

MISS JESSICA REISER (MARANOVA REGIONAL COUNCIL)

Our Ref: MCU175

20 March 2020

Wendy Wood  
Rogan Building Pty Ltd  
C/- Out of Woods Planning  
14 Cobbold Lane  
Maroochydore QLD 4558

**Email:** [wendy@outofwoodsplanning.com.au](mailto:wendy@outofwoodsplanning.com.au)

Dear Wendy

## Decision notice approval

(Given under section 63(2) of the *Planning Act 2016*)

The development application described below was properly made to the Balonne Shire Council on 5 February 2020.

### Applicant details

---

Applicant name: Rogan Building Pty Ltd  
C/- Out of Woods Planning

Applicant contact details: [wendy@outofthewoodsplanning.com.au](mailto:wendy@outofthewoodsplanning.com.au)  
0418 405 006

### Application details

---

Application number: MCU175

Approval sought: Development Permit

Details of proposed development: Development Application for Material Change of Use – “Low Impact Industry” and “Caretaker’s Accommodation”

### Location details

---

Street address: 92 Victoria Street, St George QLD 4487

Real property description: Lot 1 on RP81547

### Decision

---

I wish to advise that, on 19 March 2020, the above development application was approved in full subject to conditions by Council. (Refer to the conditions contained in **Attachment 1**)

### Details of the approval

This application is not taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approvals are given:

	<i>Planning Regulation 2017</i> reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - material change of use	N/A	<input checked="" type="checkbox"/>	

### Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- Development Permit – Building Work
- Development Permit – Plumbing and Drainage works

### Properly made submissions

Not Applicable – No Part of the application required public notification.

### Referral agencies for the application

The referral agencies for the application are:

For an application involving	Name and address of referral agency	Advice agency or concurrence agency
<b>State Transport Corridor</b> <i>Development application for material change of use, other than an excluded material change of use that is assessable development under a local categorising instrument, if all or part of the premises-</i> <i>(a) are within 25m of a State transport corridor; or</i> <i>(b) are a future State transport corridor; or</i> <i>(c) are-</i> <i>(i) adjacent to a road that intersects with a State-controlled road; and</i> <i>(ii) within 100m of the intersection.</i>	Department of State Development, Manufacturing, Infrastructure and Planning PO Box 825 Toowoomba QLD 4350	Concurrence Agency

See Attachment 2 for conditions of approval imposed by the Department of State Development, Manufacturing, Infrastructure and Planning as a result of the referral.



## Approved plans, specifications and drawings

---

Copies of the following approved plans, specifications and/or drawings are enclosed.

Plan/Document Number	Plan/Document Name	Date
200110.01 Revision 5	Site Plan	20/01/2020
200110.02 Revision 5	Proposed New Residence Floor Plan	20/01/2020
200110.03 Revision 5	Proposed New Residence Elevations	20/01/2020
Q06588;A	Proposed Workshop Building Floor Plan	10/01/2020
Q06588;A	Proposed Workshop Building Elevations	10/01/2020
	Stormwater Management Plan Prepared by Proterra Group	31/01/2020

## Currency period for the approval (s.85 of the Planning Act)

---

For Material Change of Use - This approval lapses if the first change of use does not happen within 6 years after the approval starts to have effect.

## Appeal Rights

---

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For certain applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

### Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

### Appeal by an eligible submitter

An eligible submitter for a development application may appeal to the Planning and Environment Court against the decision to approve the application, to the extent the decision relates to:

- any part of the development application that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

**Attachment 3** is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights and the appeal rights of a submitter.

To stay informed about any appeal proceedings which may relate to this decision visit:

<https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution/pe-court-database>.

For further information please contact Jessica Reiser, Planning Officer Maranoa Regional Council, on 1300 007 662 or via email [planning@maranoa.qld.gov.au](mailto:planning@maranoa.qld.gov.au) who will be pleased to assist.

Yours sincerely



Matthew Magin  
Chief Executive Officer

- Enc: Attachment 1—Assessment Manager Conditions of Approval (Balonne Shire Council)  
Attachment 2—Department of State Development, Manufacturing, Infrastructure and Planning  
Attachment 3—Appeal provisions  
Attachment 4—Statement of Reasons  
Attachment 5—Approved plans and specifications



ATTACHMENT 1 – ASSESSMENT MANAGER CONDITIONS OF APPROVAL (BALONNE SHIRE COUNCIL)

DEVELOPMENT CONDITIONS APPLICABLE FOR BOTH “LOW IMPACT INDUSTRY” AND  
“CARETAKER’S ACCOMMODATION”

Preamble

1. The relevant planning scheme for this development is *Balonne Shire Planning Scheme 2019*. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
2. Under the *Balonne Shire Planning Scheme 2019*:

**Low-impact Industry** means: *Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:*

- a) *negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise*
- b) *minimal traffic generation and heavy-vehicle usage*
- c) *demands imposed upon the local infrastructure network consistent with surrounding uses*
- d) *the use generally operates during the day (e.g. 7am to 6pm)*
- e) *offsite impacts from storage of dangerous goods are negligible*
- f) *the use is primarily undertaken indoors.*

Examples include: *Repairing motor vehicles, fitting and turning workshop*

The use does not include the following examples: *Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry*

**Caretaker's Accommodation** means: *A dwelling provided for a caretaker of a non-residential use on the same premises.*

3. The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
4. All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
5. It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved use.
6. An Operational works application will be required to be submitted to and approved by Council for:
  - a) Operational works that is excavation and/or filling where there would be a change 1m or more in the level of any part of the land or where any drainage path is affected; or



b) Operational works for urban purposes that involve disturbing more than 2,500m<sup>2</sup> of land.

7. In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

### Conditions of Approval

#### Use

1. The approved development is a Material Change of Use - "Low Impact Industry" and "Caretaker's Accommodation" as defined in the Planning Scheme and as shown on the approved plans.
2. A development permit for building works must be obtained prior to commencing construction of the "Low Impact Industry" and "Caretaker's Accommodation".
3. The approved development is to be carried out generally in accordance with the following approved plans/documents and subject to approval conditions. Where there is any conflict between the approval conditions and the details shown on the approved plans, the approval conditions prevail.

Plan/Document Number	Plan/Document Name	Date
200110.01 Revision 5	Site Plan	20/01/2020
200110.02 Revision 5	Proposed New Residence Floor Plan	20/01/2020
200110.03 Revision 5	Proposed New Residence Elevations	20/01/2020
Q06588;A	Proposed Workshop Building Floor Plan	10/01/2020
Q06588;A	Proposed Workshop Building Elevations	10/01/2020
	Stormwater Management Plan Prepared by Proterra Group	31/01/2020

4. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.

#### Compliance inspection

5. All conditions relating to the establishment of the approved development must be fulfilled prior to the approved use commencing, unless otherwise noted in these conditions.
6. Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.

#### Applicable Standards

7. All works must comply with:
  - a) the development approval conditions;
  - b) any relevant provisions in the Planning Scheme
  - c) any relevant Australian and Austroads Standards and the National Construction Code that applies to that type of work; and



- d) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

#### Development works

8. The developer shall ensure that all approved works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
9. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

#### Waste Management

10. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.
11. Adequate refuse storage areas and facilities must be provided on the site to service the approved development. Refuse storage facilities are to be screened from view at the street frontage and from adjoining properties.
12. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction & Recycling Act 2011*.

#### Stormwater Drainage

13. Stormwater drainage is to be provided in accordance with:
- a) Stormwater Management Report, Prepared by Proterra Group, dated 31/01/2020.
  - b) Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013;
  - c) Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987; and
  - d) Class 1 and Class 10 buildings – National Construction Code, Volume 2.

#### Earthworks and Construction

14. During construction, erosion controls and silt collection measures are to be put in place to protect environmental values and mitigate potential impacts to adjoining properties and roadway/s.

#### Avoiding Nuisance

15. No nuisance is to be caused to adjoining properties and occupiers by the way of noise smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.
16. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.



17. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.
18. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.30am to 6.30pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.
19. Noise emissions from the development shall not cause environmental harm of nuisance to adjoining properties or “Sensitive Land Uses” in accordance with the *Environmental Protection (Noise) Policy 2008*.
20. Air emissions from the development shall not cause environmental harm of nuisance to adjoining properties or “Sensitive Land Uses” in accordance with the *Environmental Protection (Air) Policy 2008*.

### Provision of Services

21. The development must be connected to Council's reticulated water supply network in accordance with the applicable standards and policies.
22. The development must be connected to Council's reticulated sewerage supply network the applicable standards and policies.
23. Proposed buildings located over or near the existing sewer main within the property must be constructed in accordance with 'Queensland Development MP1.4 – Building Over or Near Relevant Infrastructure'.
24. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications (as relevant).
25. If the premises is connected to a telecommunications service, then such works shall be undertaken in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications (as relevant).

### Access

26. The developer shall be responsible for construction and maintenance of vehicle crossovers from the road carriageway to the property boundary and for obtaining any approvals that may be required, and for complying with the applicable designs and standards. Should any damage be caused at the approved access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.
27. Vehicle movements within the site are to be clear of proposed parking areas, buildings and landscape treatments. Vehicle access, parking and manoeuvring areas are to be clearly delineated from pedestrian accessways within the site through the use of linemarking, signage, bollards or similar.

### Landscaping

28. Landscaping is to be provided and maintained at a minimum width of two metres for the extent of the site frontage adjacent to Victoria Street (excluding vehicle access) to enhance the visual appeal of the development and contribute to the local streetscape.
29. Site landscaping is to be irrigated during an establishment period of two years.



30. All site landscaping is to be maintained throughout the duration of the approved use. Any dead and/or unhealthy plants are to be promptly removed and replaced.
31. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.
32. Landscaping must not interfere with site lines at access driveways for vehicle traffic.

#### **No Cost to Council**

33. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs. This includes the costs of any services and infrastructure required in connection with the establishment of the development.

#### **Latest versions**

34. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the commencement of the development works, unless a regulation or law requires otherwise.

#### **Application Documentation**

35. It is the developer's responsibility to ensure that all entities associated with this Development Approval have a legible copy of the Decision Notice, Approved Plans and Approved Documents bearing 'Council Approval'.

### **CONDITIONS APPLICABLE TO LOW IMPACT INDUSTRY**

#### **Building Design**

36. The office area contained within the workshop building is to be orientated towards Victoria Street. The office shall have a clearly defined front entry or entry path that is visible from Victoria Street.
37. The front building facade is to be cladded using building materials (e.g matrix cladding or similar) that are consistent with commercial development and complementary to the amenity of the development and local streetscape.

#### **Car Parking**

38. A minimum of ten (10) car parking spaces, including one (1) car parking space for persons with disabilities, are to be provided within the development site area generally in accordance with the approved development plans. Car parking areas must be clearly delineated and/or signposted.
39. Car parking areas are to be designed in accordance with:
  - a) AS2890.1 – Parking Facilities
  - b) Austroads AP-34/95 - Design Vehicles and Turning Path Templates
  - c) 'The Access to Premises Standard' (Vol 1 of the National Construction Code).
  - d) Vehicle access, car parking and manoeuvring areas are to be sealed with impervious surface.

### **CONDITIONS APPLICABLE TO THE CARETAKER'S ACCOMMODATION**

## Use

40. The "Caretaker's Accommodation" is for the exclusive use of persons having responsibility for the security, maintenance and/or management of the premises. It must not be occupied by any other member of the public, including any guest, contractor or associate of the occupant at any time.

**Note:** *immediate family members of the resident caretaker are permitted to reside at the "Caretaker's Accommodation".*

## Car Parking

41. A minimum of one (1) covered car parking space is to be provided within the development site area to cater for the resident caretaker.



ATTACHMENT 2 – DEPARTMENT OF STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING CONCURRENCE AGENCY RESPONSE

RA6-N



Department of  
State Development,  
Manufacturing,  
Infrastructure and Planning

SARA reference: 2002-15444 SRA  
Council reference: MCU175  
Applicant reference: 051

28 February 2020

Chief Executive Officer  
Balonne Shire Council  
PO Box 201  
ST GEORGE QLD 4487  
council@balonne.qld.gov.au

Attention: Ms Jess Reiser

Dear Jess

## SARA response—92 Victoria Street, St George

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on 13 February 2020.

### Response

Outcome:	Referral agency response – with conditions.
Date of response:	28 February 2020
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2.
Reasons:	The reasons for the referral agency response are in Attachment 3.

### Development details

Description:	Development permit	Material change of use for Low Impact Industry and Caretaker's Accommodation
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)	
	Development application for a material change of use within 25m of a state transport corridor	
SARA reference:	2002-15444 SRA	

Page 1 of 7

Darling Downs South West regional office  
128 Margaret Street, Toowoomba  
PO Box 825, Toowoomba QLD 4350

Assessment Manager: Balonne Shire Council  
Street address: 92 Victoria Street, St George  
Real property description: Lot 1 on RP81547  
Applicant name: Rogan Building Pty Ltd

Applicant contact details: C/- Out of the Woods Planning  
14 Cobbold Lane  
Maroochydore QLD 4558  
wendy@outofthewoodsplanning.com.au

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR20-029437
- Date: 24 February 2020

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at [downsswr.office@tmr.qld.gov.au](mailto:downsswr.office@tmr.qld.gov.au)

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in Attachment 4.

A copy of this response has been sent to the applicant for their information.

For further information please contact Danica Clark, Senior Planner, on (07) 4616 7305 or via email [ToowoombaSARA@dsgmip.qld.gov.au](mailto:ToowoombaSARA@dsgmip.qld.gov.au) who will be pleased to assist.

Yours sincerely



Bernadette Plummer  
A/Manager - DDSW Planning

cc Rogan Building Pty Ltd  
C/- Out of the Woods Planning, [wendy@outofthewoodsplanning.com.au](mailto:wendy@outofthewoodsplanning.com.au)

enc Attachment 1 - Referral agency conditions  
Attachment 2 - Advice to the applicant  
Attachment 3 - Reasons for referral agency response  
Attachment 4 - Representations provisions  
Attachment 5 - Approved plans and specifications



### Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
<b>Material change of use for Low Impact Industry and Caretaker's Accommodation</b>		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
1.	<p>The road access must be located generally in accordance with the following plan:</p> <ul style="list-style-type: none"> <li>• Site Plan prepared by DGA + D dated 20/01/2020, reference Dwg No. 200110.01 and revision 5, as amended in red to show the permitted access location</li> </ul>	Prior to the commencement of use and to be maintained at all times

## Attachment 2—Advice to the applicant

---

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.5. If a word remains undefined it has its ordinary meaning.



### **Attachment 3—Reasons for referral agency response**

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

It has been demonstrated that the proposed development complies with all relevant assessment benchmarks within *State code 1: Development in a state-controlled road environment*, and specifically:

- The proposed development will use an existing vehicular access between the site and the state-controlled road (Victoria Street/Camarvon Highway)
- The standard of vehicular access is appropriate for the proposed use, and the expected vehicular traffic generated by the use will not impact on the safety or efficiency of the state-controlled road
- The proposed development is not expected to cause adverse stormwater impacts on the state-controlled road.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.5), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system

## Attachment 4—Representations about a referral agency response

(page left intentionally blank)



## Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding representations about a referral agency response

### Part 6: Changes to the application and referral agency responses

---

#### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 26.2(c) is taken to have been satisfied.

## Part 7: Miscellaneous

### 30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>3</sup>

---

<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



## **Attachment 5—Approved plans and specifications**

---

(page left intentionally blank)

**NOTES:**

- SURVEY INFORMATION TO BE CONFIRMED BY LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
- EXTENT OF SITE EARTHWORKS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- LOCATION OF BUILDING TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- ALL SERVICES TO BE LOCATED ON SITE PRIOR TO CONSTRUCTION.
- DRIVEWAY TO DETAIL BY OTHERS.
- PROPOSED SHED BY OTHERS.
- GROUND SURFACE DRAINAGE PIPE LOCATIONS & CONFIGURATIONS TO DETAIL BY OTHERS.
- ROOF STORMWATER IS TO DISCHARGE TO LOCAL GOVERNMENT REQUIREMENTS AND APPROVAL TANKS OVERFLOW AND DOWNPIPES NOT CONNECTED TO RAINWATER TANKS TO DISCHARGE TO INTERALLOTMENT DRAINAGE SYSTEM. UPVC SURFACE DRAIN PIPES WITH A MIN. 1:100 FALL TO COMPLY WITH AS/NZS 3500:2003. A PHYSICAL AIR BREAK OR NON-RETURN VALVE IS TO BE PROVIDED AT THE TANKS OVERFLOW BEFORE CONNECTING TO THE STORMWATER DRAINAGE SYSTEM.

**REAL PROPERTY DESCRIPTION:**

- LOCAL GOVERNMENT - BALONNE SHIRE COUNCIL
- LOCALITY - ST GEORGE
- LOT 1 ON PPS1547
- SITE AREA - 2027.23 MF

**SITE COVERAGE:**

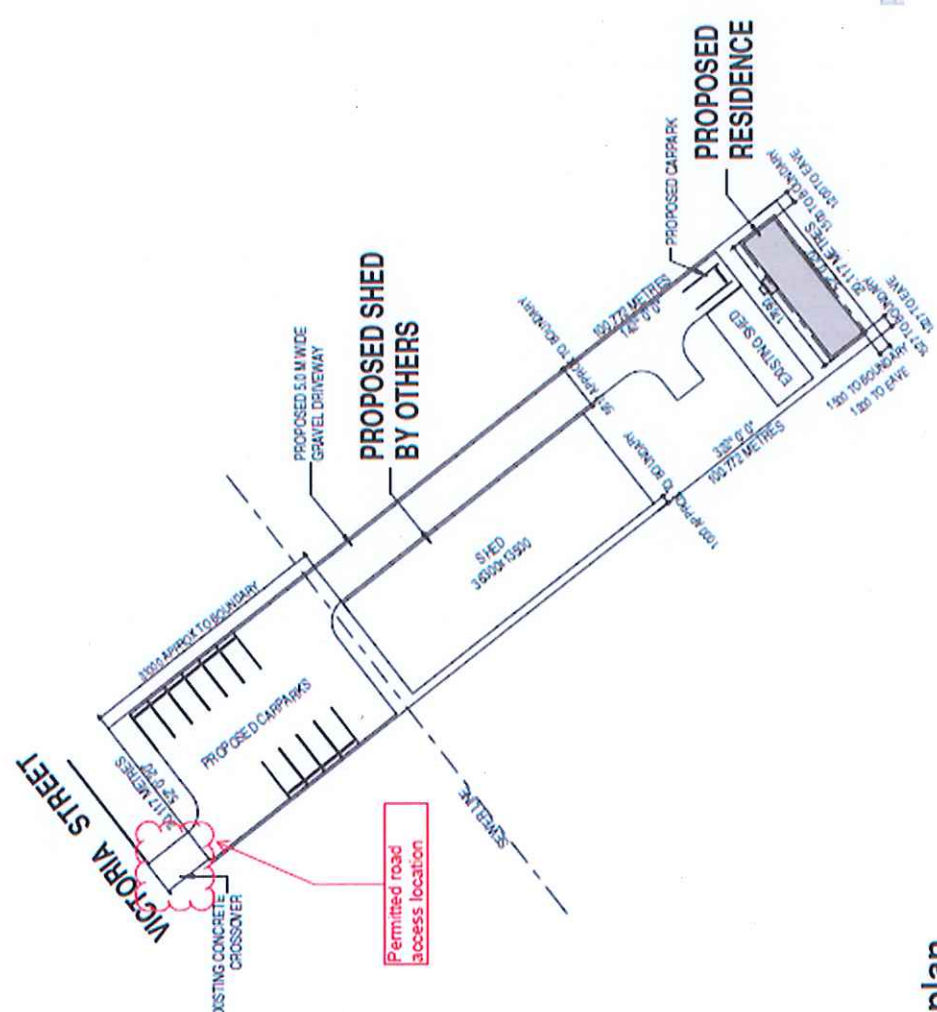
- BUILDING COVERAGE EXISTING - 3.67% (74.5 MF)
- BUILDING COVERAGE PROPOSED - 28.0% (572.6 MF)
- CARPARK COVERAGE - 41.98% (851.02 MF)

**Amended in red by SARA on**  
28 February 2020

**PLANS AND DOCUMENTS**  
referred to in the REFERRAL  
**AGENCY RESPONSE**

**SARA ref:** 2002-15444-3RA  
**Date:** 28 February 2020

**PRELIMINARY DRAWING ONLY**  
**NOT FOR CONSTRUCTION**



1 site plan  
1:500

<p>DATE: 28 FEBRUARY 2020</p> <p>SCALE: 1:500</p> <p>PROJECT: PROPOSED NEW RESIDENCE</p> <p>CLIENT: CAMERON ROGAN</p> <p>DESIGNER: SARA</p>	<p>PROJECT NO: PROPOSED NEW RESIDENCE</p> <p>STREET: 118 VICTORIA STREET, ST GEORGE, QLD</p>	<p>DATE: 28 FEBRUARY 2020</p> <p>SCALE: 1:500</p> <p>PROJECT: PROPOSED NEW RESIDENCE</p> <p>CLIENT: CAMERON ROGAN</p> <p>DESIGNER: SARA</p>	<p>DATE: 28 FEBRUARY 2020</p> <p>SCALE: 1:500</p> <p>PROJECT: PROPOSED NEW RESIDENCE</p> <p>CLIENT: CAMERON ROGAN</p> <p>DESIGNER: SARA</p>
---	--	---	---





Our ref TMR20-029437  
Your ref 051  
Enquiries Lachlan Jones



Department of  
Transport and Main Roads

24 February 2020

## Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

**This is not an authorisation to commence work on a state-controlled road<sup>1</sup>**

Development application reference number MCU175, lodged with Balonne Shire Council involves constructing or changing a vehicular access between Lot 1RP81547, the land the subject of the application, and the Carnarvon Highway (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

### Applicant Details

Name and address Rogan Building Pty Ltd c/- Out of the Woods Planning  
14 Cobbold Lane  
Maroochydore QLD 4558

### Application Details

Address of Property 92 Victoria Street, St George QLD 4487  
Real Property Description 1RP81547  
Aspect/s of Development Development Permit for Material Change of Use - Low Impact Industry and Caretaker's Accommodation

### Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	The permitted road access location is in accordance with the Site Plan prepared by DGA + D dated 20 January 2020, reference 200110.03 rev 5.	At all times.

### Reasons for the decision

The reasons for this decision are as follows:

<sup>1</sup> Please refer to the further approvals required under the heading 'Further approvals'

Program Delivery and Operations Branch  
Southwest Region, 30 McDowall Street Roma Queensland 4455  
PO Box 126 Roma Queensland 4455

Telephone (07) 4639 0759  
Website [www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)  
ABN: 39 407 690 291

- a) Issuing a decision under s62(A) of the TIA for an existing vehicular access grants the development permission for its use.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

**Information about the Decision required to be given under section 67(2) of TIA**

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

**Further information about the decision**

1. In accordance with section 67(7) of TIA, this decision notice:
  - a) starts to have effect when the development approval has effect; and
  - b) stops having effect if the development approval lapses or is cancelled; and
  - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

If further information about this approval or any other related query is required, Mr Lachlan Jones, Planning Officer should be contacted on (07) 4639 0759.

Yours sincerely



Jason McGuire  
Senior Town Planner

Attachments: Attachment A – Decision evidence and findings  
Attachment B - Section 70 of TIA  
Attachment C - Appeal Provisions  
Attachment D - Site Plan prepared by DGA + D dated 20 January 2020, reference 200110.03 rev 5.



**Attachment A**  
**Decision Evidence and Findings**

**Findings on material questions of fact:**

- An existing vehicular access located between Lot 1RP81547 and the Carnarvon Highway.
- The development proposes to retain the existing vehicular access without modifications.
- Section 62 of the TIA allows the Chief Executive of the Department of Transport and Main Roads (the department) to make decisions about permitted road access locations between particular land and a state-controlled road

**Evidence or other material on which findings were based:**

- Transport Infrastructure Act 1994
- Transport and Main Roads' Road Planning and Design Manual
- Manual of Uniform Traffic Control Devices
- Site Plan prepared by DGA + D dated 20 January 2020, reference 200110.03 rev 5.

**Attachment B**  
**Section 70 of TIA**

*Transport Infrastructure Act 1994*  
Chapter 6 Road transport infrastructure  
Part 5 Management of State-controlled roads

---

**70 Offences about road access locations and road access works, relating to decisions under s 62(1)**

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
  - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
  - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
  - (c) obtain any other access between the land and the road contrary to the decision; or
  - (d) use a road access location or road access works contrary to the decision; or
  - (e) contravene a condition stated in the decision; or
  - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
  - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.



**Attachment C**  
**Appeal Provisions**

*Transport Infrastructure Act 1994*  
Chapter 16 General provisions

---

**485 Internal review of decisions**

- (1) A person whose interests are affected by a decision described in schedule 3 (the *original decision*) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
  - (a) applies to the review; and
  - (b) provides—
    - (i) for the procedure for applying for the review and the way it is to be carried out; and
    - (ii) that the person may apply to QCAT to have the original decision stayed.

**485B Appeals against decisions**

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
  - (a) applies to the appeal; and
  - (b) provides—
    - (i) for the procedure for the appeal and the way it is to be disposed of; and
    - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
  - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

- (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.
- (5) The court may order—
  - (a) the appeals to be heard together or 1 immediately after the other; or
  - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

*original decision* means a decision described in schedule 3.

*reviewed decision* means the chief executive's decision on a review under section 485.



### 31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
  - (a) the notice did not state the reasons for the original decision; and
  - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

### 32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
  - (a) may be given on conditions the relevant entity considers appropriate; and
  - (b) operates for the period specified by the relevant entity; and
  - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

*relevant entity* means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

### 35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.



## ATTACHMENT 3 – PLANNING ACT EXTRACT APPEAL RIGHTS

### Chapter 6 Dispute resolution Part 1 Appeal rights

#### 228 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

- (a) matters that may be appealed to—
  - (i) either a tribunal or the P&E Court; or
  - (ii) only a tribunal; or
  - (iii) only the P&E Court; and
- (b) the person—
  - (i) who may appeal a matter (the **appellant**); and
  - (ii) who is a respondent in an appeal of the matter; and
  - (iii) who is a co-respondent in an appeal of the matter; and
  - (iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The **appeal period** is—

- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund—

- (i) the establishment cost of trunk infrastructure identified in a LGIP; or
- (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

## 229 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
  - (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
  - (a) the respondent for the appeal; and
  - (b) each co-respondent for the appeal; and
  - (c) for an appeal about a development application under
  - (d) schedule 1, table 1, item 1—each principal submitter for
  - (e) the development application; and
  - (f) for an appeal about a change application under
  - (g) schedule 1, table 1, item 2—each principal submitter for
  - (h) the change application; and
  - (i) each person who may elect to become a co-respondent
  - (j) for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  - (k) for an appeal to the P&E Court—the chief executive; and
  - (l) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
  - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
  - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

## 230 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.



- (2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—  
**decision** includes—
- (a) conduct engaged in for the purpose of making a decision; and
  - (b) other conduct that relates to the making of a decision; and
  - (c) the making of a decision or the failure to make a decision; and
  - (d) a purported decision; and
  - (e) a deemed refusal.

**non-appealable**, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

### 231 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

## ATTACHMENT 4— STATEMENT OF REASONS

The following information is provided in accordance with section 63 of the *Planning Act 2016*.

<b>Description of Development</b>	The proposed development is for Material Change of Use – "Low Impact Industry" and "Caretaker's Accommodation"
<b>Assessment benchmarks</b>	<p>The proposed development was assessed against the following Assessment benchmarks:</p> <ul style="list-style-type: none"> <li>• Maranoa-Balonne Regional Plan;</li> <li>• <i>Darling Downs Regional Plan</i>;</li> <li>• <i>State Planning Policy</i>; and</li> <li>• <i>Balonne Shire Planning Scheme 2006 (As amended July 2014)</i> <ul style="list-style-type: none"> <li>• Part 4 Local Government Infrastructure Plan</li> <li>• Part 5 Tables of assessment</li> <li>• Part 6 Zones                             <ul style="list-style-type: none"> <li>▪ Part 6.2.1 Centre zone code</li> </ul> </li> <li>• Part 7 Development Codes                             <ul style="list-style-type: none"> <li>▪ Part 7.3.1 General development code</li> </ul> </li> </ul> </li> </ul>
<b>Relevant matters</b>	The relevant matters are the Assessment benchmarks.
<b>Matters raised in submissions</b>	Not Applicable.
<b>Reasons for decision</b>	The development was assessed against all of the Assessment benchmarks listed above and complies with all of these Assessment benchmarks or has otherwise been conditioned to achieve compliance.



ATTACHMENT 5 — APPROVED PLANS AND SPECIFICATIONS







GCA 4.0

GOAL DESIGN  
 2770 LAMAR STREET  
 COCKSHAW QLD 4202  
 DOC. NO. 158/111  
 P. 04 384 52 00  
 WWW.GOALDESIGN.COM.AU

CONTRACTOR'S WORK, COPIES OR REPRODUCTIONS MADE ON PART OF THE DRAWING IS NOT PERMITTED  
 UNLESS THE CONTRACTOR HAS BEEN SPECIFICALLY AUTHORIZED BY THE ARCHITECT. ANY SUCH REPRODUCTION  
 MADE WITHOUT THE ARCHITECT'S PERMISSION IS UNLAWFUL. THE ARCHITECT'S LIABILITY IS LIMITED TO THE COST OF MATERIALS AND LABOR ONLY. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR  
 ALL INFORMATION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS A BUILDING CODE OF  
 PRACTICE.



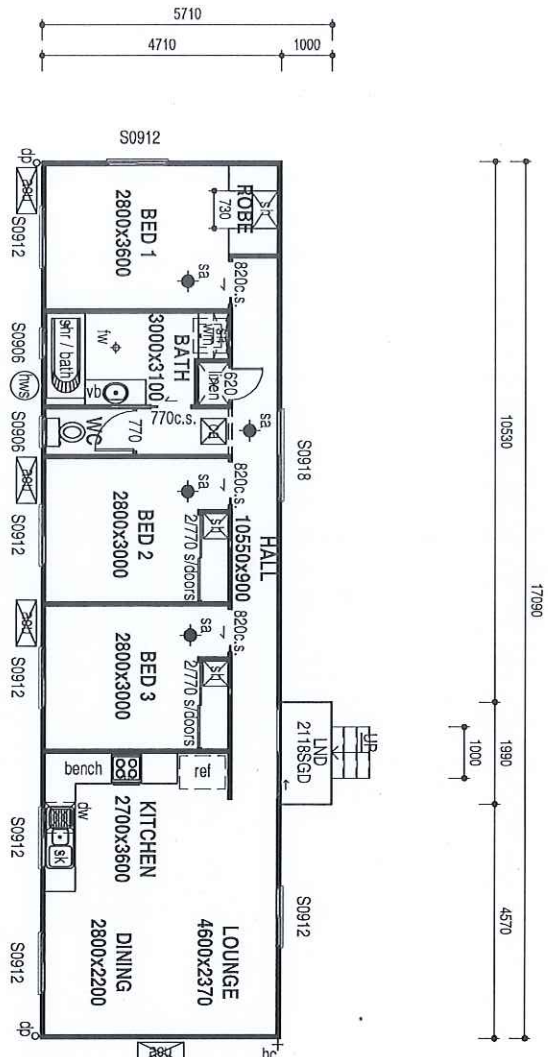
DESIGNER  
**CAMERON HOGAN**  
 CAMERON HOGAN CONSTRUCTIONS

PROPOSED NEW RESIDENCE  
 22 VICTORIA STREET, ST GEORGE, QLD.

DRAWING  
 floor plan  
 DRAWN BY  
 SHAWN DUNN  
 DATE  
 20/11/20  
 PROJECT NAME  
 PRELIMINARY  
 NO. 158/111

1  
 floor plan  
 1 : 100

PRELIMINARY DRAWING ONLY  
 NOT FOR CONSTRUCTION



**BALONNE SHIRE COUNCIL**

**APPROVED PLANS / AMENDED PLANS**

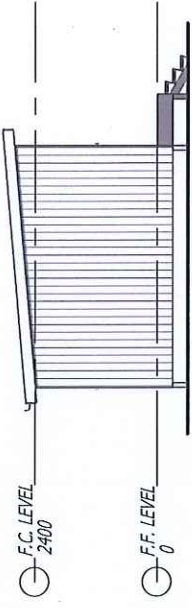
That accompanies a decision notice under the SPA 2009

File Number ..... MW 175

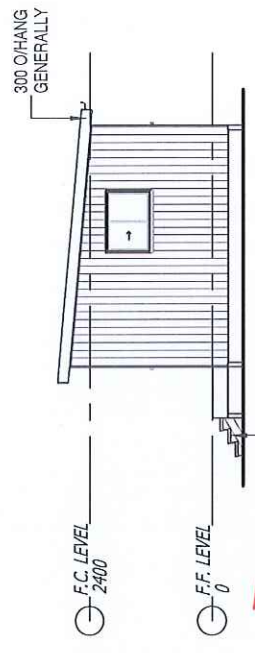
Date of Approval ..... 20.03.2020

Assessment Mgr / CEO ..... [Signature]

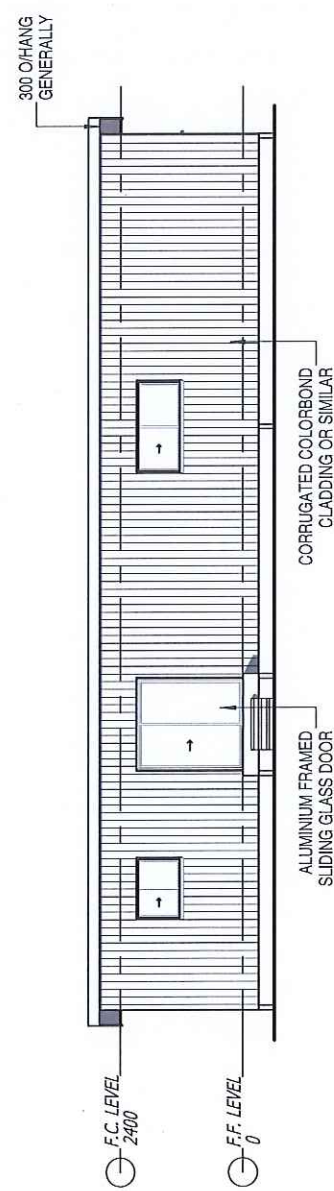
- NOTES:**
- REFRIGERATOR, DISHWASHER & WASHING MACHINE SHOWN ON PLAN IS NOT INCLUDED WITH CONTRACT UNLESS OTHERWISE STATED.
  - ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH CLAUSE 3.8.1 OF BCA.
  - ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 3.6 OF BCA.
  - MINIMUM VENTILATION REQUIRED FOR BED 1 & ROBE COMBINED FLOOR AREA - 11.8m<sup>2</sup> x 7.5% = 0.885m<sup>2</sup> VENTILATION OPENING ACHIEVED = 0.72m<sup>2</sup> (S1214)
  - ALL EXTERNAL GLAZING TO BE A MINIMUM OF 5mm GREY TINT GLASS.
  - DOOR FRAME HEIGHTS INTERNAL 2090 EXTERNAL 2135
  - JOINERY HEIGHT 2100
  - ALL DIMENSIONS AND DESIGN INFORMATION TO BE CONFIRMED ON SITE.
  - ALL DIMENSIONS FRAME TO FRAME.
  - STAIRWAY & LANDING TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 3.9.1 OF BCA.
  - sa DENOTES LOCATION OF SMOKE ALARMS. INSTALL IN ACCORDANCE WITH CLAUSE 3.7.2 OF BCA & AS 3786
  - hw DENOTES LOCATION OF FLOOR WASTE GULLY. CONFIRM LOCATION ON SITE.
  - (hws) DENOTES LOCATION OF HOT WATER SYSTEM. CONFIRM LOCATION ON SITE.
  - h+ DENOTES LOCATION OF EXTERNAL HOSE COCKS. CONFIRM LOCATION ON SITE.
  - dp DENOTES LOCATION OF EXTERNAL ROOF DOWNPIPES. CONFIRM LOCATION ON SITE.
  - ✂ DENOTES LOCATION OF MIN 900mm CEILING FAN WITH SPEED CONTROLLER ACCESS
  - ☒ DENOTES LOCATION OF CEILING ACCESS
  - ☒ DENOTES LOCATION OF AIR CONDITIONING CONDENSER UNIT - CONFIRM POSITION ON SITE.
- |                 |                     |
|-----------------|---------------------|
| Proposed living | 80.5 m <sup>2</sup> |
| landings        | 2.0 m <sup>2</sup>  |
|                 | 82.5 m <sup>2</sup> |



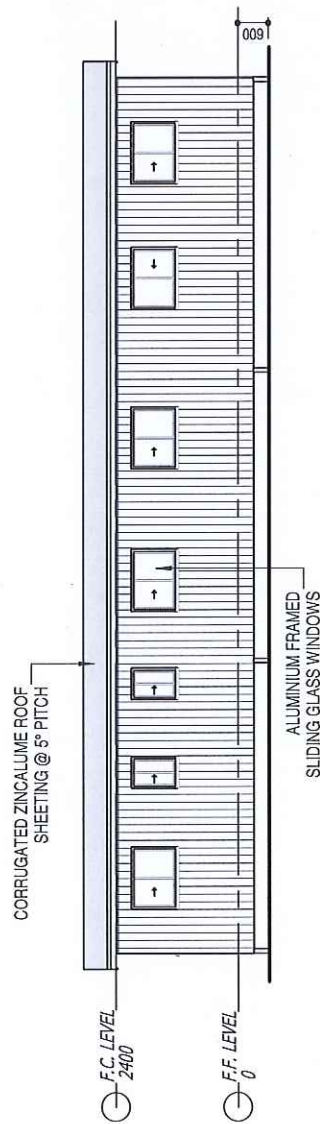
1  
elevation to north-east  
1 : 100



3  
elevation to south-west  
1 : 100



2  
elevation to north-west  
1 : 100



4  
elevation to south-east  
1 : 100

STAIRWAY & LANDING TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 3.9.1 OF BCA

MALONNE SHIRE COUNCIL

elevation to south-west

REVISED PLANS / AMENDED PLANS

1 : 100

That accompanies a decision notice under the SPA 2009

File Number ... msw 175

Date of Approval 20.03.2020

PRELIMINARY DRAWING ONLY

NOT FOR CONSTRUCTION

Assessment Mgr / CEO

D.M.G.

D.J.P.

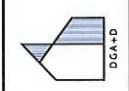
200110.03

PRELIMINARY

3

5

NOTES:  
F.F.L. DENOTES FINISHED FLOOR LEVEL  
F.C.L. DENOTES FINISHED CEILING LEVEL



CLIENT: CAMERON ROGAN  
PROJECT NO.: PROPOSED NEW RESIDENCE elevations  
DRAWING NO.: 200110.03  
DATE: 20.03.2020  
DRAWN BY: D.M.G.  
CHECKED BY: D.J.P.  
SCALE: 1:100  
PROJECT STATUS: PRELIMINARY  
NO. IN SET: 3  
REVISION: 5

REVISION:

NO.	DATE	REVISION
1	13/01/2020	ISSUE PRELIMINARY DESIGN FOR COMMENT
2	14/01/2020	ISSUE PRELIMINARY DESIGN FOR COMMENT
3	14/01/2020	ISSUE PRELIMINARY DESIGN FOR COMMENT
4	13/01/2020	ISSUE PRELIMINARY DESIGN FOR COMMENT
5	20/03/2020	ISSUE PRELIMINARY DESIGN FOR COMMENT

DESIGNER: CAMERON ROGAN  
DRAWING NO.: 200110.03  
DATE: 20.03.2020  
DRAWN BY: D.M.G.  
CHECKED BY: D.J.P.  
SCALE: 1:100  
PROJECT STATUS: PRELIMINARY  
NO. IN SET: 3  
REVISION: 5

PROJECT NO.: PROPOSED NEW RESIDENCE elevations  
DRAWING NO.: 200110.03  
DATE: 20.03.2020  
DRAWN BY: D.M.G.  
CHECKED BY: D.J.P.  
SCALE: 1:100  
PROJECT STATUS: PRELIMINARY  
NO. IN SET: 3  
REVISION: 5

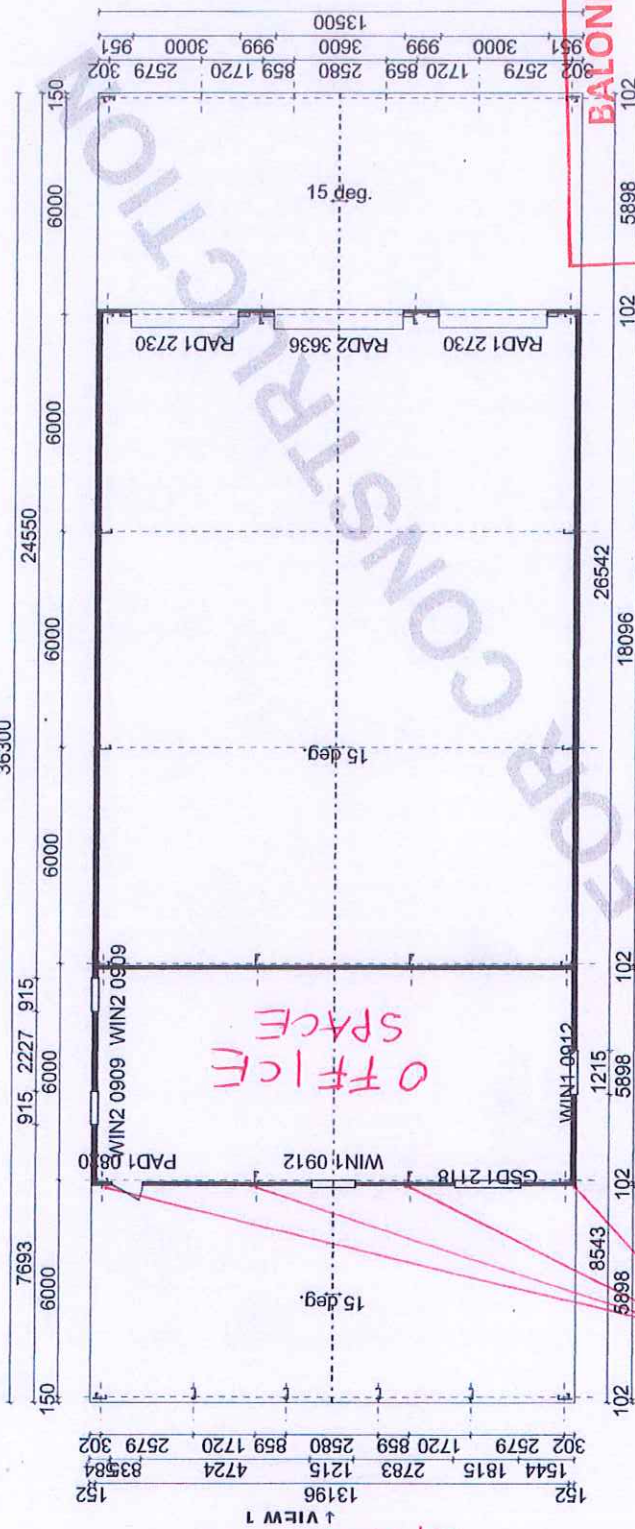
92 VICTORIA STREET, ST GEORGE QLD.



**WIND DESIGN**  
 CLASS: Class10A  
 REGION: A  
 TERRAIN CATEGORY: 2.0 Very Flat  
 TOPOGRAPHY: NII  
 SHIELDING: NII  
 IMPORTANCE: 2  
 ULTIMATE WIND: 40.00m/s  
 - N41D "Open" Design  
 - No Snow Loading  
**MEMBER SCHEDULE**  
**LABEL, MEMBER, DIMENSIONS**  
 GSD1, 1-GlassSlidingDoor, 2100Hx1810W  
 PAD1, 1-PaDoor, 2040Hx820W  
 RAD1, 2-RollerDoor, 2700Hx3000W  
 RAD2, 1-RollerDoor, 3600Hx3600W  
 WIN1, 2-Window, 900Hx1210W  
 WIN2, 2-Window, 900Hx910W

↓ VIEW 4  
36300

EAST



↑ VIEW 1  
NORTH STREET VIEW

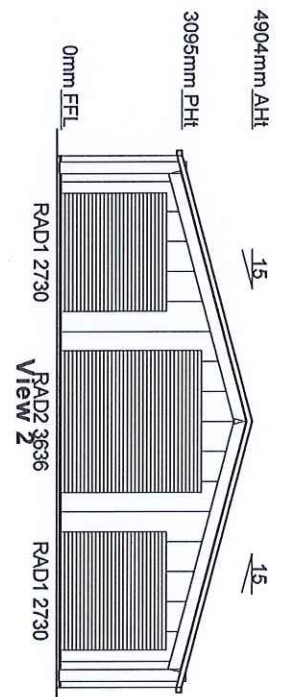
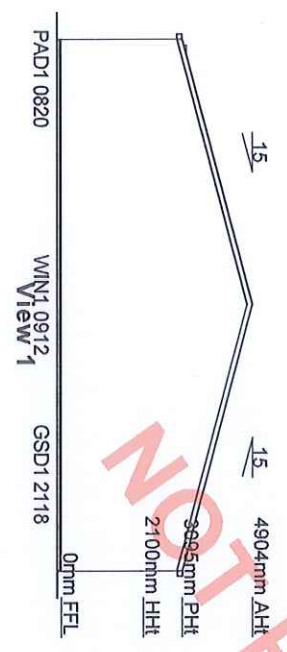
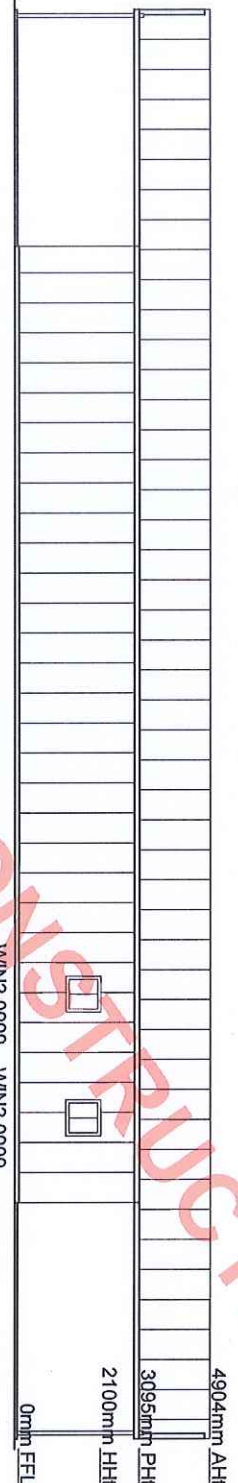
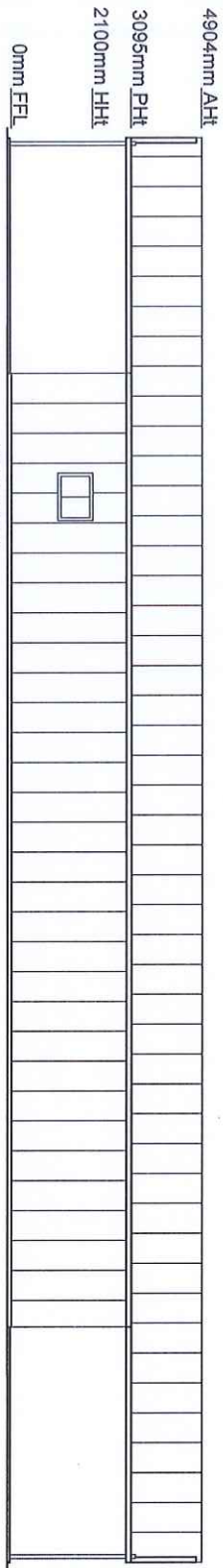
↑ VIEW 2  
SOUTH REAR

↑ VIEW 3  
WEST

**BALONNE SHEDS COUNCIL**  
**APPROVED PLANS / AMENDED PLANS**  
 That accompanies a decision notice under the SPA 2009  
 File Number ..... *mw 175* .....  
 Date of Approval ..... *20.03.2009* .....

CUSTOMER: <b>Cameron Rogan Constructions</b> CLIENT:	TITLE: <b>FLOOR PLAN</b> PROJECT NO: <b>Q06588</b>	46 374 197 46 374 463 sales@dependablesheds.com.au dependablesheds.com.au	46 374 197 46 374 463 sales@dependablesheds.com.au dependablesheds.com.au
	Assessment Mgr / CEO ..... SITE: <b>92 Victoria Street</b> <b>St George 4487</b> LOT: ..... RP/SP: .....	DATE: ..... ULT WIND SPEED: <b>40.93m/s</b>	DRAWING No: <b>Q06588/A</b>





Colours / Profiles

Roof Colour	0.42 BMT Monoclad
Ridge Capping	Colorbond
Ridge Capping	Flashing 1
Barge Capping	Colorbond
Barge Capping	Type-M
Colorbond	Colorbond
Colorbond	Type-M
Colorbond	Colorbond
Colorbond	90mm Dia. Drop
Colorbond	Yes
Colorbond	0.42 BMT Monoclad
Colorbond	Colorbond
Colorbond	Vertical

Label : Colour : Profile

GSD1 2100Hx1810W : Colorbond  
 PAD1 2640Hx220W : Colorbond  
 PAD1 2700Hx3000W : Colorbond  
 PAD2 3600Hx3600W : Colorbond  
 WIN1 900Hx1210W : Colorbond  
 WIN2 900Hx110W : Colorbond

**BALONNE SHIRE COUNCIL**

**APPROVED PLANS / AMENDED PLANS**

That accompanies a decision notice under the SPA 2009

File Number MLW 175

Date of Approval 20.03.2020

Assessment Mgr / CEO [Signature]



Dependable Sheds  
 76 250 383 651  
 33 Connors Rd  
 Withcott Qld 4352

46 374 197  
 46 374 463  
 sales@dependablesheds.com.au  
 dependablesheds.com.au

TITLE: **ELEVATIONS**  
 PROJECT NO: **Q06588**

CUSTOMER:  
**Cameron Rogan Constructions**  
 CLIENT:

SITE:  
**92 Victoria Street**  
**St George 4487**  
 LOT:  
 RP/SP:

DATE: 10/01/2020  
 ULT WIND SPEED: 40.93m/s  
 DRAWING No: Q06588;B





**PROTERRA  
GROUP**

**STORMWATER MANAGEMENT PLAN**

**92 VICTORIA STREET, ST GEORGE  
ROGAN BUILDING**

**BALONNE SHIRE COUNCIL**

**APPROVED PLANS / AMENDED PLANS**


That accompanies a decision notice under the SPA 2009

File Number ..... mw 175 .....

Date of Approval ..... 20.03.2000 .....

Assessment Mgr / CEO .....  .....

**AMENDMENT, DISTRIBUTION and APPROVAL**

ISSUE	AUTHOR	REVIEWER	APPROVED FOR ISSUE		
			NAME	SIGNATURE	DATE
1	Eben Geldenhuis	Michael Shellshear	Michael Shellshear (RPEQ 17364)		31/01/2020

© Rogan Building 2020

© Proterra Group 2020

**Disclaimer**

This report has been prepared on behalf of and for the exclusive use of Rogan Building and is subject to and issued in accordance with Rogan Building instruction to Proterra Group Pty Ltd.

The content of this report was based on previous information and studies supplied by Rogan Building.

Proterra Group accepts no liability or responsibility whatsoever for it in respect of any use of or reliance upon this report by any third party. Copying this report without the permission of Rogan Building or Proterra Group Pty Ltd is not permitted.

This document shall remain the property of Rogan Building and Proterra Group. Unauthorised use of this document in any form is prohibited.

**Proterra Group Pty Ltd**

31 Glasser Street (PO Box 1273) Goondiwindi QLD 4390

2 Aubigny Street (PO Box 208) Toowoomba QLD 4350

**E:** [admin@proterragroup.com.au](mailto:admin@proterragroup.com.au)

**W:** [www.proterragroup.com.au](http://www.proterragroup.com.au)

**ABN:** 82 626 886 771





**STORMWATER MANAGEMENT PLAN  
92 VICTORIA ST, ST GEORGE**

**TABLE OF CONTENTS**

TABLE OF CONTENTS ..... 3

1 PROJECT INTRODUCTION ..... 4

    1.1 Site Location ..... 4

2 SITE SPECIFIC STORMWATER INFORMATION ..... 5

    2.1 Site Description ..... 5

    2.2 Stormwater analysis ..... 5

        2.2.1 Lawful Point of Discharge ..... 5

        2.2.2 Hydraulic Assessment ..... 5

        2.2.3 Stormwater Management ..... 6

3 CONCLUSIONS ..... 7

APPENDIX A – PROPOSED SITE PLAN ..... 8

## 1 PROJECT INTRODUCTION

This stormwater management plan has been requested by Rogan Building to satisfy a required MCU application condition in relation to the proposed building activity at 92 Victoria Street, St George.

Two new buildings and a carpark (on current hardstand) are proposed for development on this land. The proposed new developments on the site are shown in Appendix A. This plan aims to analyse the effects of the proposed development on the current stormwater system and recommend treatment to ensure minimal unwanted discharge.

### 1.1 SITE LOCATION

The site in question is located at 92 Victoria Street on land described as Lot 1 RP 81547. The below locality map shows the location.



**Figure 1-1 Locality Map – 92 Victoria Street, St George**



## 2 SITE SPECIFIC STORMWATER INFORMATION

### 2.1 SITE DESCRIPTION

The land parcel is approximately 20m wide and 100m long. With a 20m frontage to Victoria Street and occupied properties on the other three sides. The site overall has a slight fall away from Victoria street towards the back of the property, however, the hardstand has kerbing around the perimeter and serves to discharge any water from its catchment onto Victoria Street. The hardstand covers approximately 850m<sup>2</sup> of the site and there is an existing shed that near the back of the site with a roof area of approximately 75m<sup>2</sup>.

The site has an existing underground drainage system that discharges to a single point through an outlet in the kerb on Victoria Street.

### 2.2 STORMWATER ANALYSIS

#### 2.2.1 Lawful Point of Discharge

QUDM provides guidance on the location of discharge for stormwater (QUDM Sec 3.9.1) and provides a three-step process for determining a 'lawful point of discharge'. The first step assesses whether, as a result of the development, the stormwater discharge will substantially damage a third party. If the answer is 'no', then no further steps are required to obtain a lawful point of discharge.

The hardstand section of the site currently discharges stormwater onto Victoria Street via a single outlet in the Kerb. This outlet is deemed as the existing lawful point of discharge.

#### 2.2.2 Hydraulic Assessment

The below analysis shows the results of a stormwater assessment undertaken for the property at 93 Victoria Street. The rational method was used to determine peak flow for pre and post development across two storm events, ARI 2 and ARI 50.

**Table 2-1 Area Inputs for Catchment Area (92 Victoria Street)**

Post Development Area m2			Pre-Development Area m2		
Total	Impervious	Pervious	Total	Impervious	Pervious
2027	1423	604	2027	926	1101
100.00%	70.20%	29.80%	100.00%	45.68%	54.32%
0.2027 ha	0.1423 ha	0.0604 ha	0.2027 ha	0.0926 ha	0.1101 ha

Rainfall IFD data was sourced from the BOM website ([www.bom.gov.au](http://www.bom.gov.au)) and used to calculate flows over various storm durations. Total runoff was calculated for both instances to enable a comparison between pre and post development peak flows.

**Table 2-2 Peak Flow for Before and After Development**

	ARI 50	ARI 2
Total Q (L/s)	68.28	21.47
	71.85	25.38

The results of the analysis show that:

- The ARI 50 peak flow will increase from 68.28 l/s to 71.85 l/s, an increase of around 5% post development.
- The ARI 2 peak flow will increase from 21.47 l/s to 25.38 l/s, an increase of around 18% post development.

While there is a moderate increase in the ARI 2 results, the total volumes are still very low and are not expected to increase nuisance to other properties before reaching council stormwater infrastructure.

It is to be noted that the site currently discharges a large percentage of its runoff onto the adjacent property to the south for discharge onto Alfred Street. The proposed development will capture some of that runoff via the site drainage system and redirect it to the carpark for discharge on Victoria Street, improving the nuisance situation for the adjacent property in question.

In addition, the on-site drainage system may include water retention tanks for use on the site. The analysis has worked on a premise of the tanks being full therefore simulating the "worst case scenario".

### **2.2.3 Stormwater Management**

The site is typical of the properties in the area and is expected to be managed by using a typical on-site drainage system that directs runoff to the current discharge point on Victoria Street. It is recommended that the current drainage outlet is cleared and assessed for suitability before connecting the new system.



### **3 CONCLUSIONS**

The following points can be concluded from the above assessment:

- The proposed development will lead to minor increases in peak flow runoff from the site;
- It is unlikely that the proposed development will result in any "substantial" or "unreasonable" interference with stormwater;
- The redirection of runoff from the rear of the property to Victoria Street will result in a better outcome for the property immediately to the south, and results in a more efficient drainage path.



**STORMWATER MANAGEMENT PLAN  
92 VICTORIA ST, ST GEORGE**

---

**APPENDIX A – PROPOSED SITE PLAN**