval Requested <table border="1"> <tr> <td>Preliminary Approval</td> <td>Development Permit</td> </tr> <tr> <td>Material Change of Use (MCU)</td> <td></td> </tr> <tr> <td>Reconfiguration of a Lot (RAL)</td> <td>X</td> </tr> <tr> <td>Building Work (BW)</td> <td></td> </tr> <tr> <td>Operational Work (OPW)</td> <td></td> </tr> </table>		Preliminary Approval	Development Permit	Material Change of Use (MCU)		Reconfiguration of a Lot (RAL)	X	Building Work (BW)		Operational Work (OPW)	
Preliminary Approval	Development Permit												
Material Change of Use (MCU)													
Reconfiguration of a Lot (RAL)	X												
Building Work (BW)													
Operational Work (OPW)													
Level of Assessment	Code Assessment												
Pre-lodgement Consultation history	- Nil												
Key planning issues e.g. vegetation, waterway corridors, overland flow	- Nil												
Referral agencies	Agency	Agency											
	N/A	N/A											

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Public notification	N/A
Planning Regulation 2017	


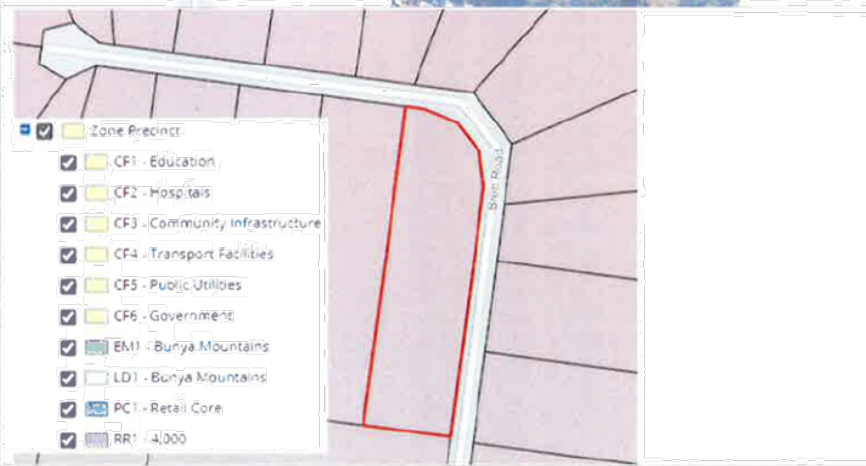
2. THE SITE

This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

2.1. SITE DESCRIPTION & EXISTING USE

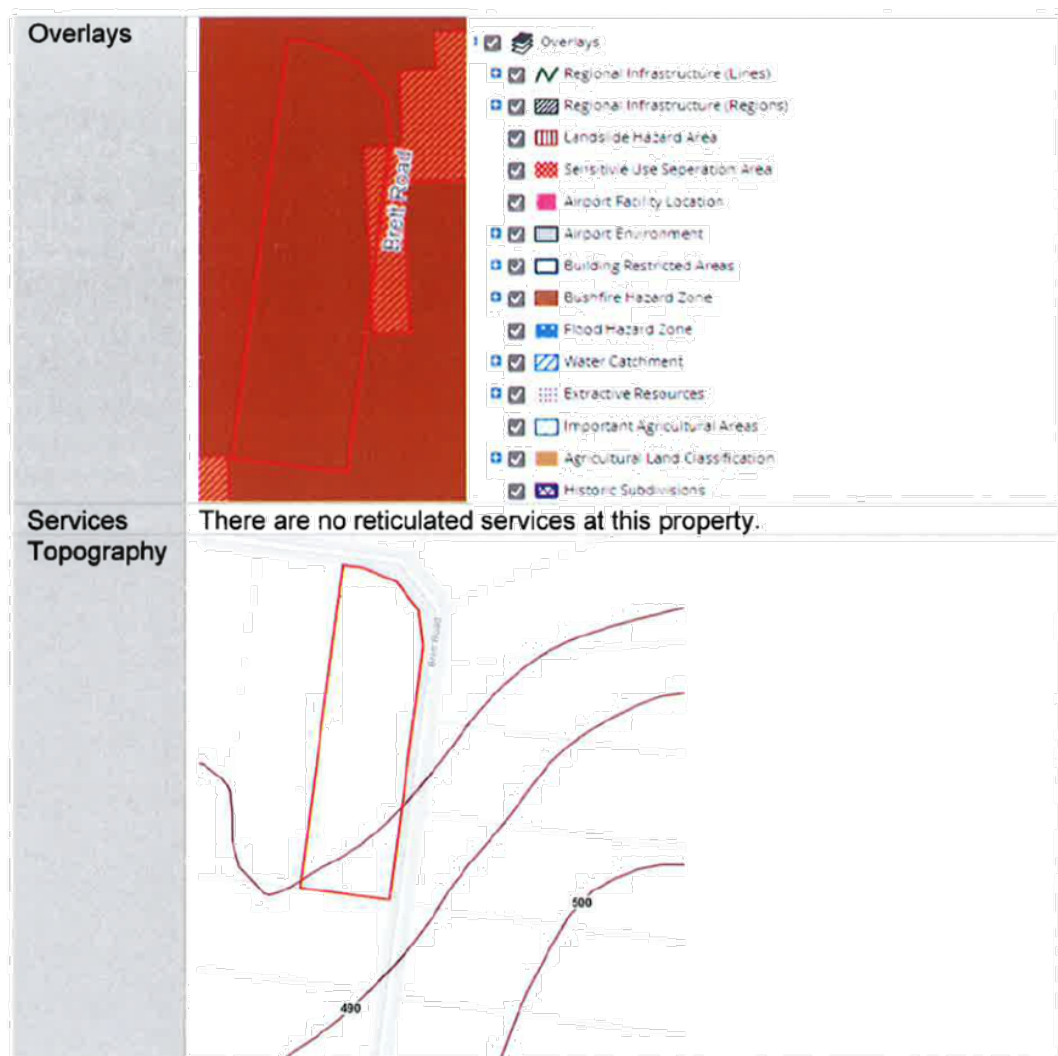
The subject site is located at 43 Brett Road, Blackbutt South and is formally described as Lot 9 on RP196033. The site has a total area of 2.066 hectares and has a frontage to Brett Road of approximately 330 metres. The subject site is currently improved by an existing dwelling and associated outbuildings. The southern portion of the land contains vegetation coverage, with the northern part of the site cleared historically for an avocado tree plantation.

Table 1 – Maps & Descriptions (Source: Intramaps)

Site	
Zoning	 <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Zone Precinct <input checked="" type="checkbox"/> CF1 - Education <input checked="" type="checkbox"/> CF2 - Hospitals <input checked="" type="checkbox"/> CF3 - Community Infrastructure <input checked="" type="checkbox"/> CF4 - Transport Facilities <input checked="" type="checkbox"/> CF5 - Public Utilities <input checked="" type="checkbox"/> CF6 - Government <input checked="" type="checkbox"/> EM1 - Bunya Mountains <input checked="" type="checkbox"/> LD1 - Bunya Mountains <input checked="" type="checkbox"/> PC1 - Retail Core <input checked="" type="checkbox"/> RR1 - 4,000

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2.2. DEVELOPMENT HISTORY OF THE SITE

Not applicable.

3. PROPOSAL DETAILS

The proposal plans as set out in [Table 1](#) below are included in.

SUMMARY DETAILS

The Applicant seeks a Development Permit for a Reconfiguring a Lot (1 Lot into 3 Lots). The proposed lot reconfiguration will retain the existing dwelling house and access on Proposed Lot 1 and create two (2) additional lots which will comprise the balance of land to the north. The proposed development will achieve lot sizes of 4,315m², 8,147m² and 8,199m², as indicated in the figure below.

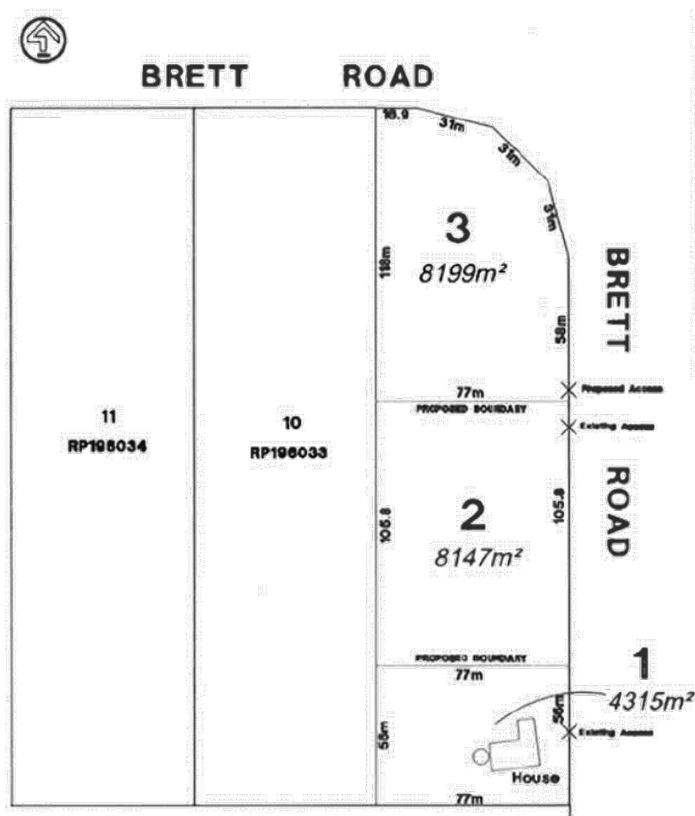
Vehicular access to Proposed Lot 1 will be maintained via the existing access point to Brett Road. Access to Lots 2 and 3 will be provided via Brett Road.

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4. ASSESSMENT OF ASSESSMENT BENCHMARKS

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Planning Act 2016, Section 26 – Assessment Benchmarks generally

(1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—

(a) the assessment benchmarks stated in—

- (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
- (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
- (iii) a temporary State planning policy applying to the premises;

(b) if the local government is an infrastructure provider—the local government's LGIP.

(3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

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4.1. PLANNING REGULATION 2017

The Planning Regulation 2017 forms the mechanism by which the provisions of the Act are administered. In particular the Regulation has the ability to regulate and prohibit development and determines the assessment manager and the matters that trigger State interests.

PLANNING REGULATION 2017 DETAILS	
WBB Regional Plan Designation:	<p>Wide Bay Burnett Regional Plan 2011 – Rural Living Area</p> <p>By 2031, it is anticipated that an additional 4,300 dwellings will be required to house growth within the South Burnett region. Urban and rural living broad hectare land can accommodate a significant proportion of the required dwellings.</p> <p>Rural Living Area Principles:</p> <ul style="list-style-type: none"> • Productive rural land is preserved. • Rural residential areas are not located in areas of high ecological significance. • Natural hazards such as flooding, bushfire and landslide do not cause an unacceptable risk to life and property. • All weather access to a community of interest is available. • Rural residential areas are located in proximity to towns where a minimum of local services are available to support residents. • There is an identified need for additional land to be included in a rural residential area, considering both the capacity in urban areas and rural living areas. • Suitable infrastructure is available or can be provided to support future residents. • Land management practices, such as weed and pest control and bushfire management, can be practically accommodated. • Inclusion of land in the Rural Living Area considers the whole-of-life costs of the development. <p>The Wide Bay Burnett Regional Plan 2011, currently being reviewed, identifies the township of Kingaroy as one of the key inland towns for the Wide Bay Burnett region, and together with Bundaberg, Gympie, Hervey Bay and Maryborough, is intended to provide a range of higher order services and functions for the urban communities and to support the region's rural activities. More particularly, the Regional Plan identifies Kingaroy as a Major Regional Activity Centre within the South Burnett Regional Council area.</p>
Adopted Economic Support Instrument	<p>Under section 68E of the Planning Regulation 2017 that on 24 February 2021, South Burnett Regional Council adopted an economic support instrument. The instrument is in effect until 31st December 2023</p> <p>Economic support provisions</p> <p>4.1. The instrument applies the following provisions in accordance with section 68D(1) of the <i>Planning Regulation 2017</i>:</p> <p>4.1.1 Part 8B, Division 3 – Development that requires code assessment,</p> <p>4.1.2 Schedule 6, Part 2, Section 7A – Particular material change of use involving an existing building, and</p> <p>4.1.3 Schedule 6, Part 2, Section 7B – Material change of use for home-based business in particular zones.</p> <p>The adopted instrument does not change the categories of development and assessment in the Planning Scheme v1.4</p>

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4.2. REFERRAL AGENCIES

To determine whether the development application requires referral to the State Assessment and Referral Agency (SARA) or 'another entity', an assessment of the proposal against Schedule 10 of the Regulation has been undertaken.

The application **does not require** referral to any referral agencies prescribed under Schedule 10, as demonstrated in [Table 3](#).

Note: Grey shading indicates no provisions.

Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
1	Airport Land	N/A		N/A	N/A	N/A
2	Brothels	N/A	N/A	N/A		N/A
3	Clearing Native Vegetation	N/A	N/A	N/A	N/A	N/A
4	Contaminated Land	N/A		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works	N/A N/A N/A N/A		N/A	N/A	N/A
7	Hazardous Chemical Facilities	N/A		N/A	N/A	N/A
8	Heritage Place: - Local Heritage Place - Queensland Heritage Place	N/A		N/A	N/A	N/A
9	Infrastructure Related: - Designated Premises - Electricity - Oil and Gas - State transport generally - State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and future state-controlled transport tunnels	N/A			N/A	N/A
10	Koala Habitat in SEQ region	N/A	N/A	N/A	N/A	N/A
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A			
12	Operational Work for Reconfiguring a Lot	N/A		N/A		N/A
13	Ports: - Brisbane Core Port Land - Within the port limits of the Port of Brisbane - Within the limits of another port - Priority Ports	N/A N/A N/A N/A		N/A	N/A	N/A

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Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
	- Strategic Port Land					
14	Reconfiguring a Lot under the Land Title Act	N/A		N/A		N/A
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: - Reconfiguring a lot - Tourist or sport and recreation activity - Community Activity - Indoor Recreation - Residential Development - Urban Activity - Combined Uses	N/A	N/A	N/A	N/A	N/A
16A	Southport Spit	N/A	N/A			
17	Tidal Works or Work in a Coastal Management District	N/A		N/A	N/A	N/A
18	Urban Design	N/A			N/A	N/A
19	Water Related Development: - Taking or interfering with water - Removing quarry material - Referral dams - Levees	N/A N/A N/A N/A		N/A	N/A	N/A
20	Wetland Protection Area	N/A	N/A	N/A	N/A	N/A
21	Wind Farms	N/A		N/A		N/A

Based on the findings in Table 3, it has been concluded that the application does not require referral to a Referral Agency in accordance with the schedule 10 of the *Planning Regulation 2017*.

4.3. STATE PLANNING POLICY

The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 (PR 2017) states the assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme.

In accordance with section (8)(4)(a) of the Act, the State Planning Policy applies to the extent of any inconsistency with the Planning Scheme.

State Planning Policy Part E	
Liveable communities and housing	No applicable assessment benchmarks.
Economic growth • Agriculture. • Development and construction. • Mining and extractive resources.	No applicable assessment benchmarks.

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<ul style="list-style-type: none"> • Tourism. Planning for the environment and heritage. <ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality 	No applicable assessment benchmarks.
Safety and resilience to hazards <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	<p>The site is mapped by State Policy mapping as bushfire hazard area. As such, a site-specific report has been prepared by a suitably qualified person to ground truth the bushfire hazard mapping and apply site-based data to assess bushfire risk.</p> <p>The submitted report has appropriately addressed the State planning methodology for calculating bushfire hazard and risk and the outcomes of that report find that the subject site and proposed reconfiguration of that lot can suitably address bushfire hazard and risk.</p> <p>On this basis, and as per conditions of approval and in accordance with the approved bushfire hazard report the development can be approved subject to conditions.</p>
Infrastructure <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	All appropriate residential services infrastructure and connections can be made and are conditioned as part of the approval.

4.4. DEVELOPMENT CODE ASSESSMENTS

Pursuant to Section 5.6, Table 5.6.1 – Level of Assessment in the Rural Residential Zone for Reconfiguring a Lot is subject to Code Assessment. The relevant assessment benchmarks are:

- Rural Residential Zone Code
- Reconfiguring a Lot Code
- Services and Works Code

Rural residential zone code

The subject site is situated in the Rural Residential Zone of the Planning Scheme. The purpose of the Rural Residential Zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services. The proposal for the lot reconfiguration is appropriate for the zone, where it does not seek to change the physical use of the site and will create three (3) appropriately sized lots commensurate with the adjoining locality and facilitate future rural residential development.

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Performance outcomes	Requirements for accepted development and assessment benchmarks	Responses
Section 1 General		
PO1 Buildings and structures must complement the semi-rural character of nearby development and protects residential amenity.	AO1.1 Site cover does not exceed 10%. AND AO1.2 Buildings and structures are not higher than 8.5m above ground level. AND AO1.3 Buildings have a minimum set back of: (a) 10m to the road frontage; (b) 6m to a side or rear boundary. AND AO1.4 The maximum length of any façade without articulation or change of materials is 15m. AND AO1.5 On-site storage areas visible from outside the site are screened by a 1.8m high fence along intervening boundaries. AND AO1.6 Outdoor lighting is designed, installed and maintained in accordance with AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Not applicable. The proposed development is for reconfiguring a lot and does not involve built form.
PO2 Development minimises the potential for reverse amenity impacts for adjoining existing non-residential activities.	AO2.1 A well-maintained vegetative buffer is provided on the residential land between the residential development and adjacent existing non-residential use.	Not applicable. There are no adjoining non-residential uses.
PO3 Dwellings are to be adequately serviced.	AO3.1 Where in a reticulated water supply area, development is to be connected to the supply network. OR AO3.2 Where reticulated water supply is not available, a 45kl water tank is provided for each dwelling for	Not applicable. The subject site is not located within a water supply area. Complies. On-site water storage is proposed to be provided in appropriately sized rainwater

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Performance outcomes	Requirements for accepted development and assessment benchmarks	Responses
	<p>consumption purposes and an additional 22.5kl water storage located no more than 10m from the main dwelling is available for fire fighting purposes.</p> <p>AND</p> <p>AO3.3 The provision of on-site sewerage treatment conforms to the requirements of the <i>Queensland Plumbing and Wastewater Code</i>.</p> <p>AND</p> <p>AO3.4 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>AND</p> <p>AO3.5 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected owners.</p> <p>AND</p> <p>AO3.6 Development has direct access to a sealed road.</p>	<p>tanks for domestic use and firefighting purposes.</p> <p>Conditioned. On-site effluent disposal infrastructure for the existing dwelling is proposed to be retained within Lot 1.</p> <p>Future dwellings must be connected to on-site effluent disposal system, in accordance with AS 1547 and the <i>Queensland Plumbing and Wastewater Code</i>.</p> <p>Complies. Future dwellings can be connected to electricity and telecommunications.</p> <p>Complies. The proposed lots are of sufficient size that stormwater from future houses is unlikely to be concentrated onto adjoining properties.</p> <p>Complies. The subject site has direct access to Brett Road, which is a bitumen sealed road.</p>
<p>PO4 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO4.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>OR</p> <p>AO4.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>Not applicable. There are no known or listed contaminations on the subject site that could pose a health risk due to contaminated soils.</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks	Responses
Section 2 Where in the vicinity of an existing intensive animal industry		Not applicable. The subject site is not located within the vicinity of any existing intensive animal industry.
Section 3 Home based business		Not applicable. The proposed development is for reconfiguring a lot.
Section 4 Secondary dwelling		Not applicable. The proposed development is for reconfiguring a lot.
Section 5 For development affected by one or more overlays		
Airport environs overlay		Not applicable.
Biodiversity overlay		Not applicable.
Bushfire hazard overlay		
PO15 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.	<p>AO15.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>OR</p> <p>AO15.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>OR</p> <p>AO15.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is</p>	<p>Complies. A Bushfire Management Report has been prepared by Range Environmental Consultants in support of the development application.</p> <p>The State Planning Policy (SPP) Interactive Mapping System identifies the site within areas of Very High Potential Bushfire Hazard, with an area of Potential Impact Buffer affecting the eastern extent of the site.</p> <p>The site assessment undertaken as part of the report indicates that the bushfire hazard is less than levels mapped by the Queensland Government due to historical and current vegetation management practices on site and in the surrounding landscape. Post-development, the site is identified as comprising a Low potential bushfire hazard (Potential Impact Buffer).</p> <p>Complies. A Bushfire Management Plan was prepared that identifies measures to mitigate the risks to people and property to an acceptable level. The Bushfire Management Plan identifies the standard of building required, emergency fire-fighting water supplies and ingress and egress requirements.</p> <p>All new buildings constructed on the lots are to comply with the</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks	Responses
	<p>mitigated through a Bushfire Management Plan incorporating:</p> <p>(a) Lot design and the siting of buildings and uses so:</p> <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. <p>(b) Including firebreaks that provide adequate:</p> <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and <p>(c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and</p> <p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has:</p> <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes. 	<p>currently relevant buildings standards, including the Building Code of Australia (Parts 1 & 2) and the Australian Standard for Building in bushfire-prone areas (AS3959-2018).</p> <p>A condition of approval will ensure that all development is undertaken in accordance with the approved Bushfire Management Report.</p>
<p>PO16</p> <p>Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	No outcome specified.	<p>Not applicable.</p> <p>The proposed development does not involve community infrastructure.</p>
<p>PO17</p> <p>Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.</p>	<p>AO17.1</p> <p>New dwellings on land mapped as Very High to Medium (Potential Intensity) are located:</p> <p>(a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that:</p>	<p>Conditioned.</p> <p>A condition of approval will ensure that all development is undertaken in accordance with the approved Bushfire Management Report.</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks	Responses
	(i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.	

Summary of Compliance with Rural Residential Zone Code:

The proposed development complies with (or can be conditioned to comply with) the acceptable outcomes of the Rural Residential Zone Code.

Reconfiguring a Lot Code

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
Section 1 Boundary Realignment PO1 – PO2		Not Applicable. The proposed development is not for a boundary realignment.
Section 2 Reconfiguration under a Community Title Scheme PO3 – PO6		Not Applicable. The proposed reconfiguration is not under a Community Title Scheme.
Section 3 All other reconfiguration		
PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.	A07.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2. AND A07.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment. AND A07.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.	Complies. The proposed lots meet the minimum lot size requirements for the Rural Residential Zone RR1 Precinct, in accordance with Table 8.4.2. Complies. The minimum lot size is achieved for the proposed lots. Not applicable. Irregular lots are not proposed.
PO8 Lots have lawful, safe and practical access.	A08.1 Access is provided via either: (a) Direct road frontage;	Complies. The proposed lots have direct road frontages.

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Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
	<p>(b) Access strip with a minimum width of 3.5m (for rear lots only); or</p> <p>(c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network).</p> <p>AND</p> <p>AO8.2 Newly created lots do not have direct access to sub-arterial or higher order roads.</p> <p>AND</p> <p>AO8.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.</p>	<p>Not applicable. The proposed lots do not have direct access to a sub-arterial or higher order roads.</p> <p>Complies. Access for all proposed lots is via Brett Road, which is a bitumen sealed road.</p>
<p>PO9 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.</p>	<p>AO9.1 Only one rear lot is provided behind each full street frontage regular lot.</p> <p>AND</p> <p>AO9.2 No more than two rear lot access strips directly adjoin each other.</p> <p>AND</p> <p>AO9.3 No more than two rear lots gain access from the head of a cul-de-sac.</p> <p>AND</p> <p>AO9.4 Rear lots are only created where the site gradient is greater than 5%.</p>	<p>Not Applicable. The proposal does not include a rear lot.</p> <p>Not Applicable. The proposal does not include a rear lot.</p> <p>Not Applicable. The proposal does not include a rear lot.</p> <p>Not Applicable. The proposal does not include a rear lot.</p>
<p>PO10 The design and construction of new roads:</p> <p>(a) Maintain safe and efficient access to the transport network;</p> <p>(b) Creates integrated neighbourhoods; and</p> <p>(c) Are constructed to a standard that is commensurate with the intended use of allotments.</p>	<p>AO10.1 Intersection shall be spaced at no less than 45m from any other intersection.</p> <p>AND</p> <p>AO10.2 Any intersections with existing roads shall be treated with a T-intersection or a roundabout.</p> <p>AND</p>	<p>Not Applicable. The proposed development does not include any new roads.</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
	<p>AO10.3 The road layout indicates connections to adjoining development sites.</p> <p>AND</p> <p>AO10.4 Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel.</p> <p>OR</p> <p>AO10.5 In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.</p>	
PO11 The provision of services is resistant to inclement weather and does not degrade the character of the area.	AO11.1 Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.	Not Applicable. The proposed development does not include any new roads.
PO12 Reconfiguration facilitates integration of walking and cycling networks that provide a safe and convenient environment for users having regard to appropriate gradients and distances to be travelled.	AO12.1 No outcome specified.	Not Applicable. Integration of walking and cycling networks are not relevant to this proposal in the Rural Residential Zone.
PO13 Public open space is provided in response to community need.	AO13.1 Public open space is provided in accordance with the Priority Infrastructure Plan.	Not Applicable. The proposed development does not require the provision of public open space.
PO14 Reconfiguration into allotments less than 400m ² in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.	AO14.1 Reconfiguration in the Medium Density Residential zone involving allotments less than 400m ² where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy.	Not Applicable. The subject site is located within the Rural Residential Zone.
PO15 Reconfiguration into allotments less than 400m ² in the Medium Density Residential zone is to provide for suitable living environments.	<p>For allotments less than 400m² –</p> <p>AO15.1 All lots are orientated to within 20° of north.</p> <p>AO15.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.</p>	Not Applicable. The subject site is located within the Rural Residential Zone.
Section 4 All reconfiguring a lot subject to an overlay		
PO19 Development is not placed at unacceptable risk from bushfire.	AO19.1 Development does not occur in areas mapped as Very High, High	Complies. A Bushfire Management Report has been prepared by

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Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.	<p>or Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>OR</p> <p>AO19.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>OR</p> <p>AO19.3 Bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ol style="list-style-type: none"> Lot design that <ol style="list-style-type: none"> Locates high intensity uses on the least bushfire prone area on the site and activities least susceptible to fire closest to the bushfire hazard; and Optimises efficient emergency access; and Considers the bushfire risk associated with aspect, elevation, slope and vegetation. Firebreaks to protected vegetation included in the subdivision layout providing access for firefighting or other emergency vehicles. <p>AND</p> <p>AO19.4 Road layouts facilitate easy and safer access and movement by emergency vehicles in the event of encroaching fire and provides that an alternative safe access (if one direction is blocked in the event of fire) is maintained at all times.</p>	<p>Range Environmental Consultants in support of the development application. The State Planning Policy (SPP) Interactive Mapping System identifies the site within areas of Very High Potential Bushfire Hazard, with an area of Potential Impact Buffer affecting the eastern extent of the site.</p> <p>The site assessment undertaken as part of the report indicates that the bushfire hazard is less than levels mapped by the Queensland Government due to historical and current vegetation management practices on site and in the surrounding landscape. Post-development, the site is identified as comprising a Low potential bushfire hazard (Potential Impact Buffer).</p> <p>Complies. A Bushfire Management Plan was prepared that identifies measures to mitigate the risks to people and property to an acceptable level. The Bushfire Management Plan identifies the standard of building required, emergency fire-fighting water supplies and ingress and egress requirements.</p> <p>Firebreaks are not proposed due to adequate separation distance from potentially hazardous vegetation and good site access from Brett Road.</p> <p>A condition of approval will ensure that all development is undertaken in accordance with the approved Bushfire Management Report.</p> <p>Complies. The proposed development will not involve any new roads within the identified Bushfire overlay area. All access and egress from the proposed lots will be provided via Brett Road.</p>

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Summary of Compliance with the Reconfiguring a Lot Code:

The proposed development seeks to reconfigure one (1) existing lot to create three (3) lots. The proposed lots are considered to be of an appropriate size and will not compromise the existing or future use of the lots. The development will not have any adverse impacts on the surrounding rural residential allotments and locality. The subject site is identified as containing Very High Potential Bushfire Intensity in accordance with the State Planning Policy. A site-specific bushfire management report has been prepared by a suitably qualified period, which demonstrates the proposed reconfiguration can suitably address bushfire hazard and risk and can be conditioned accordingly.

The proposed development complies with (or can be conditioned to comply with) the acceptable outcomes of the Reconfiguring a Lot code.

Services and Works Code

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
General		
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	Complies with the Performance Outcome. All lots are of sufficient size to avoid the concentration of stormwater from future buildings. No changes to ground levels are proposed.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; AND AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater	Complies. The proposed development will not involve discharging wastewater to a waterway or off-site.
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4	Not Applicable. There are no extensive construction activities proposed as part of the development. Basic erosion and sediment control measures can be conditioned for construction of the new driveway.
PO4 Operational activities avoid or minimise changes to waterway hydrology from	AO4.1 Development incorporates stormwater flow control measures	Not Applicable. Limited ground disturbance is proposed which would alter

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Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
adverse impacts of altered stormwater quality and flow.	to achieve the design objectives for the postconstruction phase in Table 9.4.4.	water flow paths across the land.
Section 2 Infrastructure		
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. AND AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	Complies. The proposed development has frontage to Brett Road, which is a bitumen sealed road. Complies. Limited infrastructure is proposed however the driveways and crossovers can be conditioned to meet the relevant standards.
Part 3 Vehicle Parking		
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. AND AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. AND AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. AND AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.	Complies. The proposal is for reconfiguring a lot only so no formal parking is warranted. The lots are sufficiently large to accommodate future parking demands. Complies. As above. Complies. Driveways will be conditioned to comply with the standard. Complies. Vehicle manoeuvring areas will be conditioned to comply with the standard.
Section 4 Landscaping		
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	AO7.1 Landscaping is provided in accordance with the relevant zone code provisions. AND	Not Applicable. The proposed development is for reconfiguring a lot and will not involve any landscaping works as part of the proposal.

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Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
	<p>A07.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>AND</p> <p>A07.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>	
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	<p>A08.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>AND</p> <p>A08.2 Species selection avoids non-invasive plants.</p> <p>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>	<p>Not Applicable. The proposed development is for reconfiguring a lot and will not involve any landscaping works as part of the proposal.</p>
PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.	<p>A09.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level.</p> <p>AND</p> <p>A09.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>AND</p> <p>A09.3 Works do not occur on slopes over 15% in grade.</p> <p>AND</p> <p>A09.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p>	<p>Not Applicable. No significant cut/fill is proposed. Any cut or fill to provide vehicle crossovers and building pads will comply with these requirements or be subject to approval as part of the building approval process for new dwellings on the proposed lots.</p>

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Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
	<p>AND</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>AND</p> <p>AO9.6 Filling or excavation for the purpose or retention of water: (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.</p>	
PO10 Filling or excavation does not cause damage to public utilities.	AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.	Not Applicable. No filling or excavation works are proposed as part of this development application.
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO11.1 Following filling or excavation: (a) The premises: (i) Are self-draining; and, (ii) Has a minimum slope of 0.25%; and (b) Surface water flow is: (i) Directed away from neighbouring properties; or (ii) Discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2	Not Applicable. No filling or excavation works are proposed as part of this development application.

5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	N/A
Other	N/A

Council Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	Council Development Engineer provided standard engineering conditions.
Infrastructure Charges Unit	Council adopted the LGIP on 24 June 2019 which commenced on 1 July 2019.

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	<p>The types of developments that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> • Reconfiguring a Lot; • Making a Material Change of Use; • Carrying out Building Work <p>Refer to Attachment B for the Infrastructure Charges Notice</p>
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Public Notification

No public notification was required.

Information Request

An Information Request was issued to the applicant on 18 May 2023 which sought further information on the proposed access location to proposed Lot 3 from Bretts Road, including information which demonstrates it meets the minimum sight distance requirements.

In response, the Applicant provided an amended plan (11092_P1 Rev A), which demonstrated the access location for proposed Lot 3 which meets the sight distance of 80 metres.

6. RECOMMENDATION

Grounds to support the development –

- The subdivision is appropriate for the site, anticipated by the planning scheme and constraints are able to be managed by way of Condition.
- The subdivision will result in lot sizes consistent with the surrounding rural residential setting and other rural residential properties nearby.
- The access to each allotment can be managed so that they are safe and efficient for each lot from Brett Road.
- A site-specific Bushfire Management Report has been prepared by a suitably qualified person to address the Very High Potential Bushfire Intensity, which demonstrates the proposed lot reconfiguration can suitably address bushfire hazard and risk and can be conditioned accordingly.

On balance, the proposed development and its impacts can be managed through compliance with conditions. On this basis, we recommend that Council approve the proposed development, subject to conditions.

ATTACHMENTS

1. **Attachment A - Statement of Reasons**
2. **Attachment B - Infrastructure Charges Notice**
3. **Attachment C - Approved Plans**
4. **Attachment D - Approved Bushfire Management Plan**

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NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

Applicant:	M T Bond c/- ONF Surveyors
Application No:	RAL23/0005
Proposal:	Reconfiguring a Lot (1 Lot into 3 Lots)
Street Address:	43 Brett Road, Blackbutt South
RP Description:	Lot 9 on RP196033
Assessment Type:	Code Assessable
Number of Submissions:	N/A

On 12 July 2023 the above development was recommended for:

- ☒ Approval
☐ Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The subdivision is appropriate for the site, anticipated by the planning scheme and constraints are able to be managed by way of Condition.
- The subdivision will result in lot sizes consistent with the surrounding rural residential setting and other rural residential properties nearby.
- The access to each allotment can be managed so that they are safe and efficient for each lot from Brett Road.
- A site-specific Bushfire Management Report has been prepared by a suitably qualified person to address the Very High Potential Intensity, which demonstrates the proposed lot configuration can suitably address bushfire hazard and risk and can be conditioned accordingly.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Rural residential zone code
- Reconfiguring a lot code
- Services and works code

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

Note: Each application submitted to Council is assessed individually on its own merit.

INFRASTRUCTURE CHARGES NOTICE*(Section 119 of the Planning Act 2016)*

APPLICANT:	M T Bond C/- ONF Surveyors PO Box 896 KINGAROY QLD 4610	
APPLICATION:	Reconfiguring a Lot - Subdivision (1 Lot into 3 Lots)	
DATE:	12/7/2023	
FILE REFERENCE:	RAL23/0005	
AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	\$8,838.00	Total
	\$0.00	Water Supply Network
	\$0.00	Sewerage Network
	\$4,820.00	Transport Network
	\$4,018.00	Parks and Land for Community Facilities Network
	\$0.00	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 9 on RP196033	
SITE ADDRESS:	43 Brett Road, Blackbutt South	
PAYABLE TO:	South Burnett Regional Council	
WHEN PAYABLE: <i>(In accordance with the timing stated in Section 122 of the Planning Act 2016)</i>	Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.	
OFFSET OR REFUND:	Not Applicable.	
This charge is made in accordance with South Burnett Regional Council's <i>Charges Resolution (No. 3) 2019</i>		

Stormwater**Adopted Charges**

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

Discounts*

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

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (1 into 3)	\$0.00	\$0.00	\$4,820.00	\$4,018.00	\$0.00	\$8,838.00
Total	\$0.00	\$0.00	\$4,820.00	\$4,018.00	\$0.00	\$8,838.00

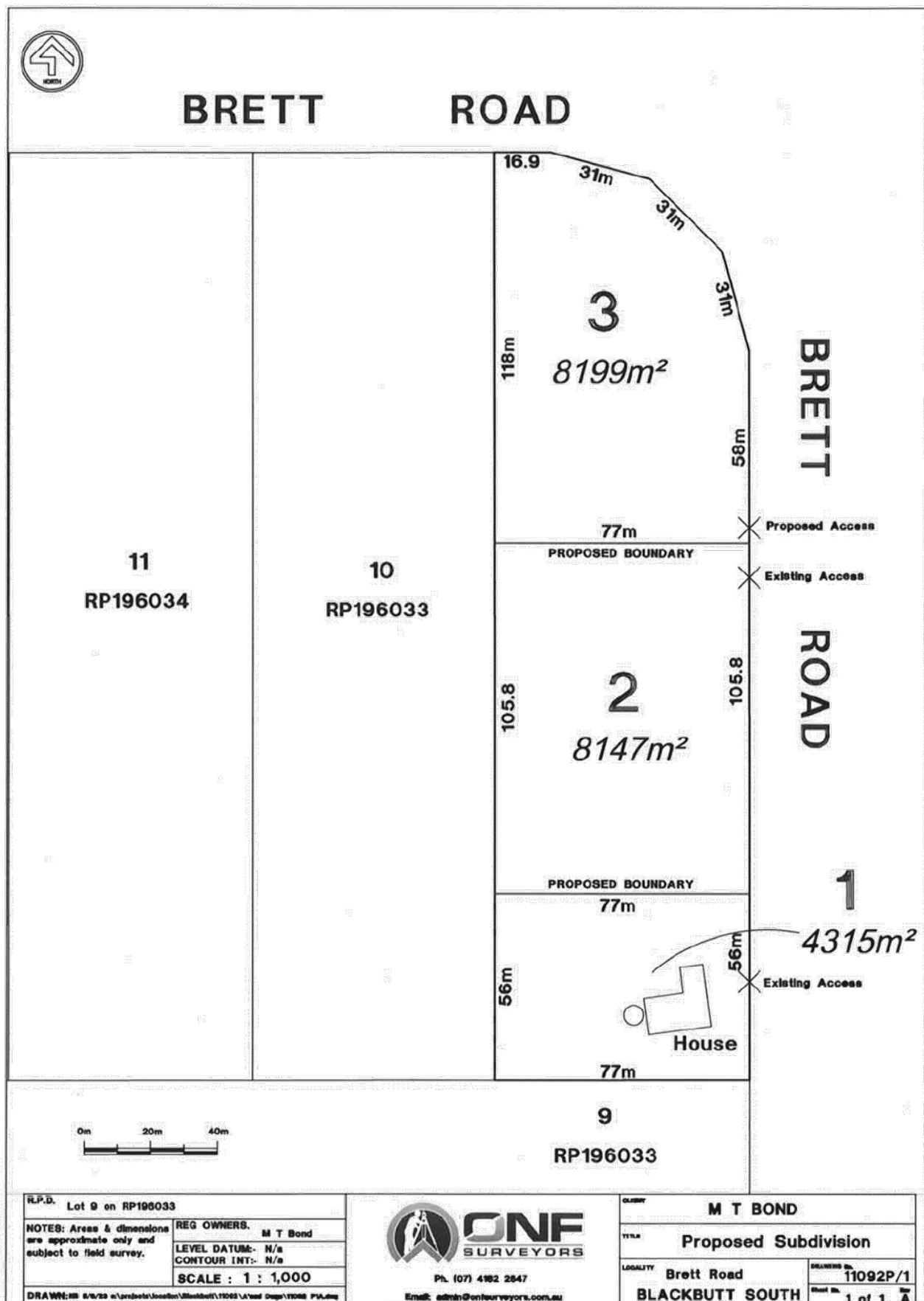
* In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.

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 Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au



Document Set ID: 3043433
 Version: 1, Version Date: 07/08/2023

0.0 RECONFIGURATION OF A LOT (BOUNDARY REALIGNMENT) AT WEENS ROAD, KINGAROY (AND DESCRIBED AS LOT 1 ON RP59437 & LOT 7 ON RP869401). APPLICANT: SBRC C/- REEL PLANNING

File Number: RAL23/0007

Author: Planning Consultant

Authoriser: Chief Executive Officer

SIGNATURE	DATE
coordinator development services MANAGER	20/07/23
Acting GM GM	20/7/23
CEO	21.7.2023

PRECIS

Reconfiguration of a Lot (Boundary Realignment) at Weens Road, Kingaroy (and described as Lot 1 on RP5937 & Lot 7 on RP869401). Applicant: SBRC C/- Reel Planning.

SUMMARY

- Application for Reconfigure a Lot – Development Permit (Boundary Realignment – 2 Lots into 2 Lots);
- Application seeks to reconfigure two (2) existing lots, specifically proposing a boundary realignment to increase the size of Lot 1 on RP59437 by 6,245m² (to be taken from adjoining Lot 7 on RP869401) to facilitate the construction of an additional water supply reservoir on the resultant Lot 1;
- Subject site located in the Rural Zone under the South Burnett Regional Council Planning Scheme.
- Proposal triggered code assessment as the proposal meets the accepted development subject to requirement provisions;
- The subject site has a combined total area of 79.534 ha in area (Lot 1 - 2,820m² and Lot 7 - 79.252 ha);
- The development application is assessed against the relevant codes of the South Burnett Regional Council Planning Scheme. Relevant codes including:
 - Rural Zone Code
 - Reconfiguring a Lot Code
 - Services Works Code
- State Assessment & Referral Agency issued a referral agency response on 28 June 2023 and has raised no objections to the proposed reconfiguration of a lot subject to conditions;
- Council did not issue an Information Request;
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant codes or has been conditioned to comply (refer to Attachment A – Statement of Reasons);
- Being a Boundary Realignment, Infrastructure Charges do not apply;
- Application recommended for approval subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

The development must be carried out generally in accordance with the approved plans and conditions as outlined as follows:

GENERAL

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

Drawing Title	Prepared by	Ref no.	Rev	Date
Contour & Detail Plan Lot 1 on RP59437 – Kingaroy Water Reservoir	ONF Surveyors	9785-D1	-	6/9/21

DEVELOPMENT PERIOD – RAL

GEN2. Maintain access as shown on the approved plan of subdivision at all times from Weens Road.

GEN3. The currency period for this development approval for reconfiguring a lot is four (4) years after the development approval starts to have effect. The development approval will lapse unless the survey plan for all works and stages required to be given to Council for approval is provided within this period.

RAL GENERAL

- RAL1. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

- RAL2. Prior to sealing the Plan of Survey, the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the *Planning Act Regulation 2017*.

VALUATION FEES

- RAL3. Payment of Department of Natural Resources, Mines and Energy valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$48.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

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

- ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.
- ENG2. 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.
- ENG3. 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

- ENG4. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).
- ENG5. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

ELECTRICITY AND TELECOMMUNICATIONS

- ENG6. Connect the development to electricity and telecommunication services.

DEVELOPER INCENTIVE

- ADV1. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2023. Eligible development under this scheme is required to be completed by 31 December 2023.

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

HERITAGE

ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

FILLING & EXCAVATION

ADV3. It is the developer/owner's responsibility to ensure that any subsequent earthworks required as a consequence of this approval and/or ongoing operations complies with all aspects of Council's planning scheme either directly or indirectly. All erosion and sediment control measures should be to a standard as specified by a suitably qualified professional.

APPEAL RIGHTS

ADV4. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified. Being a Boundary Realignment – 2 Lots into 2 Lots) to facilitate the construction of an additional water supply reservoir, no infrastructure charges will be levied in accordance with the Adopted Infrastructure Charges Resolution.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

REPORT**1. APPLICATION DETAILS**

The application seeks a Development Permit for Reconfiguring a Lot – Boundary Realignment (2 Lots into 2 Lots).

Site address	271 Weens Road, Kingaroy QLD 4610		
Real property description	Lot 1 on RP59437 & Lot 7 on RP869401		
Easements or encumbrances on title	Easements – for water infrastructure purposes incl site access, maintenance, and pipes wot water conveyance.		
Area of Site	Lot 1 – 2,820m ² Lot 7 – 79.252 ha Total – 79.534 ha		
Current Use	Lot 1 – Public Utility (existing/ongoing). Lot 7 – Rural		
Environmental Management Register or Contaminated Land Register	N/A		
Applicant's name	South Burnett Regional Council C/- Reel Planning		
Strategic Framework	Rural Important Agricultural Area		
Zone	Rural Zone		
Applicable Overlays	Airport Environs Overlay Bushfire Overlay Biodiversity Areas Overlay Flood Hazard Overlay Agricultural Land Overlay		
Proposed use as defined	N/A - Reconfiguring a Lot (existing ongoing uses to be retained)		
Details of proposal	Reconfiguring a Lot (RALs)		
	• Number of existing lots	2	
	• Easements or leases proposed	No additional easements proposed	
	• Number of proposed lots	2	
	• Lot areas	Lot 1 – 9,065m ² Lot 7 – 78.6275 ha Total – 79.534 ha	
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		
	Reconfiguration of a Lot (RAL)		X

	Building Work (BW)		
	Operational Work (OPW)		
Level of Assessment	Code Assessment		
Pre-lodgement Consultation history	N/A		
Key planning issues e.g. vegetation, waterway corridors, overland flow	Native Vegetation Clearing – SARA Referral pursuant to Schedule 10, Part 3, Division 4, Table 2, Item 1 Planning Regulation 2017.		
Referral agencies	Agency	Concurrence/ Advice	
	DSDILGP (SARA)	Concurrence	
Public notification	N/A		
Planning Regulation 2017	Native vegetation clearing as above.		

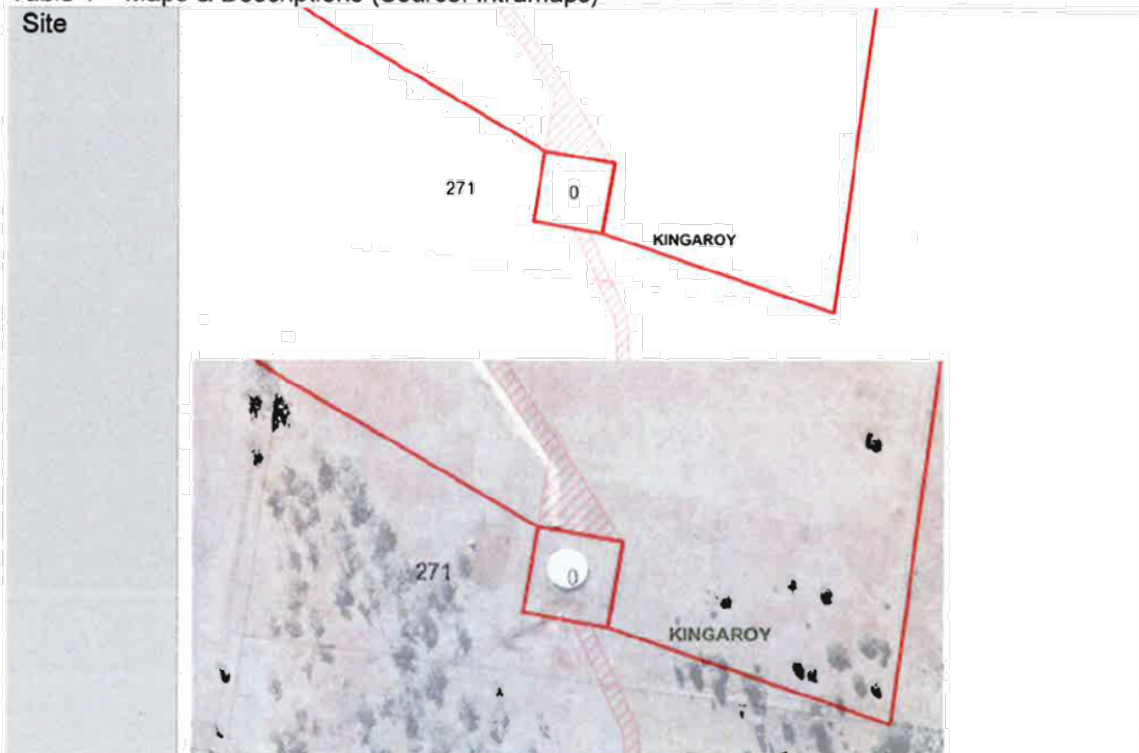
2. THE SITE

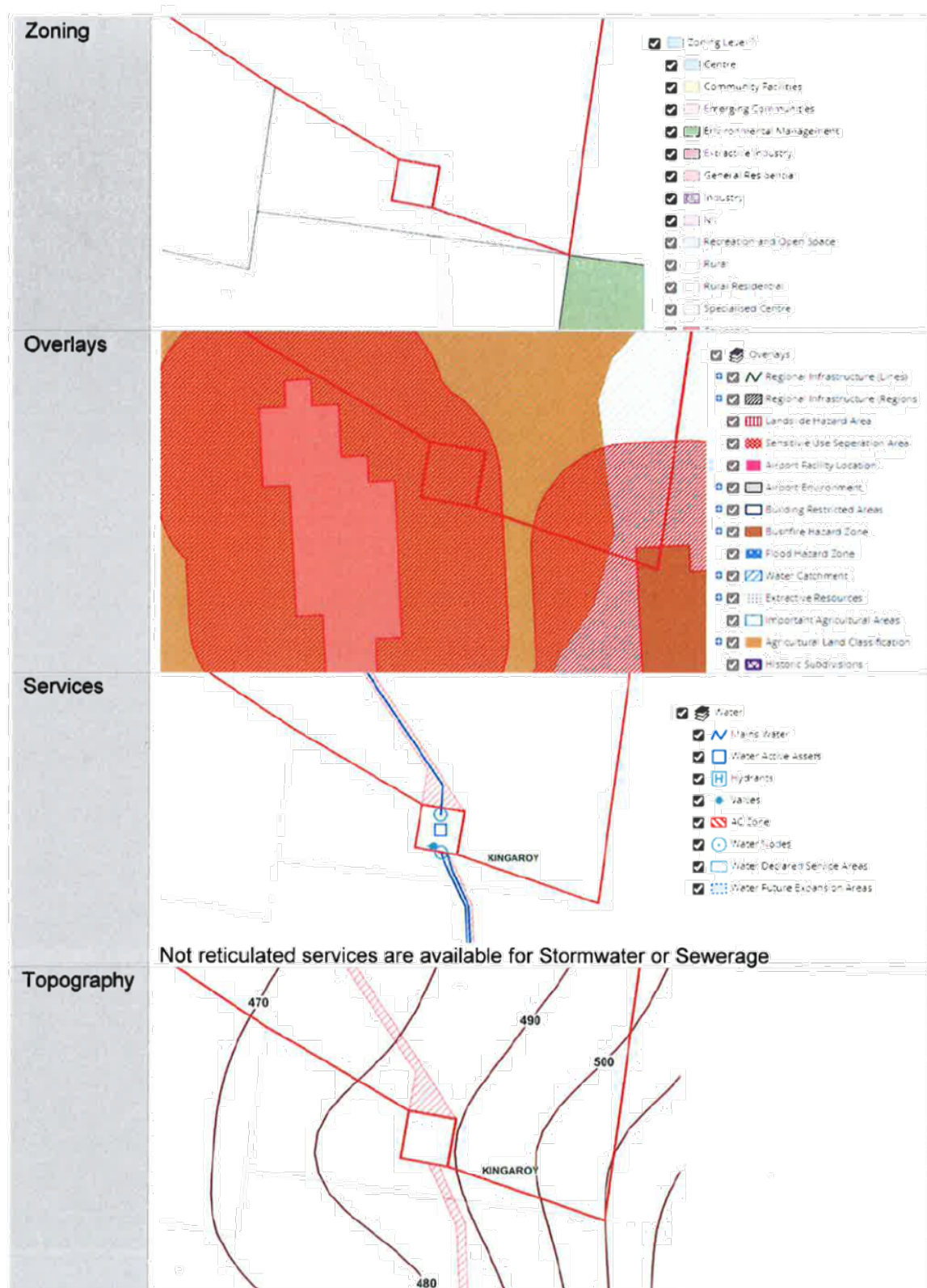
This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

2.1. SITE DESCRIPTION & EXISTING USE

The site is situated at Weens Road, Kingaroy. The irregular shaped site as outlined in yellow in Figure 1 below is comprised of Lot 1 on RP59437 and Lot 7 on RP869401 having a total combined site area of 79.534 hectares. Lot 1 currently contains a Water Reservoir (Lot 1) and Lot 7 contains a rural property with residence and associated outbuildings likely used for rural activities.

Table 1 – Maps & Descriptions (Source: Intramaps)





2.2. DEVELOPMENT HISTORY OF THE SITE

There are no known development applications or approvals over the site.

3. PROPOSAL DETAILS

Tenancies	Nil
Gross Floor Area + Outdoor Storage Area	Not applicable Reconfiguration of a Lot Proposed
Building height	Not applicable Reconfiguration of a Lot Proposed
Storeys (height)	Not applicable Reconfiguration of a Lot Proposed
Site Cover	Not applicable Reconfiguration of a Lot Proposed
Impervious Area	Not applicable Reconfiguration of a Lot Proposed
Landscape	Not applicable Reconfiguration of a Lot Proposed
Number of parking spaces	Not applicable Reconfiguration of a Lot Proposed
Access	Via Weens Rd (easement in favour of Water Reservoir)
Design Vehicle	Car/Van/MRV
Setbacks	Not applicable Reconfiguration of a Lot Proposed
Materials	<ul style="list-style-type: none"> Not applicable Reconfiguration of a Lot Proposed

The application seeks to reconfigure two (2) existing lots, specifically proposing a boundary realignment to increase the size of Lot 1 on RP59437 by 6,245m² (to be taken from adjoining Lot 7 on RP869401) to facilitate the construction of an additional water supply reservoir on the resultant Lot 1. This will provide for water supply and fire fighting in the region. An overview of the existing and proposed lots is shown below. Refer to 'Proposed Layout Plan above for details of intended boundary realignment.

Subject Lots	Existing Site Area	Reconfigured to proposed site area
Lot 1 on RP59437	2,820m ²	9,065m ²
Lot 7 on RP869401	79.252 ha	78.6275 ha
Total Area	79.534 ha	79.534 ha

4. ASSESSMENT OF ASSESSMENT BENCHMARKS

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Planning Act 2016, Section 26 – Assessment Benchmarks generally

- (1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—

(a) the assessment benchmarks stated in—

(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii) a temporary State planning policy applying to the premises;

(b) if the local government is an infrastructure provider—the local government's LGIP.

(3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

4.1. PLANNING REGULATION 2017

The Planning Regulation 2017 forms the mechanism by which the provisions of the Act are administered. In particular the Regulation has the ability to regulate and prohibit development and determines the assessment manager and the matters that trigger State interests.

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	Schedule 12A Walkable Neighbourhoods – not applicable.
WBB Regional Plan Designation:	Wide Bay Burnett Regional Plan 2011 – not applicable
Adopted Economic Support Instrument	<p>Under section 68E of the Planning Regulation 2017 that on 24 February 2021, South Burnett Regional Council adopted an economic support instrument. The instrument is in effect until 31st December 2023.</p> <p>Economic support provisions</p> <p>4.1. The instrument applies the following provisions in accordance with section 68D(1) of the <i>Planning Regulation 2017</i>:</p> <p>4.1.1. Part 8B, Division 3 – Development that requires code assessment;</p> <p>4.1.2. Schedule 6, Part 2, Section 7A – Particular material change of use involving an existing building, and</p> <p>4.1.3. Schedule 6, Part 2, Section 7B – Material change of use for home-based business in particular zones.</p> <p>The adopted instrument does not change the categories of development and assessment in the Planning Scheme v1.4</p>

4.2. REFERRAL AGENCIES

To determine whether the development application requires referral to the State Assessment and Referral Agency (SARA) or 'another entity', an assessment of the proposal against Schedule 10 of the Regulation has been undertaken.

The application does require referral to any referral agencies prescribed under Schedule 10, as demonstrated in Table 3.

Note: Grey shading indicates no provisions.

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
1	Airport Land	N/A		N/A	N/A	N/A
2	Brothels	N/A	N/A	N/A		N/A
3	Clearing Native Vegetation	N/A	N/A	N/A	N/A	State Code 16: Clearing

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Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
						Native Vegetation
4	Contaminated Land	N/A		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works	N/A N/A N/A N/A		N/A	N/A	N/A
7	Hazardous Chemical Facilities	N/A		N/A	N/A	N/A
8	Heritage Place: - Local Heritage Place - Queensland Heritage Place	N/A		N/A	N/A	N/A
9	Infrastructure Related: - Designated Premises - Electricity - Oil and Gas - State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and future state-controlled transport tunnels	N/A N/A N/A N/A N/A			N/A	N/A
10	Koala Habitat in SEQ region	N/A	N/A			N/A
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A			
12	Operational Work for Reconfiguring a Lot	N/A		N/A		
12A	Walkable Neighbourhoods – particular reconfiguring a lot	N/A		N/A		N/A
13	Ports: - Brisbane Core Port Land - Within the port limits of the Port of Brisbane - Within the limits of another port - Strategic Port Land	N/A N/A N/A N/A		N/A	N/A	N/A
14	Reconfiguring a Lot under the Land Title Act	N/A		N/A	N/A	N/A
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: - Community Activity - Indoor Recreation	N/A	N/A	N/A	N/A	N/A

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Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
	- Residential Development - Urban Activity					
16A	Southport Spit	N/A	N/A			
17	Tidal Works or Work in a Coastal Management District	N/A		N/A	N/A	N/A
18	Urban Design	N/A			N/A	N/A
19	Water Related Development: - Taking or interfering with water - Removing quarry material - Referral dams - Levees	N/A N/A N/A N/A		N/A	N/A	N/A
20	Wetland Protection Area	N/A	N/A	N/A	N/A	N/A
21	Wind Farms	N/A		N/A		N/A

It was concluded that the application requires referral to SARA as a Concurrence Agency in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 of the *Planning Regulation 2017* for clearing of native vegetation.

The following comments address the Assessment Benchmarks of the Planning Regulations for the Reconfiguration of a Lot proposal.

4.3. STATE PLANNING POLICY

The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 (PR 2017) states the assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme.

In accordance with section (8)(4)(a) of the Act, the State Planning Policy applies to the extent of any inconsistency with the Planning Scheme.

State Planning Policy Part E	
Liveable communities and housing	No applicable assessment benchmarks
Economic growth • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism.	No applicable assessment benchmarks
Planning for the environment and heritage. • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality	No applicable assessment benchmarks
Safety and resilience to hazards • Emissions and hazardous activities. • Natural hazards, risk, and resilience.	Proposal for boundary realignment aides in the upgrading of firefighting capacity in an existing public utility.

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Infrastructure <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	Complies – improvement to existing public infrastructure capacity.
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4.4. DEVELOPMENT CODE ASSESSMENTS**Assessment Benchmarks Pertaining to the Planning Scheme**

The applicable planning scheme for the application is South Burnett Regional Council Version 1.4. The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	South Burnett Regional Council Planning Scheme Version 1.4
Zone:	Rural
Precinct:	NIL
Consistent/Inconsistent Use:	Consistent
Assessment Benchmarks:	Rural Zone Code Reconfiguring a Lot Code Services & Works Code

The Strategic Framework does not form part of the Assessment Benchmarks for this Code assessable application. The *Planning Act 2016* requires that code assessable applications must only be assessed against the Assessment Benchmarks identified in Part 5 of Council's Planning Scheme – specifically Part 5.6, Table 5.6.1 being the level of assessment table for Reconfiguring a Lot.

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and is found to be compliant with or can be conditioned to comply with each of the codes. The pertinent issues arising out of assessment against the codes are discussed below:

Rural Zone Code
Purpose <ul style="list-style-type: none"> • 6.2.13.2 (b) & (c) – The rearrangement of Lots 1 and 7 will provide for expansion of the existing water reservoir that will provide for water supply and fire fighting in the region that: <ul style="list-style-type: none"> - will be compatible with existing and future rural uses and activities - character and environmental features of the zone; - will be compatible with the existing character of the zone; - will not impact upon any environmental features of the zone; and - will provide essential infrastructure that will maintain the capacity of land for rural uses and activities.
Overall Outcomes <ul style="list-style-type: none"> • 6.2.13.2(a) – The proposal is for the reconfiguration of a lot (boundary realignment) to facilitate an additional water supply reservoir to meet water supply demands and firefighting needs. The proposal does not create any new allotments and the majority of land will be maintained for continued agricultural uses. On this basis the proposal will not have a significant impact upon the future rural productivity of the land. • 6.2.13.2(b) – The proposal is not for existing or new rural pursuits (e.g. cropping, intensive horticulture and animal industries, animal husbandry and keeping and other compatible primary production uses), however the proposed reconfiguration (boundary realignment) will facilitate future water storage tanks across the site. This is an essential service which will facilitate other development envisaged in the zone.

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<ul style="list-style-type: none"> • 6.2.13.2(d) – The proposal is for the reconfiguration of a lot (boundary realignment) to facilitate an additional water supply reservoir to meet water supply demands and firefighting needs thereby facilitating the provision of infrastructure in the rural region. • 6.2.13.2(e) – The proposal does not create any new allotments and the majority of land will be maintained for continued agricultural uses with Lot 7 only being marginally reduced by 6,245m². On this basis the proposal will not have a significant impact upon the future rural productivity of the land. • 6.2.13.2(f) – The proposed development is for a boundary realignment resulting in two appropriately sized rural lots. No land use is proposed as part of this application however the intended use (for water storage) is compatible with rural activities and common in rural areas. • 6.2.13.2(h) – The proposal is for a boundary realignment resulting in two appropriately sized rural lots. There will be no change to existing amenity and landscape. • 6.2.13.2(i) – The proposed development is for a boundary realignment only and will not result in the intensification of the land use and therefore is reflective of and responsive to the surrounding character of the area, natural hazards and the environmental constraints of the land. • 6.2.13.2(n) – The proposed development is for a lot reconfiguration (boundary realignment) only and will not impact natural features such as creeks, gullies, waterways, wetlands and bushland. • 6.2.13.2(o) – The proposed development is for a lot reconfiguration (boundary realignment) only and will not endanger the water quality of a water supply catchment. 		
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	
Section 1 General		
PO1 Development maintains rural amenity and character.	<p>AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage. and</p> <p>AO1.2 The use does not cause odour, noise or air emissions in excess of the prescribed limits in the <i>Environmental Protection (Air) Policy 1997</i> or the <i>Environmental Protection (Noise) Policy 1997</i>.</p>	AO1.1- AO1.2 – N/A
PO2 Development does not jeopardise the rural production capacity of the Zone.	<p>Development resulting in lots less than the minimum size in Table 8.4.2 satisfying outcomes –</p> <p>AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area. or</p> <p>AO2.2 The proposal provides an alternate productive rural activity that supports regionally significant industry. or</p> <p>AO2.3 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that – (a) The lot is suitability sized for the proposed activity, including a dwelling house including yard; and</p>	PO2 Both existing lot sizes are less than 100ha noting that Lot 1 (Wooroolin Reservoir) enveloped by Lot 7 (a rural property). However, the proposed boundary realignment is preferable to the current allotment configuration as the exceptionally small Lot 1 will be marginally increased by an additional 6,245m ² (from 2,820m ² to 9,065m ² and reducing Lot 7 from 79.2520 ha to 78.6275 ha) to provide to facilitate an additional water supply reservoir to meet water supply demands in the region. The marginal decrease in Lot 7 will not adversely impact rural production capacity of the lot/zone and the provision of essential infrastructure will support rural production in the region.

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	<p>(b) There is sufficient water for the proposed activity; and</p> <p>(c) The allotment is capable of being connected to reticulated electricity; and</p> <p>(d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure. and</p> <p>AO2.4 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	
PO3 Development does not result in any degradation of the natural environment, in terms of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.	AO3.1 Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation.	AO3.1 – Complies The proposed lot reconfiguration is for a boundary realignment only to facilitate an additional water supply reservoir to meet water supply demands in the region. The location of the water reservoir is deliberate and based on the location of the existing access track and topography of the land which suits the proposed future reservoir. As such, future works will minimise the clearing of vegetation.
	AO3.2 Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features.	AO3.2 – Complies The proposal is for reconfiguring a lot (boundary realignment) only and as such there are no works proposed that will impact upon stormwater discharge points, overland flow paths.
	AO3.3 Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	AO3.3 – N/A The proposal is not adjacent to any National Park or State Forest.

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<p>PO4 Development is not exposed to risk from natural hazard relating to land slip.</p>	<p>AO4.1 Uses and associated works are confined to slopes not exceeding:</p> <ul style="list-style-type: none"> (a) 15% for residential uses; (b) 10% for treated effluent disposal areas; (c) (c) 6% for non-residential uses. 	<p>AO6.1 – N/A The proposal is for a lot reconfiguration (boundary realignment) only.</p>
	<p>AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>AO6.2 – N/A The proposal is for a reconfiguring a lot (boundary realignment) only.</p>
Agricultural land overlay		
<p>PO15 The productive capacity and utility of agricultural land for rural activities is maintained.</p>	<p>AO15.1 The proposal is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making). or</p> <p>AO15.2 The proposal is necessary for the efficient production and processing of a crop grown in the area. or</p> <p>AO15.3 The proposal provides an alternate productive rural activity that supports regionally significant industry. or</p> <p>AO15.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <ul style="list-style-type: none"> (a) The lot is suitability sized for the proposed activity. Including a dwelling house including yard; and (b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and (d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and 	<p>PO15 – Complies The proposed lot reconfiguration is for a boundary realignment (2 into 2 lots) only to facilitate an additional water supply reservoir to meet water supply demands in the region. The marginal decrease in Lot 7 will not adversely impact long term rural production or the capacity of the lot and the provision of essential infrastructure will support rural production in the region.</p>

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	erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.	
Airport environs overlay - Not Applicable The proposal is for a boundary realignment only to facilitate an additional water supply reservoir to meet water supply demands in the region)		
Biodiversity overlay		
PO18 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	AO18.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO18.2 Development is compatible with the environmental values of the area. or AO18.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical. Complies. The proposal is for a boundary realignment only and will not interfere with any areas of identified environmental significance.	AO18.1 – AO18.3 – Complies The proposal is for a boundary realignment only and will not interfere with any areas of identified environmental significance.
PO19 Biodiversity values of identified areas of environmental significance are protected from the impacts of development.	AO19.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these area. AO19.1 – N/A The site does not contain any protected areas.	AO19.1 – N/A The site does not contain any protected areas.
PO20 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO20.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO20.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05. Note: This setback does not apply to equipment such as pumps that	AO20.1 – AO20.3 – Complies The proposal is for a boundary realignment only and will not interfere with any areas of identified environmental significance

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	<p>are necessary to access water or waterway crossings. and</p> <p>AO20.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>	
Bushfire hazard overlay		
<p>PO21 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire</p>	<p>AO21.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). or</p> <p>AO21.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard. or</p> <p>AO21.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for firefighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and 	<p>AO21.1 – AO21.3 – Complies The site is subject to high bushfire intensity and a potential impact buffer. The proposal is for reconfiguring a lot (boundary realignment) however and therefore no development is to occur of the site. Furthermore, the boundary realignment will facilitate an additional water supply reservoir to meet water supply demands and firefighting needs in the region)</p>

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	(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m ² , one tank within 100m of each residential building that has: (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for firefighting purposes.	
PO23 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO23.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.	AO23.1 – Complies The proposal is for reconfiguring a lot (boundary realignment) only to facilitate an additional water supply reservoir.
Extractive industry overlay - Not Applicable		
Flood hazard overlay - Not Applicable (The proposal is for a boundary realignment only to facilitate an additional water supply reservoir)		
Historic subdivisions overlay - Not Applicable		
Landslide hazard overlay - Not Applicable		
Regional infrastructure overlay - Not Applicable		
Water catchments overlay - Not Applicable		
RECONFIGURING A LOT CODE		
Purpose <ul style="list-style-type: none"> 8.4.1.2(1)(c) – Manages the potential risks from natural and man-made hazards. 8.4.1.2(1)(d) – Avoids unnecessary impacts on the natural environmental, features and resources. The proposed boundary realignment intends to expand an existing lot significantly less than 100ha and containing an existing water reservoir/facility to provide improved water services to the region whilst minimising impacts. 8.4.1.2(1)(e) – Allows for the efficient and sequential provision of urban infrastructure and an enhanced open space network. The proposed boundary realignment intends to expand an existing lot significantly less than 100ha to facilitate an additional water supply reservoir to meet water supply demands and firefighting needs. 8.4.1.2(1)(d) – avoids unnecessary environmental impacts (associated works small in scale on a large lot). Overall Outcomes <ul style="list-style-type: none"> 8.4.1.2(2)(a) – Lots are of a size and dimension suitable for their intended use and have due regard to local geographical constraints, identified hazards, fragmentation of agricultural land and community expectations of residential separation and character. The proposed boundary realignment intends to expand an existing lot significantly less than 100ha to facilitate an additional water supply reservoir to meet water supply demands and firefighting needs. 8.4.1.2(2)(b) – Reconfiguring a lot contributes to good urban design outcomes, safe and attractive neighbourhoods and functional industrial areas that are consistent with the intended character of the particular locality. The proposed lot reconfiguration will result in two appropriately sized rural lots. The marginal increase in Lot 1 will facilitate the provision of an additional water supply reservoir to meet water supply demands in the region whilst not adversely impacting the viability of t Lot 7 for rural purposes. 8.4.1.2(2)(d) – Reconfiguring a lot does not compromise the viability and productivity of identified agricultural land, extractive and coal resources and the Swickers Bacon Factory and maintains appropriate buffers to these resources. The proposal will not impact upon the productivity of the land, with the application relating to a lot reconfiguration (boundary realignment) only. 8.4.1.2(2)(e) – Areas or features of environmental significance are not adversely impacted by habitat loss, fragmentation or isolation. 		
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
Section 1 Boundary Realignment		
PO1 The boundary realignment: (a) results in lots that are consistent with the	AO1.1 Development provides that allotment area, dimension and shape are in accordance with the	AO1.1 – Complies. Both existing lot sizes are less than 100ha noting that Lot 1 (Wooroolin Reservoir) enveloped

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<p>established subdivision pattern of the local area.</p> <p>(b) maintains or improves the utility of the lots.</p> <p>(c) does not create a situation where the use or buildings on the resulting lots become unlawful.</p>	standards in Table 8.4.2, except where the reconfiguration is boundary realignment, and the outcome is preferable to the current allotment configuration.	by Lot 7 (a rural property). However, the proposed boundary realignment is preferable to the current allotment configuration as the exceptionally small Lot 1 will be marginally increased by an additional 6,245m ² (from 2,820m ² to 9,065m ² and reducing Lot 7 from 79.252 ha to 78.6275 ha) to provide to facilitate an additional water supply reservoir to meet water supply demands in the region. The marginal decrease in Lot 7 will not adversely impact long term rural production or the capacity of the lot and the provision of essential infrastructure will support rural production in the region.
	<p>AO1.2</p> <p>The utility of the lots is maintained or improved where:</p> <p>(a) a frontage to depth ratio exceeds that of the existing allotments;</p> <p>(b) access is provided to an allotment that previously had no access or an unsuitable access;</p> <p>(c) an existing boundary encroachment by a building or areas is corrected;</p>	<p>AO1.2 – Complies</p> <p>The utility of the lots is maintained with Lot 1 remaining enveloped by the substantially larger Lot 7 with existing access to be maintained via the current access easement across Lot 7 from Ween Road. The marginal increase in the area of Lot 1 will improve its useability for essential services that will serve adjoining and adjacent rural properties whilst not significantly reducing Lot 7 leaving it viable to continue rural purposes/activities.</p>
	<p>AO1.3</p> <p>The realignment does not result in a building contravening the setback, standards required by this Planning Scheme or relevant building regulations.</p>	<p>AO1.3 – Complies.</p> <p>There are no existing buildings or structures that straddle or are in proximity to the proposed new boundary alignments.</p>
	<p>AO1.4</p> <p>The realignment results in a larger lot that is a more viable farming unit.</p>	<p>AO1.4 – Not Applicable</p> <p>The marginal increase in the area of Lot 1 will improve its useability for essential services that will serve adjoining and adjacent rural properties whilst not significantly reducing Lot 7 leaving it viable to continue rural purposes/activities.</p>
<p>PO2</p> <p>The boundary realignment facilitates the creation or consolidation of a viable farming unit.</p>	<p>AO2.1 Where covered by the Overlay Map 08:</p> <p>(a) new lot boundaries enhance viable farming units; and</p> <p>(b) the boundaries ensure that a new dwelling is not on agricultural land, and</p> <p>(c) the reconfiguration satisfies the acceptable outcomes in section 6 of the Rural Zone code.</p>	<p>AO2.1 – Complies</p> <p>The site contains Class A agricultural land and is identified in an important agricultural area. The proposal involves a boundary realignment to facilitate an additional water supply reservoir across the site and will have limited impact upon the productive capacity of the land.</p>
Section 2 Reconfiguration under a Community Title Scheme – Not Applicable		
Section 3 All other reconfigurations – Not Applicable (Section 1 for Boundary Realignment applies)		
Section 4 All reconfiguring a lot subject to an overlay		

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Airport environs overlay - Not Applicable (The proposal is for a boundary realignment only to facilitate an additional water supply reservoir to meet water supply demands in the region)		
Biodiversity overlay		
PO18 Development avoids, minimises or mitigates adverse impacts on environmentally significant areas and values.	<p>AO18.1 Development is confined to areas not mapped as high or general ecological significance on Overlay Map 05. or</p> <p>AO18.2 Proposed boundaries do not create additional barriers to species movement. and</p> <p>AO18.3 Proposed allotments do not create circumstances where additional accepted development clearing of protected vegetation may occur.</p>	AO18.1 – AO18.3 – Complies The proposed reconfiguration of a lot is for a boundary realignment only with areas of environmental and ecological significance located at the south-western corner of the site.
Bushfire hazard overlay		
PO19 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.	<p>AO19.1 Development does not occur in areas mapped as Very High, High or Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). or</p> <p>AO19.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard. or</p> <p>AO19.3 Bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design that <ul style="list-style-type: none"> (i) Locates high intensity uses on the least bushfire prone area on the site and activities least susceptible to fire closest to the bushfire hazard; and (ii) Optimises efficient emergency access; and (iii) Considers the bushfire risk associated with aspect, elevation, slope and vegetation. (b) Firebreaks to protected vegetation included in the subdivision layout providing access for fire fighting or other emergency vehicles and <p>AO19.4 Road layouts facilitate easy and safer access and movement by emergency vehicles</p>	AO19.1 – AO19.4 – Complies The proposal is for a boundary realignment only.

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	in the event of encroaching fire and provides that an alternative safe access (if one direction is blocked in the event of fire) is maintained at all times.	
Flood hazard overlay		
PO20 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times	AO20.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.	AO20.1 – Complies The proposal is for a boundary realignment to facilitate the future storage of water across the site on Lot 1 that will be excised from an area on Lot 7 that is not subject to flood hazard.
PO21 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO21.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.	AO21.1 – Complies The proposal is for a boundary realignment only and does not involve filling works.
Regional infrastructure overlay – Not Applicable		
Waterways, wetlands and catchments overlay – Not Applicable		
SERVICES AND WORKS CODE (Not Applicable - The proposal is for a boundary realignment only to facilitate an additional water supply reservoir on Lot 1 to meet water supply demands in the region). Existing servicing and access arrangements will be maintained)		
Section 1 General		
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	AO1.1 – N/A The proposal is for a boundary realignment only.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and	AO2.1 – N/A The proposal is for a boundary realignment only.
	AO2.2	AO2.2 – N/A

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	Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	The proposal is for a boundary realignment only.
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.	AO3.1 – N/A The proposal is for a boundary realignment only.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the postconstruction phase in Table 9.4.4.	AO4.1 – N/A The proposal is for a boundary realignment only.
Section 2 Infrastructure Not Applicable - The proposal is for a boundary realignment only to facilitate an additional water supply reservoir on Lot 1.		
Section 3 Vehicle Parking Complies; existing parking arrangements can be retained within the larger allotment.		
Section 4 Landscaping Not Applicable - The proposal is for a boundary realignment only.		
Section 5 Filling and Excavation Not Applicable - The proposal is for a boundary realignment only – No filling or excavation is proposed.		
Section 6 - All operational work subject to an overlay – Not Applicable - The proposal is for a boundary realignment only – No operational work is proposed.		
Biodiversity overlay – Not Applicable – No operational work is proposed.		
Flood hazard overlay – Not Applicable – No operational work is proposed.		
Regional infrastructure overlay – Not Applicable – No operational work is proposed.		
Water catchments overlay – Not Applicable – No operational work is proposed.		

5. CONSULTATION**Referral Agencies**

State Assessment and Referral Agency	SARA
Other	N/A

The application triggers referral to the State Assessment and Referral Agency (SARA) as a Concurrence Agency as follows:

- Schedule 10, Part 3, Division 4 Table 2, Item 1 of the Planning Regulation 2017 – Clearing native vegetation

SARA confirmed that the application was properly referred on 24 May 2023.

SARA issued their referral agency response on 28 June 2023 raised no objections with respect to the clearing of vegetation, subject to conditions, citing the following reasons:

- The proposal reasonably avoids and minimises clearing.
- The remnant vegetation unit within which the assessable clearing is located is contained with a unit of vegetation which is greater than 10ha.

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- Total clearing area for EH including new boundaries and firebreak related to the proposed reservoir is 0.22ha.

Council Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	Council's Development Engineer provided engineering conditions
Infrastructure Charges Unit	Not applicable – as application is for Boundary Realignment

6. RECOMMENDATION

It is recommended that the code assessable application for a Development Permit for Reconfiguring a Lot for - Boundary Realignment (2 Lots not 2 Lots), be approved subject to conditions.

ATTACHMENTS

1. **Attachment A - Statement of Reasons**
2. **Attachment B - Approved Plans**

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

Applicant:	South Burnett Regional Council C/- Reel Planning
Application No:	RAL23/0007
Proposal:	Development Permit for Reconfiguration of a Lot (Boundary Realignment – 2 Lots into 2 Lots).
Street Address:	Weens Road, KINGAROY QLD 4610
RP Description:	Lot 1 on RP5937 & Lot 7 on RP869401
Assessment Type:	Code Assessable
Number of Submissions:	N/A

On 20 July 2023 the above development was recommended for:

- ☒ Approval
☐ Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The proposal is consistent with the overall outcomes for the Rural Zone, Reconfiguring a Lot Code, and Services & Works Code.
- The proposal is not subject to constraints by mapped overlays that would otherwise have an impact on the proposal.
- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 requirements.
- The proposal presents no conflicts with the assessment benchmarks.

2. Assessment Benchmarks

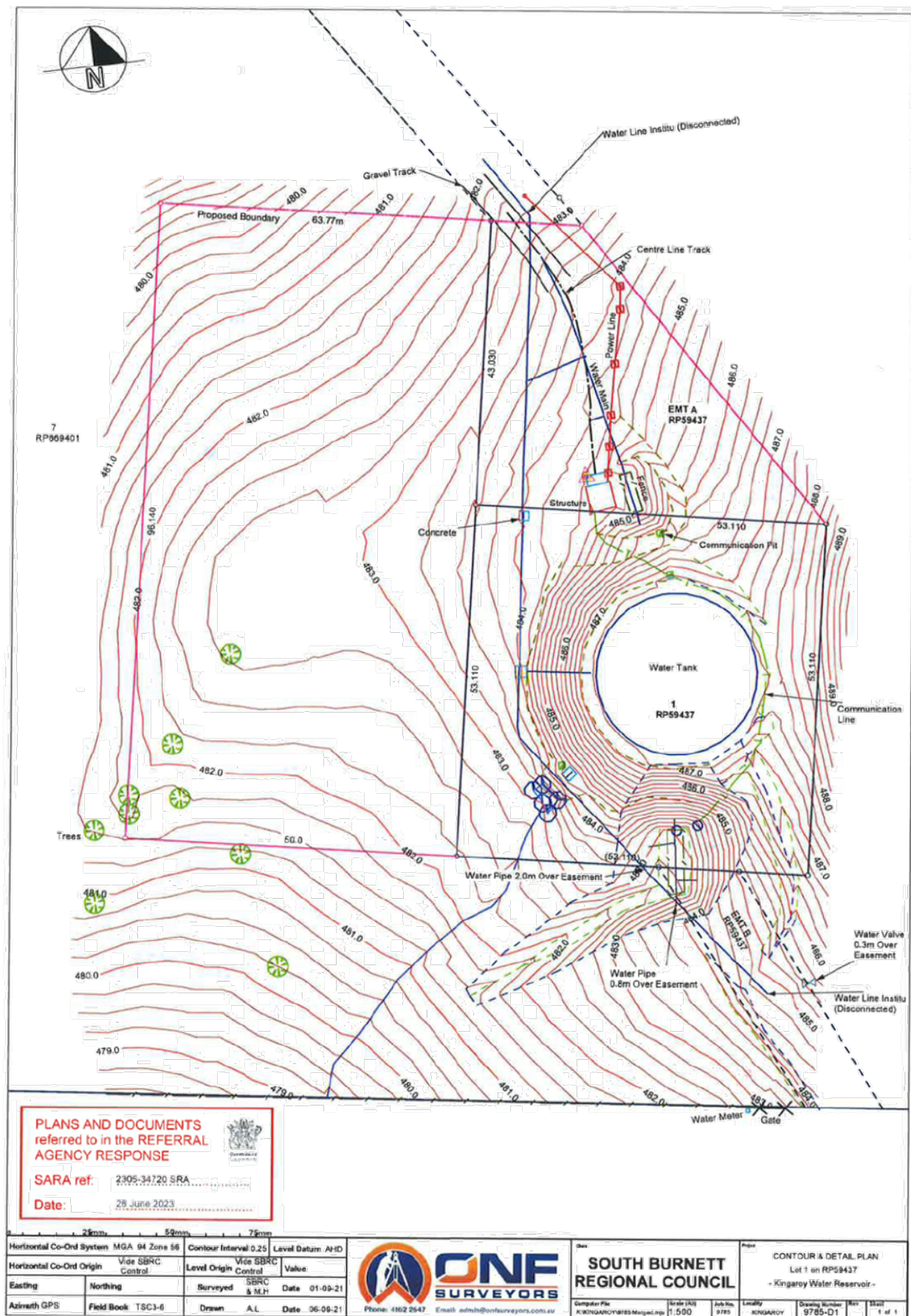
The following are the benchmarks apply to this development:

- Rural Zone Code
- Reconfiguring a Lot Code
- Services & Works Code

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

Note: Each application submitted to Council is assessed individually on its own merit.



Document Set ID: 3050206
Revision: 1, Version Date: 29/05/2023

0.0 RECONFIGURATION OF A LOT - SUBDIVISION (1 LOT INTO 3 LOTS) AT 118 GILLILAND CRESCENT, BLACKBUTT NORTH (AND DESCRIBED AS LOT 50 ON RP804679). APPLICANT: BLACKBUTT CENTRAL PTY LTD C/- ONF SURVEYORS

File Number: RAL23/0009
Author: Planning Consultant
Authoriser: Chief Executive Officer

Coordinator development services	SIGNATURE	DATE
MANAGER	[Redacted Signature]	6/7/23
GM		6/7/23
CEO		6/7/23

PRECIS

Development Application for Reconfiguration of a Lot – Subdivision (1 Lot into 3 Lots) over land described as Lot 50 on RP804679 and situated at 118 Gilliland Crescent, Blackbutt North. The Applicant is Blackbutt Central Pty Ltd C/- ONF Surveyors and the application reference is RAL23/0009.

SUMMARY

- Application for Development Permit for Reconfiguring a Lot (1 Lot into 3 Lots);
- Applicant seeks to reconfigure the subject site into three (3) lots, creating an additional two lots with full frontage to Gilliland Crescent;
- Subject site located in the Rural residential zone under the South Burnett Regional Council Planning Scheme;
- Proposal triggered Code assessment as the proposed lots are 1.21 hectares, 4,009m², and 4,009m²;
- The subject site includes an area of 2.0190 hectares;
- The development application is assessed against the relevant code of the South Burnett Regional Council Planning Scheme. Relevant codes include:
 - Rural Residential Zone Code;
 - Reconfiguring a Lot Code; and
 - Services and Works Code.
- The proposal does not trigger referral to any external referral agency;
- Council did not issue an information request;
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant codes (refer Attachment A – Statement of Reasons);
- Refer Attachment B – Infrastructure Charges Notice; and
- Application has been recommended for approval, subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve the development permit for a Reconfiguring a Lot (1 Lot into 3 Lots) at 118 Gilliland Crescent, Blackbutt North (formally described as Lot 50 on RP804679) – Applicant: Blackbutt Central Pty Ltd c/- ONF Surveyors.

GENERAL

GEN1. The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Drawing Title	Prepared by	Ref No.	Rev.	Date
Proposed Subdivision	ONF Surveyors	11278P/1	-	28/02/2023

Timing: At all times.

GEN2. All works, including the repair or relocation of services is to be completed at no cost to Council.

COMPLIANCE

- GEN3. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with Conditions.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

OUTSTANDING FEES

- GEN4. Prior to the sealing of the Plan of Survey the applicant is required to pay the Council all rates and charges or any expenses being a charge over the subject land under any Act in accordance with Schedule 18, Section 69 of the *Planning Regulation 2017*.

SURVEY MARKS

- RAL1. Prior to the submission of the Survey Plan to Council, the applicant is to reinstate survey marks and install new survey marks in their correct position in accordance with the Survey Plan, and the work is to be certified in writing by a Licensed Surveyor.

PLANNING

- RAL2. All development involving the emission of noise, odour and dust from ongoing uses, building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Environmental Protection Act 1994.

Timing: As indicated.

PROPERTY BOUNDARIES

- RAL3. All existing on-site structure, dams and sewerage treatment facilities including transpiration and irrigation areas are to be relocated so as not to cross the proposed property boundary.

ENGINEERING WORKS

- ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's Development Manual and Standard Drawings, relevant Australian Standards, and relevant design manuals.
- ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG6. Provide 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.
- ENG7. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).
- ENG8. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

ON-SITE SEWAGE TREATMENT

- ENG9. Future Dwellings must be connected to an on-site effluent disposal system, in accordance with AS 1547 and the Queensland Plumbing and Waste Water Code.

Timing: Prior to the issue of a Building Approval for a future Dwelling on the proposed lots.

VEHICLE ACCESS

- ENG10. Construct a gravelled driveway and crossover to proposed lots 2 and 3, having a minimum width of 4 metres and vehicle turnout in accordance with Council's Standard Drawing No. 00049.
- ENG11. The access for proposed lot 3 shall be located at the southern end of the lot frontage to Gilliland Crescent, away from the road reserve opposite.

TELECOMMUNICATION

- ENG12. Provide telecommunications to all lots within the development.

ELECTRICITY

- ENG13. Provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.
- ENG14. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG15. 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.
- ENG16. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

ADVICE

- ADV1. Section 85(1)(a) of the *Planning Act 2016* provides that, if this approval is not acted upon within a period of four (4) years the approval will lapse.
- ADV2. Payment of Department of Natural Resources, Mines and Energy valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$48.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.
- ADV3. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2023.

Eligible development under this scheme is required to be completed by 31 December 2023.

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

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

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

REPORT**1. APPLICATION DETAILS**

Site address	118 Gilliland Crescent, Blackbutt North		
Real property description	Lot 50 on RP804679		
Easements or encumbrances on title	N/A		
Area of Site	2.0190 hectares		
Current Use	Rural residential		
Environmental Management Register or Contaminated Land Register	No known listing.		
Applicant's name	Blackbutt Central Pty Ltd c/- ONF Surveyors		
Zone	Rural Residential Zone		
Applicable Overlays	OM2 – Bushfire Hazard Overlay OM8 – Agricultural Land Overlay		
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		
	Reconfiguration of a Lot (RAL)		X
	Building Work (BW)		
	Operational Work (OPW)		
Level of Assessment	Code Assessment		
Pre-lodgement Consultation history	- N/A		
Key planning issues e.g. vegetation, waterway corridors, overland flow	- Bushfire hazard		
Referral agencies	Agency	Agency	
	N/A	N/A	
Public notification	N/A		
Planning Regulation 2017	N/A		

2. THE SITE


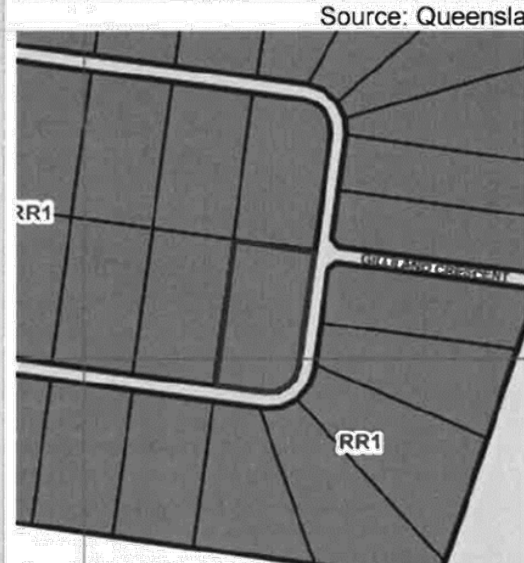
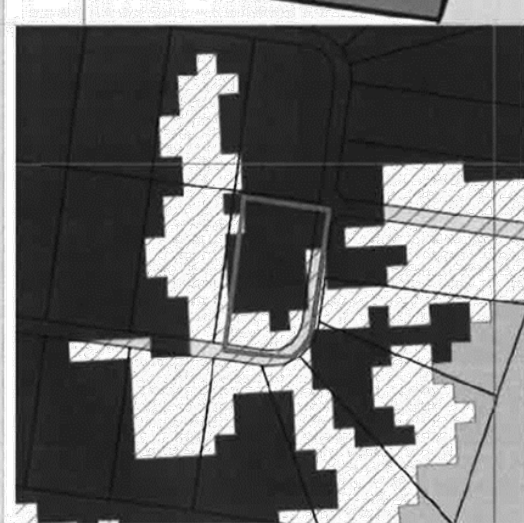
This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

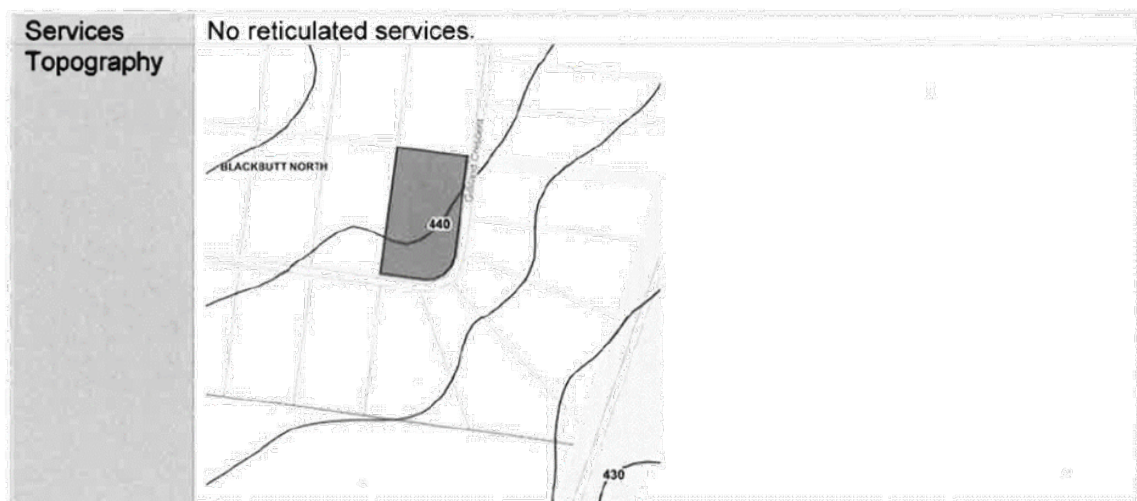
2.1. SITE DESCRIPTION & EXISTING USE

The subject site is located at 118 Gilliland Crescent, Blackbutt North and is formally described as Lot 50 on RP804679. The subject site is currently used for rural residential purposes, containing a

single dwelling house and associated outbuildings. The land is heavily vegetated and includes a frontage of approximately 280 metres to Gilliland Crescent.

Table 1 – Maps & Descriptions.

Site	 <p>Source: Queensland Globe.</p>
Zoning	 <p>Zoning</p> <ul style="list-style-type: none"> Low Density Residential Medium Density Residential Local Centre Principal Centre Specialised Centre Low Impact Industry Medium Impact Industry Special Industry Community Facilities Emerging Communities Extractive Industry Recreation and Open Space Environmental Management and Conservation Rural Residential Township Rural
Overlays	 <p>Bushfire Hazard Area (Bushfire Prone Area)</p> <ul style="list-style-type: none"> Very High Potential Bushfire Intensity High Potential Bushfire Intensity Medium Potential Bushfire Intensity Potential Impact Buffer



3. PROPOSAL DETAILS

The Applicant seeks a Development Permit for a Reconfiguration of a Lot (1 Lot into 3 Lots). The proposed lot reconfiguration will retain the existing structures and access on proposed Lot 1 and create two new lots using the remaining land. Lot 1 will maintain the existing access point from Gilliland Crescent while Lot 2 and Lot 3 will include frontages of 37.2 metres, with new access points to be created. **Figure 1** below includes the proposed site plan for the development, prepared by ONF Surveyors.

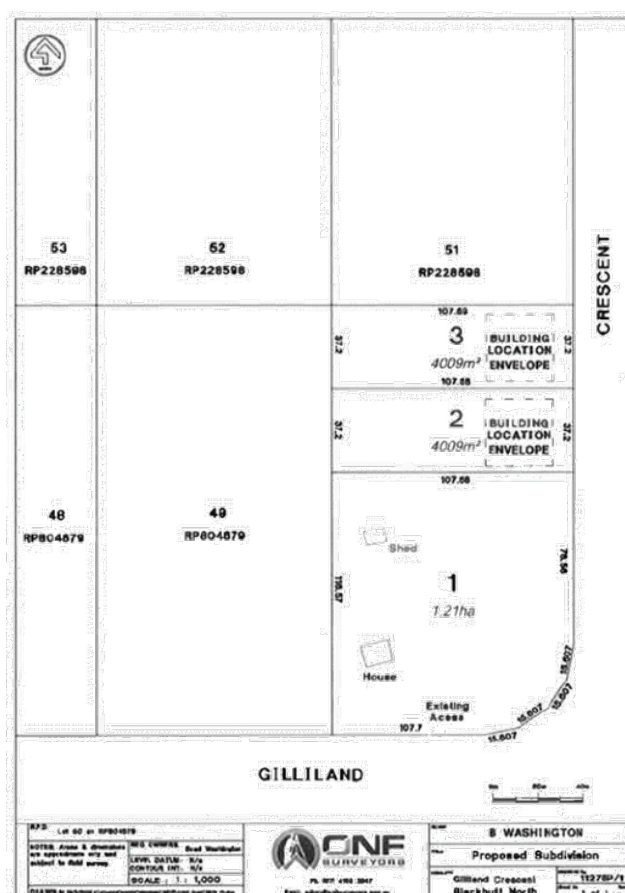


Figure 1. Proposed Subdivision Plan (ONF Surveyors).

4. ASSESSMENT OF ASSESSMENT BENCHMARKS

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.


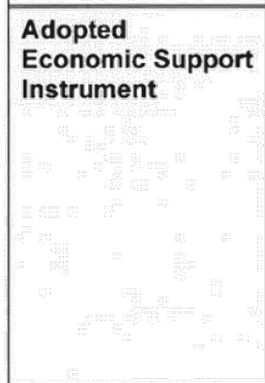
Planning Act 2016, Section 26 – Assessment Benchmarks generally

- (1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks –
 - (a) The assessment benchmarks stated in –
 - (i) The regional plan for a region, to the extent that the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (ii) The State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (iii) A temporary State planning policy applying to the premises;
 - (b) If the local government is an infrastructure provider – the local government's LGIP.
- (3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

4.1. PLANNING REGULATION 2017

The Planning Regulation 2017 forms the mechanism by which the provisions of the Act are administered. In particular the Regulation has the ability to regulate and prohibit development and determines the assessment manager and the matters that trigger State interests.

PLANNING REGULATION 2017 DETAILS	
WBB Regional Plan Designation:	<p>Wide Bay Burnett Regional Plan 2011 – Rural Living Area</p> <p>By 2031, it is anticipated that an additional 4,300 dwellings will be required to house growth within the South Burnett region. Urban and rural living broad hectare land can accommodate a significant proportion of the required dwellings.</p> <p>Rural Living Area Principles:</p> <ul style="list-style-type: none"> • Productive rural land is preserved. • Rural residential areas are not located in areas of high ecological significance. • Natural hazards such as flooding, bushfire and landslide do not cause an unacceptable risk to life and property. • All weather access to a community of interest is available. • Rural residential areas are located in proximity to towns where a minimum of local services are available to support residents.

	<ul style="list-style-type: none"> • There is an identified need for additional land to be included in a rural residential area, considering both the capacity in urban areas and rural living areas. • Suitable infrastructure is available or can be provided to support future residents. • Land management practices, such as weed and pest control and bushfire management, can be practically accommodated. • Inclusion of land in the Rural Living Area considers the whole-of-life costs of the development. <p>The Wide Bay Burnett Regional Plan 2011, currently being reviewed, identifies the township of Kingaroy as one of the key inland towns for the Wide Bay Burnett region, and together with Bundaberg, Gympie, Hervey Bay and Maryborough, is intended to provide a range of higher order services and functions for the urban communities and to support the region's rural activities. More particularly, the Regional Plan identifies Kingaroy as a Major Regional Activity Centre within the South Burnett Regional Council area.</p>
<p>Adopted Economic Support Instrument</p> 	<p>Under section 68E of the Planning Regulation 2017 that on 24 February 2021, South Burnett Regional Council adopted an economic support instrument. The instrument is in effect until 31st December 2023</p> <p>Economic support provisions</p> <p>4.1. The instrument applies the following provisions in accordance with section 68D(1) of the <i>Planning Regulation 2017</i>:</p> <ul style="list-style-type: none"> 4.1.1 Part 8B, Division 3 – Development that requires code assessment; 4.1.2 Schedule 6, Part 2, Section 7A – Particular material change of use involving an existing building; and 4.1.3 Schedule 6, Part 2, Section 7B – Material change of use for home-based business in particular zones. <p>The adopted instrument does not change the categories of development and assessment in the Planning Scheme v1.4</p>

4.2. REFERRAL AGENCIES

To determine whether the development application requires referral to the State Assessment and Referral Agency (SARA) or 'another entity', an assessment of the proposal against Schedule 10 of the Regulation has been undertaken.

The application does not require referral to a referral agency prescribed under Schedule 10, as demonstrated in **Table 3**.

Note: Grey shading indicates no provisions.

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
1	Airport Land	N/A		N/A	N/A	N/A
2	Brothels	N/A	N/A	N/A		N/A
3	Clearing Native Vegetation	N/A	N/A	N/A	N/A	N/A
4	Contaminated Land	N/A		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works	N/A N/A N/A N/A		N/A	N/A	N/A
7	Hazardous Chemical Facilities	N/A		N/A	N/A	N/A
8	Heritage Place: - Local Heritage Place - Queensland Heritage Place	N/A		N/A	N/A	N/A
9	Infrastructure Related: - Designated Premises - Electricity - Oil and Gas - State transport generally - State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and future state-controlled transport tunnels	N/A			N/A	N/A
10	Koala Habitat in SEQ region	N/A	N/A	N/A	N/A	N/A
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A			
12	Operational Work for Reconfiguring a Lot	N/A		N/A		N/A
13	Ports: - Brisbane Core Port Land - Within the port limits of the Port of Brisbane	N/A N/A N/A N/A		N/A	N/A	N/A

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
	- Within the limits of another port - Priority Ports - Strategic Port Land					
14	Reconfiguring a Lot under the Land Title Act	N/A		N/A		N/A
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: - Reconfiguring a lot - Tourist or sport and recreation activity - Community Activity - Indoor Recreation - Residential Development - Urban Activity - Combined Uses	N/A	N/A	N/A	N/A	N/A
16A	Southport Spit	N/A	N/A			
17	Tidal Works or Work in a Coastal Management District	N/A		N/A	N/A	N/A
18	Urban Design	N/A			N/A	N/A
19	Water Related Development: - Taking or interfering with water - Removing quarry material - Referral dams - Levees	N/A N/A N/A N/A		N/A	N/A	N/A
20	Wetland Protection Area	N/A	N/A	N/A	N/A	N/A
21	Wind Farms	N/A		N/A		N/A

Based on the findings in **Table 3** it has been concluded that the application does not require referral to a Referral Agency in accordance with Schedule 10.

4.3. STATE PLANNING POLICY

The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 (PR 2017) states the assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme.

In accordance with section (8)(4)(a) of the Act, the State Planning Policy applies to the extent of any inconsistency with the Planning Scheme.

State Planning Policy Part E	
Liveable communities and housing	No applicable assessment benchmarks
Economic growth <ul style="list-style-type: none"> • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism. 	The site is within an important agricultural area and contains some Class A and B agricultural land along the south-eastern corner of the land. The proposed development should not significantly impact upon the productive capacity of the agricultural land.
Planning for the environment and heritage. <ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality 	The site contains some category R regulated vegetation and intersects a watercourse along the rear boundary. The proposed development should not significantly impact upon these biodiversity values.
Safety and resilience to hazards <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	No applicable assessment benchmarks.
Infrastructure <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	All appropriate residential services infrastructure and connections can be made and are conditioned as part of the approval.

4.4. DEVELOPMENT CODE ASSESSMENTS

Pursuant to under Section 5.6, Table 5.6.1 – Level of Assessment in the Rural Residential Zone for Reconfiguring a Lot is subject to Code Assessment. The relevant assessment benchmarks are:

- Rural residential zone code
- Reconfiguring a lot code
- Services and works code

Rural Residential Zone Code

The subject site is situated in the Rural Residential Zone of the Planning Scheme. The purpose of the Rural Residential Zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services. The proposal for the lot reconfiguration is appropriate for the zone as it is not changing the physical use of the site and will create three appropriately sized lots that facilitates future rural residential development.

The following table sets out an assessment of the proposal against the overall outcomes for the Rural Residential Zone Code.

Table 6.2.14.3 Criteria for Assessment

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
General		
PO1 Buildings and structures must complement the semi-rural character of nearby development and protects residential amenity.	AO1.1 Site cover does not exceed 10%. and AO1.2 Buildings and structures are not higher than 8.5m above ground level. and AO1.3 Buildings have a minimum set back of: (a) 10m to the road frontage; (b) 6m to a side or rear boundary. and AO1.4 The maximum length of any façade without articulation or change of materials is 15m. and AO1.5 On-site storage areas visible from outside the site are screened by a 1.8m high fence along intervening boundaries. and AO1.6 Outdoor lighting is designed, installed and maintained in accordance with AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.	Not Applicable The proposal is for a lot reconfiguration only.
PO2 Development minimises the potential for reverse amenity impacts for adjoining existing non-residential activities.	AO2.1 A well-maintained vegetative buffer is provided on the residential land between the residential development and adjacent existing non-residential use.	Not Applicable There are no adjacent non-residential uses.
PO3 Dwellings are to be adequately serviced.	AO3.1 Where in a reticulated water supply area, development is	Not Applicable. The subject site is not located within a water supply area.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
	<p>to be connected to the supply network.</p> <p>and</p> <p>AO3.2 Where reticulated water supply is not available, a 45kl water tank is provided for each dwelling for consumption purposes and an additional 22.5kl water storage located no more than 10m from the main dwelling is available for fire fighting purposes.</p> <p>and</p> <p>AO3.3 The provision of on-site sewerage treatment conforms to the requirements of the Queensland Plumbing and Wastewater Code.</p> <p>and</p> <p>AO3.4 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO3.5 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p> <p>and</p> <p>AO3.6 Development has direct access to a sealed road.</p>	<p>Complies. A minimum 25,000L permanent water supply will be established at the time of construction of a structure which is capable for supplying for fire-fighting purposes.</p> <p>Conditioned. Future dwellings must be connected to on-site effluent disposal system, in accordance with AS 1547 and the Queensland Plumbing and Waste Water Code.</p> <p>Complies. Future dwellings can be connected to electricity and telecommunications.</p> <p>Complies The lots are of sufficient size that stormwater from future houses is unlikely to be concentrated onto adjoining properties.</p> <p>Complies. The proposal site fronts Gilliland Crescent, which is a bitumen sealed road, where the lots are to be accessed from.</p> <p>It is concluded that adequate services are available or can be provided to the proposed lots so that future dwellings are suitably serviced.</p>
<p>PO4 Development is located and designed to ensure that land uses are not exposed to:</p> <p>(a) Areas that pose a health risk from previous activities; and</p>	<p>AO4.1 Development does not occur:</p> <p>(a) In areas that pose a health risk from previous activities; and</p> <p>(b) On sites listed on the Contaminated Land Register or</p>	<p>Not Applicable. There are no known or listed contaminations on the subject site that could pose a health risk due to contaminated soils.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
(b) Unacceptable levels of contaminants.	Environmental Management Register or AO4.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit.	
Section 2 Where in the vicinity of an existing intensive animal industry		Not Applicable. The subject site is not located within the vicinity of any existing intensive animal industry.
Section 3 Home based business		Not Applicable. The proposed development is for reconfiguring a lot.
Section 4 Secondary dwelling		Not Applicable. The proposed development is for reconfiguring a lot.
Section 5 For development affected by one or more overlays		Not Applicable. The site is not identified on any of the listed overlays.

Summary of Compliance with Rural Residential Zone Code:

The proposed development complies with (or can be conditioned to comply with) the acceptable outcomes of the Rural residential zone code.

Reconfiguring a Lot Code

Table 8.4.1—Assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
Section 1 Boundary Realignment PO1 – PO2		Not Applicable. The proposed development is not for a boundary realignment.
Section 2 Reconfiguration under a Community Title Scheme PO3 – PO6		Not Applicable. The proposed reconfiguration is not under a Community Title Scheme.
Section 3 All other reconfiguration		
PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.	AO7.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2. and AO7.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of	Complies. The proposed lots meet the minimum lot size requirements for the Rural Residential Zone, in accordance with Table 8.4.2. Complies. The minimum lot size is achieved for the proposed lots.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
	the access corridor of the allotment. and AO7.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.	Not applicable. Irregular lots are not proposed.
PO8 Lots have lawful, safe and practical access.	AO8.1 Access is provided via either: (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network). and AO8.2 Newly created lots do not have direct access to sub-arterial or higher order roads. and AO8.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.	Complies. The proposed lots have direct road frontages. Not applicable. The proposed lots do not have direct access to a sub-arterial or higher order roads. Complies. Access for all proposed lots is via Gilliland Crescent, which is a bitumen sealed road.
PO9 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.	AO9.1 Only one rear lot is provided behind each full street frontage regular lot. and AO9.2 No more than two rear lot access strips directly adjoin each other. and AO9.3 No more than two rear lots gain access from the head of a cul-de-sac. and AO9.4 Rear lots are only created where the site gradient is greater than 5%.	Not Applicable. The proposal does not include a rear lot. Not Applicable. The proposal does not include a rear lot. Not Applicable. The proposal does not include a rear lot. Not Applicable. The proposal does not include a rear lot.
PO10 The design and construction of new roads: (a) Maintain safe and efficient access to the transport network;	AO10.1 Intersection shall be spaced at no less than 45m from any other intersection. and	Not Applicable. The proposed development does not include any new roads.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
(b) Creates integrated neighbourhoods; and (c) Are constructed to a standard that is commensurate with the intended use of allotments.	AO10.2 Any intersections with existing roads shall be treated with a T-intersection or a roundabout. and AO10.3 The road layout indicates connections to adjoining development sites. and AO10.4 Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel. or AO10.5 In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.	
PO11 The provision of services is resistant to inclement weather and does not degrade the character of the area.	AO11.1 Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.	Not Applicable. The proposed development does not include any new roads.
PO12 Reconfiguration facilities integration of walking and cycling networks that provide a safe and convenient environment for users having regard to appropriate gradients and distances to be travelled.	AO12.1 No outcome specified.	Not Applicable. Integration of walking and cycling networks are not relevant to this proposal in the Rural Residential Zone.
PO13 Public open space is provided in response to community need.	AO13.1 Public open space is provided in accordance with the Priority Infrastructure Plan.	Not Applicable. The proposed development does not require the provision of public open space.
PO14 Reconfiguration into allotments less than 400m ² in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.	AO14.1 Reconfiguration in the Medium Density Residential zone involving allotments less than 400m ² where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy.	Not Applicable. The subject site is located within the Rural Residential Zone.
PO15 Reconfiguration into allotments less than 400m ² in the Medium Density Residential zone is to provide for suitable living environments.	For allotments less than 400m ² – AO15.1 All lots are orientated to within 20° of north. AO15.2 All lots are to be sized and shaped to	Not Applicable. The subject site is located within the Rural Residential Zone.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
	accommodate a 10m x 20m rectangle.	
Section 4 All reconfiguring a lot subject to an overlay		Not Applicable. The site is not identified on any of the listed overlays.

Summary of Compliance with the Reconfiguring a Lot Code:

The proposed development seeks to reconfigure one (1) existing lot to create three (3) lots. The proposed lots are considered to be of an appropriate size and do not compromise the existing or future use of the lots. The development will not have any adverse impacts on the surrounding rural residential allotments. The proposed development complies with (or can be conditioned to comply with) the acceptable outcomes of the Reconfiguring a lot code.

Services and Works Code

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
General		
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	Complies with the Performance Outcome. All lots are of sufficient size to avoid the concentration of stormwater from future buildings. No changes to ground levels are proposed.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses : (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater	Complies. The proposed development will not involve discharging wastewater to a waterway or off-site.
PO3 Construction activities avoid or minimise adverse	AO3.1 An erosion and sediment control plan addresses the design objectives for	Not Applicable. There are no extensive construction activities

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
impacts on stormwater quality.	the construction phase in Table 9.4.4	proposed as part of the development. Basic erosion and sediment control measures can be conditioned for construction of the new driveway.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the postconstruction phase in Table 9.4.4.	Not Applicable. Limited ground disturbance is proposed which would alter water flow paths across the land.
Section 2 Infrastructure		
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	Complies. The proposed development has frontage to Gilliland Crescent, which is a bitumen sealed road. Complies. Limited infrastructure is proposed however the driveways and crossovers can be conditioned to meet the relevant standards.
Part 3 Vehicle Parking		
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. and AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. and AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. and AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.	Complies. The proposal is for reconfiguring a lot only so no formal parking is warranted. The lots are sufficiently large to accommodate future parking demands. Complies. As above. Complies. Driveways will be conditioned to comply with the standard. Complies. Vehicle manoeuvring areas will be conditioned to comply with the standard.
Section 4 Landscaping		

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>	<p>Not Applicable.</p> <p>The proposed development is for reconfiguring a lot and will not involve any landscaping works as part of the proposal.</p>
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO8.2 Species selection avoids non-invasive plants.</p> <p>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>	<p>Not Applicable.</p> <p>The proposed development is for reconfiguring a lot and will not involve any landscaping works as part of the proposal.</p>
PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.	<p>AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level.</p> <p>and</p> <p>AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and</p> <p>AO9.3 Works do not occur on slopes over 15% in grade.</p> <p>and</p>	<p>Not Applicable.</p> <p>No significant cut/fill is proposed. Any cut or fill to provide vehicle crossovers and building pads will comply with these requirements or be subject to approval as part of the building approval process for new dwellings on the proposed lots.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
	<p>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p>AO9.6 Filling or excavation for the purpose or retention of water:</p> <ul style="list-style-type: none"> (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots. 	
PO10 Filling or excavation does not cause damage to public utilities.	AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.	Not Applicable. No filling or excavation works are proposed as part of this development application.
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO11.1 Following filling or excavation: <ul style="list-style-type: none"> (a) The premises: <ul style="list-style-type: none"> (i) Are self-draining; and, (ii) Has a minimum slope of 0.25%; and (b) Surface water flow is: <ul style="list-style-type: none"> (i) Directed away from neighbouring properties; or (ii) Discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2 	Not Applicable. No filling or excavation works are proposed as part of this development application.

Summary of Compliance with the Services and Works Code:

The proposed development generally complies with (or can be conditioned to comply with) the acceptable outcomes of the Services and works code. There is a performance outcome in relation to stormwater as a stormwater plan was not submitted with the application. In this case the lots are of sufficient size that stormwater is unlikely to be concentrated as a result of future development such that it would cause an impact on adjoining land. There are no substantial earthworks proposed.

5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	N/A
Other	N/A

Council Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	Council's Development Engineer provided comments in relation to Infrastructure Charges and engineering conditions.
Infrastructure Charges Unit	<p>Council adopted the LGIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The types of developments that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> a) Reconfiguring a Lot; b) Making a Material Change of Use; c) Carrying out Building Work <p>Refer to Attachment B for the Infrastructure Charges Notice.</p>

6. RECOMMENDATION

Grounds to support the development –

- The subdivision is appropriate for the site, anticipated by the planning scheme and constraints are able to be managed by way of condition.
- The subdivision will result in lot sizes consistent with the surrounding rural residential setting and other rural residential properties nearby.
- The access to each allotment can be managed so that they are safe and efficient for each lot from Gilliland Crescent.

On this basis, we recommend Council approve the proposed development, subject to the conditions outlined within this report.

ATTACHMENTS

1. Attachment A - Statement of Reasons
2. Attachment B - Infrastructure Charges Notice
3. Attachment C - Approved Plans

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

Applicant:	Blackbutt Central Pty Ltd c/- ONF Surveyors
Application No:	RAL23/0009
Proposal:	Reconfiguring a Lot (1 Lot into 3 Lots)
Street Address:	118 Gilliland Crescent, Blackbutt North
RP Description:	Lot 50 on RP804679
Assessment Type:	Code Assessable
Number of Submissions:	N/A

On 6 July 2023 the above development was recommended for:

- ☒ Approval
☐ Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The subdivision is appropriate for the site, anticipated by the planning scheme and constraints are able to be managed by way of condition.
- The subdivision will result in lot sizes consistent with the surrounding rural residential setting and other rural residential properties nearby.
- The access to each allotment can be managed so that they are safe and efficient for each lot from Gilliland Crescent.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Rural Residential Zone Code
- Reconfiguring a Lot Code
- Services and Works Code

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

Note: Each application submitted to Council is assessed individually on its own merit.

INFRASTRUCTURE CHARGES NOTICE*(Section 119 of the Planning Act 2016)*

APPLICANT: Blackbutt Central Pty Ltd
C/- ONF Surveyors
PO Box 896
KINGAROY QLD 4610

APPLICATION: Reconfiguring a Lot - Subdivision (1 Lot into 3 Lots)

DATE: 06/07/2023

FILE REFERENCE: RAL23/0009

AMOUNT OF THE LEVIED CHARGE: **\$8,838.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$4,820.00	Transport Network
\$4,018.00	Parks and Land for Community Facilities Network
\$0.00	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 50 on RP804679

SITE ADDRESS: 18 Gilliland Crescent, Blackbutt North

PAYABLE TO: South Burnett Regional Council

WHEN PAYABLE: Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

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

Stormwater**Adopted Charges**

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

Discounts*

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

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (1 into 3)	\$0.00	\$0.00	\$4,820.00	\$4,018.00	\$0.00	\$8,838.00
Total	\$0.00	\$0.00	\$4,820.00	\$4,018.00	\$0.00	\$8,838.00

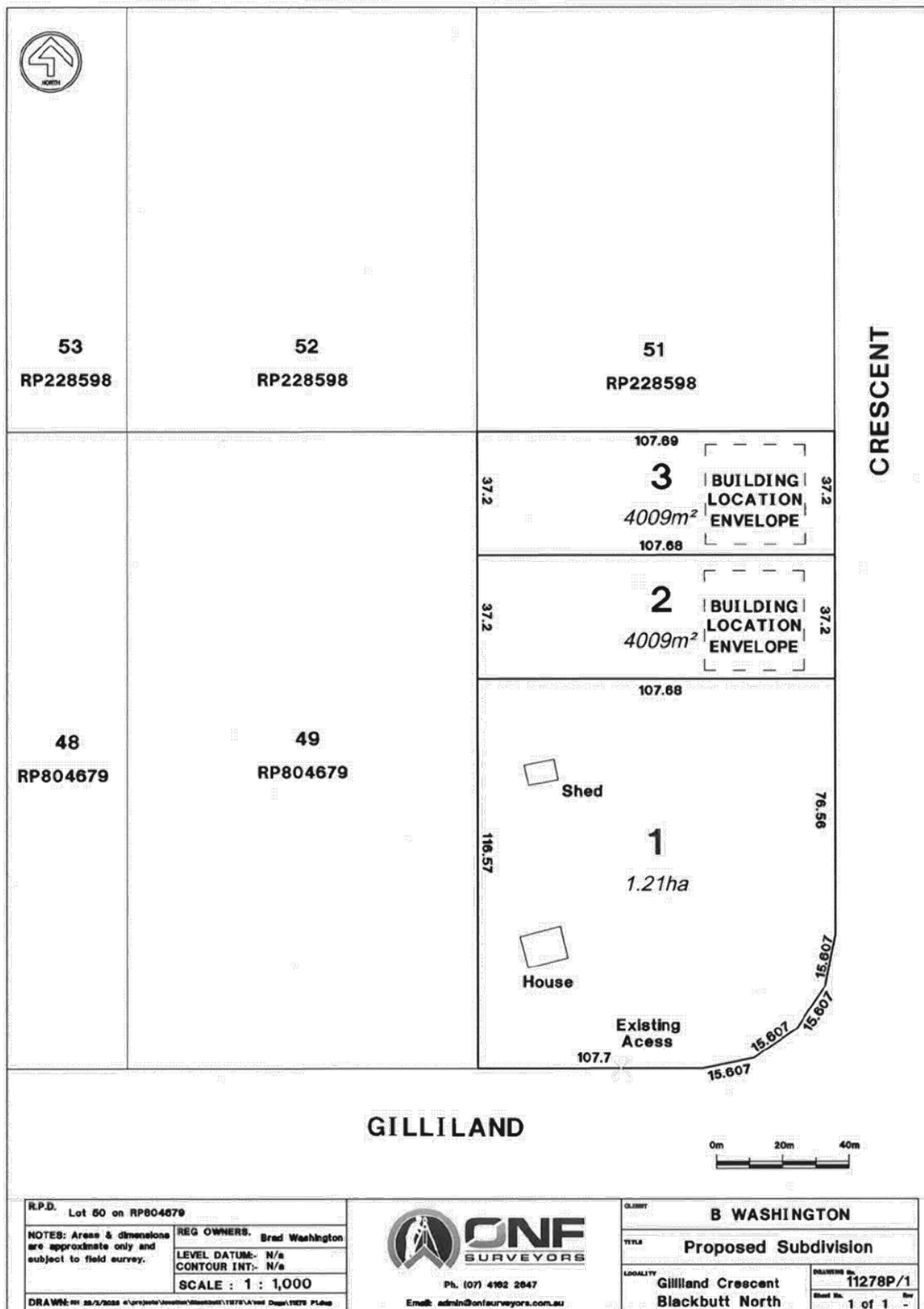
* In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.

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 Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au



current Set ID: 3030638
 rsion: 1, Version Date: 28/04/2023

17.2 LIST OF CORRESPONDENCE PENDING COMPLETION OF ASSESSMENT REPORT**File Number:** 09-08-2023**Author:** Administration Officer**Authoriser:** Chief Executive Officer**PRECIS**

List of correspondence pending completion of assessment report.

SUMMARY

Reports pending completion of assessment as of 31 July 2023.

OFFICER'S RECOMMENDATION

That the List of correspondence pending completion of assessment report as of 31 July 2023 be received.

REPORT**Reconfiguration of a lot (RAL) applications**

1. RAL22/0011 – Easement associated with MCU22/0004 at 79 Zerners Road MURGON
2. RAL22/0042 – Reconfiguration of a lot – Subdivision (1 Lot into 10 Lots) at 14503 D'Aguilar Highway, NANANGO
3. RAL23/0002 – Reconfiguration of a lot – Boundary Realignment at 858 Memerambi Gordonbrook Road GORDONBROOK
4. RAL23/0006 – Reconfiguration of a lot – Subdivision (1 Lot into 2 Lots) at 46 Kingaroy Burrandowan Road TAABINGA
5. RAL23/0008 – Reconfiguration of a lot – Easement (associated with MCU23/0008) at 20 Fork Hill Drive KINGAROY
6. RAL23/0011 – Reconfiguration of a lot – Subdivision (2 Lot into 4 Lots) at 31 & 33 Verdelho Drive MOFFATDALE
7. RAL23/0012 – Reconfiguration of a lot – Subdivision (1 Lot into 3 Lots) at Reservoir Service Road BLACKBUTT
8. RAL23/0013 – Reconfiguration of a lot – Boundary Realignment at 41 & 43 Alexander Street WOOROOLIN
9. RAL23/0014 – Minor Change to Existing Approval (RAL22/0032) – Boundary Realignment (6 Lots into 5 Lots) at 12 Arthur Street East NANANGO
10. RAL23/0015 – Reconfiguration of a Lot – Subdivision (2 Lots into 15 Lots), New Road and Drainage Easements at 189 & 193 Crumpton Drive BLACKBUTT NORTH
11. RAL23/0016 – Reconfiguration of a Lot – Boundary Realignment (4 Lots into 3 Lots) at Bunya Highway KINGAROY
12. RAL23/0020 – Minor Change to Existing Approval (RAL19/0011) at 116-120 Harris Road KINGAROY
13. RAL23/0021 – Reconfiguration of a Lot - Subdivision (1 Lot into 3 Lots) at 20-28 Glendon Street KINGAROY
14. RAL23/0022 - Minor Change to Existing Approval (RAL22/0031) at 6 Cherbourg Road MURGON

Material Change of Use (MCU) Applications

1. MCU21/0017 – Material Change of Use – Expansion of the existing piggery (57,000SPU) at 592 Morgans Road, WINDERA (and described as Lot 49 on MZ555 & Lot 203 on SP251979)

2. MCU21/0019 – Other Change to Existing Approval - Material Change of Use (Master Planned Community and Development Permit for Reconfiguration of a lot (1 lot into 6 lots plus parkland dedication) at Corner Bunya Highway & Taylors Road KINGAROY
3. MCU22/0004 – Extractive Industry and Easement at 79 Zerners Road MURGON
4. MCU22/0011 – Motorsport and Ancillary Facilities and Caretakers' Residence and ERA (63) for Sewerage Treatment at Lewis Duff Road BALLOGIE
5. MCU22/0018 – Agricultural supplies store and Special Industry (Manufacturing fertiliser) and concurrent ERA 7 (Chemical Manufacturing) at 107 River Road KINGAROY
6. MCU22/0034 – Major Utility Infrastructure – Solar Farm at Bowman Road BLACKBUTT
7. MCU23/0005 – Material Change of Use – Warehouse at Bunya Highway KINGAROY
8. MCU23/0007 – Minor Change to Existing Approval – Material Change of Use (Increase to Number of Units and Associated Layout Changes) at 95 Markwell Street KINGAROY
9. MCU23/0008 – Material Change of Use – Food & Drink Outlet and Function Facility (associated with RAL23/0008) at 20 Fork Hill Drive MOFFATDALE
10. MCU23/0009 – Material Change of Use – Three (3) Additional Multi Dwelling Units at 42 & 44 Markwell Street KINGAROY
11. MCU23/0010 – Material Change of Use – Bulk Landscape Supplies Yard at 100 River Road KINGAROY
12. MCU23/0011 – Material Change of Use – Low Impact Industry at 4 Jarrah Street KINGAROY
13. MCU23/0012 – Material Change of Use – Multiple Dwelling (3 Units) at 40 & 42 Markwell Street KINGAROY
14. MCU23/0013 – Other Change to Existing Approval (MCU22/0022) – Short-term Accommodation Units at 17 Fork Hill Drive MOFFATDALE
15. MCU23/0014 – Material Change of Use – Short-term Accommodation (5 Farm Stay Units) at 18 Millers Road BOOIE
16. MCU23/0015 – Material Change of Use – Multiple Dwelling (3 Units) at 99 Anita Road BLACKBUTT NORTH
17. MCU23/0016 – Material Change of Use – Accommodation Building providing 14 Short-term Accommodation Units at 1 Hodge Street KINGAROY
18. MCU23/0017 – Material Change of Use – Short-Term Accommodation (24 x Accommodation Units) at 27-31 Pound Street KINGAROY
19. MCU23/0018 – Material Change of Use – Multiple Dwelling (15 Units) at 44 Stephens Street West MURGON
20. MCU23/0019 – Minor Change to Existing Approvals (MCU18/0005 & MCU21/0024) at 1 Rogers Drive KINGAROY

Operational Works (OPW) Applications

1. OPW23/0011 – Earthworks at 63 Reece Court WONDAI

ATTACHMENTS

Nil

18 QUESTIONS ON NOTICE**18.1 QUESTION ON NOTICE - KINGAROY ENGAGEMENT CENTRE****File Number:** 9-08-2023**Author:** Manager Community & Lifestyle**Authoriser:** Chief Executive Officer

The following question on notice was received from Councillor Erkens.

Question

Has there been any progress with forming a working group to establish a Kingaroy Youth Engagement Centre?

Response

To date Officers are currently investigating the current number and volume of youth related projects that are currently being delivered across the whole of region by a wide range of stakeholders. It is expected that this information will form the basis for a report to be provided to the September Liveability, Governance and Finance Standing Committee.

RECOMMENDATION

That the response to the question regarding the progress of a working group raised by Councillor Erkens be received and noted.

ATTACHMENTS**Nil**

18.2 QUESTION ON NOTICE - FACADE IMPROVEMENT APPLICATIONS**File Number:** 9-08-2023**Author:** Manager Community & Lifestyle**Authoriser:** Chief Executive Officer

The following question on notice was received from Councillor Henschen.

Question

How many Facade Improvement applications have been received for Scott Street Wondai?

Response

The following applications have been received and approved for Scott Street Wondai:

South Burnett Façade Grant	Address	Business	Approved/Not Approved
Round 2	16 Scott St, Wondai	Wild Earth Float	Approved
Round 2	15 Scott St, Wondai	Ryan's Butchery	Approved
Quick Round (Round 3)	38 Scott St, Wondai	Theuerkauf Plumbing	Approved
Quick Round (Round 3)	38 Scott St, Wondai	Theuerkauf Investments	Approved

A total of 4 applications were received for the South Burnett Façade Grants and all were approved. There were no applications received from Scott Street businesses in Round 1.

RECOMMENDATION

That the response to the question regarding Façade Improvement applications raised by Councillor Henschen be received and noted.

ATTACHMENTS

Nil

18.3 QUESTION ON NOTICE - LEGAL FEES**File Number:** 09/08/2023**Author:** Manager Finance & Sustainability**Authoriser:** Chief Executive Officer

The following question on notice was received from Councillor Jane Erkens.

Question

How many rate payers with a rates debt have legal fees added?

Response

As at the end of July 2023, the number of rateable properties who currently still have rates outstanding and have legal fees as part of their debt are 214. This is approximately 14% of properties that are currently overdue.

RECOMMENDATION

That the response to the question regarding Legal Fees raised by Councillor Jane Erkens be received and noted.

ATTACHMENTS

Nil

19 CONFIDENTIAL SECTION

OFFICER'S RECOMMENDATION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 254J of the *Local Government Regulation 2012*:

19.1 Legal Update - Update on Planning Matter before the Planning and Environment Court.

This matter is considered to be confidential under Section 254J - e of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

19.2 Visit South Burnett - 2023/2024 Agreement

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

20 CLOSURE OF MEETING