



MR JAMES LEADER

Our Ref: RL 124

30 April 2024

Stick Man Constructions ATF Vickers Family Trust
PO Box 110
ST GEORGE QLD 4487

Via email: stickmanconstructions@outlook.com

Dear Josh,

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 the 9th January 2024.

Applicant Details

Applicant name: **Stick Man Constructions ATF Vickers Family Trust**
Applicant contact details: **Josh Vickers**
PO Box 110
ST GEORGE QLD 4487
Phone: 0432205616
Email: stickmanconstructions@outlook.com

Location details

Street address: **163-175 Grey Street ST GEORGE QLD 4487**
Real property description: **Lot 3 on SP 132508**
Local government area: **Balonne Shire Council**

Application details

Application number: **RL124**
Approval sought: **Development Permit**
Description of the development proposed: **Reconfiguring a Lot — One (1) Lot into Two (2) Lots**

Category of assessment: **Code Assessment**
Planning scheme: **Balonne Shire Planning Scheme 2019**

Decision

I wish to advise that, on 23 April 2024, 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:

	Planning Regulation 2017 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Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - Reconfiguring a Lot	N/A	<input checked="" type="checkbox"/>	N/A

Further development permits

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

- Survey Plan approval / Plan Sealing

Properly made submissions

N/A – No part of the application required public notification.

Referral agencies for the application

The application was referred to the following agencies:

State Assessment and Referral Agency (SARA)	
Address for hand delivery:	128 Margaret Street, Toowoomba QLD 4350
Address for post:	PO Box 825 TOOWOOMBA QLD 4350
Address for electronic submission:	Applications can be prepared and referred to DILGP online by using MyDAS2. MyDAS2 can be accessed at https://prod2.dev-assess.qld.gov.au/suite/ Email: ToowoombaSARA ToowoombaSARA@dsdmip.qld.gov.au

<p>Reason for Referral:</p>	<p>As a <u>Concurrence Agency</u> for an application involving:</p> <p><i>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</i></p> <ul style="list-style-type: none"> a) <i>the development is for a purpose stated in schedule 20, column 1 for the aspect; and</i> b) <i>the development meets or exceeds the threshold—</i> <ul style="list-style-type: none"> (i) <i>for development in local government area 1—stated in schedule 20, column 2 for the purpose; or</i> (ii) <i>for development in local government area 2—stated in schedule 20, column 3 for the purpose; and</i> c) <i>for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area</i> <p><i>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.</i></p> <p>Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 of the Planning Regulation 2017.</p>
	<p>As a <u>Concurrence Agency</u> for an application involving:</p> <p><i>Development application for reconfiguring a lot that is assessable development under section 21, if—</i></p> <ul style="list-style-type: none"> a) <i>all or part of the premises are—</i> <ul style="list-style-type: none"> (i) <i>adjacent to a road (the relevant road) that intersects with a State-controlled road; and</i> (ii) <i>within 100m of the intersection; and</i> b) <i>1 or more of the following apply—</i> <ul style="list-style-type: none"> (i) <i>the total number of lots is increased;</i> (ii) <i>the total number of lots adjacent to the relevant road is increased;</i> (iii) <i>there is a new or changed access between the premises and the relevant road; and</i> c) <i>the reconfiguration does not relate to government supported transport infrastructure</i> <p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 of the Planning Regulation 2017</p>
	<p>As a <u>Concurrence Agency</u> for an application involving:</p> <p><i>Development application for a 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></p> <ul style="list-style-type: none"> a) <i>are within 25m of a State transport corridor; or</i> b) <i>are a future State transport corridor; or</i> c) <i>are—</i> <ul style="list-style-type: none"> (i) <i>adjacent to a road that intersects with a State-controlled road; and</i> (ii) <i>within 100m of the intersection</i> <p>Schedule 10, part 9, Division 4, Subdivision 2, Table 4, Item 1 of the Planning Regulation 2017</p>

Approved plans, specifications and drawings

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

Plan/Document Number:	Plan/Document Name:	Date:
23193-3	Proposal Plan to Accompany Subdivision—One (1) Lot into Two(2) Lots —Lot 3 on SP132508	07/12/2023

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

For Reconfiguration of a lot - This approval lapses if the first change of use does not happen within 4 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*.

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 Council's Planning and Development Department, on 07 4620 8888 or via email development@balonne.qld.gov.au who will be pleased to assist.

Yours sincerely



James Leader

Planning and Development Officer

- enc. Attachment 1—Assessment Manager Conditions of Approval (Balonne Shire Council)
Attachment 2—Concurrence Agency Response
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 PERMIT CONDITIONS

Preamble

- i. 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.
- ii. A development permit for a Material Change of Use will be required for any activity or development on the approved lot(s) that does not comply with the accepted development criteria in the Balonne Shire Planning Scheme 2024.
- iii. All persons involved in the development have an obligation to take all reasonable and practical measures to prevent or minimise any biosecurity risk under the Biosecurity Act 2014.
- iv. New development on any of the approved lots must be provided with an adequate supply of electricity. In the event that an adequate supply of electricity cannot be achieved through efficient design and alternative energy technologies, a connection to the reticulated electricity network must be made available. Prospective purchasers and/or developers of the newly created lots are encouraged to contact the relevant electricity provider to determine the availability and costs associated with connecting to the reticulated network.
- v. This approval lapses if a Survey Plan for the reconfiguration is not given to the Council for endorsement within four (4) years of the approval taking effect.
- vi. The plan for the reconfiguration must be duly signed by the registered proprietor of the land and the surveyor, and submitted to Council for endorsement and approval in a form acceptable to Council within the relevant period. Unless otherwise stated all relevant conditions shall be completed prior to the Council endorsing the relevant plan of survey.
- vii. 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 establishment of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- viii. It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans to the relevant authorities that are associated with the approved development, including any permits/approvals required by any State Agencies.
- ix. Reticulated sewerage is unavailable to the development site. A development permit for plumbing and drainage works must be obtained from Council for any new onsite sewerage system provided on the proposed lots.
- x. 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. Council should be contacted for advice in the event of any potential change in circumstances.
- xi. 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 23 April 2024 Item 12.1 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 Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.

CONDITIONS:

Approved development

1. The approved development is for Reconfiguring a Lot (One (1) Lot into Two (2) Lots), located at 163-175 Grey Street, St George QLD 4487 (described as Lot 3 on SP 132508), as defined in the Planning Act 2016 and as shown on the approved plans.
2. Complete and maintain the approved development as follows:
 - a) in accordance with development approval documents; and
 - b) strictly in accordance with those parts of the approved development that have been specified in detail by the Council unless the Council agrees in writing that those parts will be adequately complied with by amended specifications.

Compliance

3. The developer shall contact Council to arrange a development compliance inspection prior to the endorsement of the relevant Survey Plan to ensure all relevant development conditions have been met.
4. Unless otherwise stated, all conditions must be complied with prior to the Council endorsing the relevant Survey Plan.

Approved Plans

5. The approved development is to be carried out in accordance with following approved plans and documents and subject to the 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:
23193-3	Proposal Plan to Accompany Subdivision – One (1) Lot into Two (2) Lots – Lot 3 SP132508	07/12/2023

Existing buildings and structures

6. Existing buildings, structures, infrastructure and services located on the development site are not to encroach on the proposed allotment boundaries.

Services provision

7. All lots are to be connected to Council's reticulated water supply system.
8. Reticulated sewerage is unavailable to the development site. A development permit for plumbing and drainage works must be obtained from Council for any new onsite sewerage system provided on the proposed lots.
9. Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval of any proposed changes.

Stormwater and drainage

10. Stormwater runoff from the site must not adversely impact on flooding or drainage of properties or roads that are upstream, downstream or adjacent to the site as a result of the development.
11. Discharge of stormwater runoff from the development shall drain freely in all cases, and no nuisance of ponding is to be created as a result of the development.

Access and roads

12. Prior to Council endorsing the relevant survey plan for the approved development, a heavy duty vehicle driveway crossover must be constructed for the proposed Lot 31 in accordance with IPWEA (Institute of Public Works Engineering Australasia) Standard Drawing “**RSD-102–Heavy Duty Vehicle Crossings**”. This driveway crossover will need to be inspected and approved by a member of Council’s Infrastructure Services Department before the relevant survey plan can be endorsed by Council.

A copy of standard drawing “**RSD-102–Heavy Duty Vehicle Crossings**” is attached with this decision notice. Alternatively, please contact Council’s Infrastructure Services Department for a copy of the relevant driveway standard drawings.

13. The landowner is responsible for the construction and maintenance of crossovers from the road carriageway to the property boundary and all internal vehicle access ways, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.

Protection of infrastructure

14. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets. Any damage to existing infrastructure (road pavement, existing underground assets, etc.) attributable to the development, shall be immediately rectified in accordance with the asset owners’ requirements and specifications and to the satisfaction of the asset owners’ representative(s) and at no cost to Council.

No cost to Council

15. All costs associated with the approved development are to be met by the developer, including costs of survey, registration, document lodgement, easement documentation preparation and plan sealing unless there is specific agreement by other parties, including the Council, to meeting those costs.

Latest versions

16. 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 time the first operational works or compliance approval is lodged with the assessment manager or approval agency for those types of works to be performed or approved, unless a regulation or law requires otherwise.

ATTACHMENT 2 –CONCURRENCE AGENCY RESPONSE

RA6-N



SARA reference: 2312-38394 SRA
Council reference: RL 124

1 March 2024

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

Attention: James Leader

Dear Mr Leader,

SARA referral agency response—163-175 Grey 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 State Assessment and Referral Agency (SARA) on 1 February 2024.

Response

Outcome:	Referral agency response – No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application
Date of response:	1 March 2024
Advice:	Advice to the applicant is in Attachment 1
Reasons:	The reasons for the referral agency response are in Attachment 2

Development details

Description:	Development Permit	Reconfiguring a Lot — one into two lots
SARA role:	Referral Agency	
SARA trigger:	Planning Regulation 2017: <ul style="list-style-type: none">• Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Development impacting on state transport infrastructure• Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 –	

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

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Reconfiguring a lot near a state transport corridor

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1–
Reconfiguring a lot within 100m of a state-controlled road
intersection

SARA reference: 2312-38394 SRA
 Assessment manager: Balonne Shire Council
 Street address: 163-175 Grey Street, St George
 Real property description: Lot 3 on SP132508
 Applicant name: Stick Man Constructions ATF Vickers Family Trust
 Applicant contact details: PO Box 110
 ST GEORGE QLD 4487
 stickmanconstructions@outlook.com

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

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 (section 30 of the Development Assessment Rules). A copy of the relevant provisions is in **Attachment 3**.

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

For further information please contact Jackie Larrarte, Senior Planning Officer, on 07 4122 0407 or via email ToowoombaSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Kieran Hanna
 Manager (Planning)

enc Attachment 1 - Advice to the applicant
 Attachment 2 - Reasons for referral agency response
 Attachment 3 - Representations about a referral agency response provisions

cc Stick Man Constructions ATF Vickers Family Trust, stickmanconstructions@outlook.com

Attachment 1—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) v3.0. If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

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

The reasons for SARA's decision are:

The development complies with State code 1: Development in a state-controlled road environment of SDAP. Specifically, the development:

- does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
- does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
- does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads
- does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure
- does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure
- maintains access to public passenger transport infrastructure or active transport infrastructure
- does not adversely impact the state's ability to operate public passenger services on state-controlled roads.

The development also complies with State code 8: Protection of state transport networks of SDAP. Specifically, the development:

- does not create a safety hazard for users of state transport infrastructure or public passenger services by increasing the likelihood or frequency of a fatality or serious injury
- does not result in a worsening of the physical condition or operating performance of the state transport network
- does not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
- does not adversely impact on safe and convenient access to public passenger transport.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- SDAP (version 3.0), as published by SARA
- Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*.

Attachment 3—Representations about a referral agency response provisions

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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

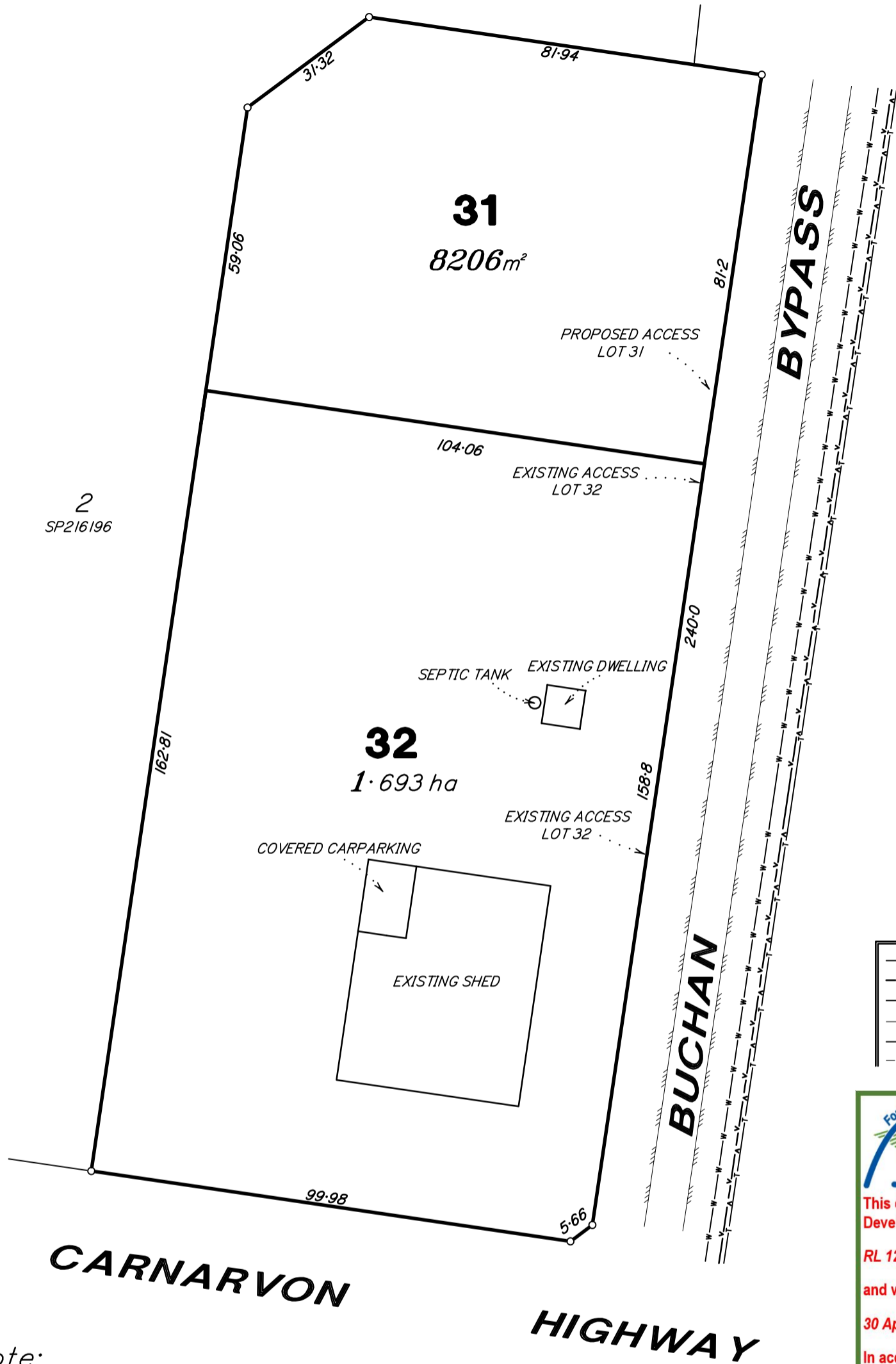
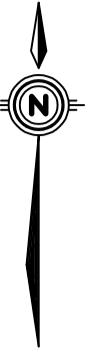
- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

ATTACHMENT 4 — STATEMENT OF REASONS

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

Description of development	Development Application for Reconfiguring a Lot (One (1) Lot into Two (2) Lots)
Assessment benchmarks	The assessment manager has assessed the application against the following– <ul style="list-style-type: none"> o the Darling Downs Regional Plan; o the State Planning Policy; o the Balonne Shire Council Planning Scheme 2019 <ul style="list-style-type: none"> o Part 7.4.2 Reconfiguring a Lot Code o Part 7.4.3 Flood Hazard Overlay Code
Relevant matters	N/A – there are no relevant matters for a code assessable application.
Matters raised in submissions	N/A – there are no submissions for a code assessable application.
Reasons for the decision	<ul style="list-style-type: none"> • The proposed reconfiguration will create two lots that are of a size and dimension suitable to achieve the purpose and overall outcomes of the Industrial Zone. • The proposed new boundaries will not adversely impact on areas of state ecological significance. • The proposed lots are considered to be functional and consistent with the intent of the current use and Industry Zone. • The proposal will not conflict with the ongoing safe and efficient use of the State Transport Route of Grey Street. • The proposed reconfiguration will provide for good quality industrial zoned land which is in high demand within the shire. <p>On balance, the proposal presents no significant inconsistencies with assessment benchmarks. Development conditions</p>

ATTACHMENT 5 — APPROVED PLANS AND SPECIFICATIONS

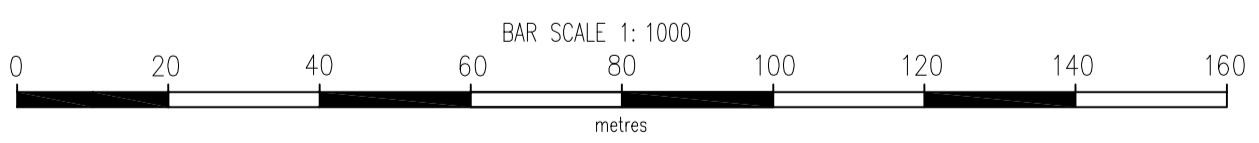


LEGEND

—W—W—W—	Water
—V—A—V—A—	Electricity
—S—S—S—	Sewer
	Edge of Bit
—T—T—T—	Telstra
- - - - -	Fence

For the People
Balonne Shire Council
 This document comprises part of
 Development Permit No:
RL 124
 and was issued on:
30 April 2024
 In accordance with the:
Planning Act 2016
 as amended.
JAMES LEADER
 Planning and Development Officer

Note:
 This plan was prepared for *Stickman Constructions* as a proposed subdivision to accompany a subdivision application to the Balonne Shire Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other relevant legislation. In particular, no reliance should be placed on this plan for any financial dealings involving the land. This note is an integral part of this plan.



STICKMAN CONSTRUCTIONS
SMK QLD PTY. LTD.
 Goondiwindi | Brisbane | Gold Coast | Toowoomba | Gatton
 Ph (07)4671 2445 Email admin@smkqld.com.au
A3

**PROPOSAL PLAN TO ACCOMPANY
 SUBDIVISION – ONE (1) LOT
 INTO TWO (2) LOTS
 LOT 3 SP132508**

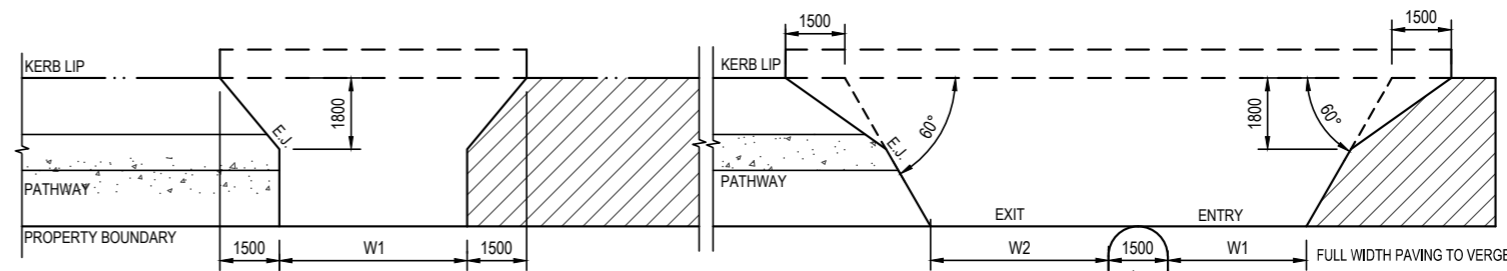
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23193-3

Drawn MH 7/12/23

23193

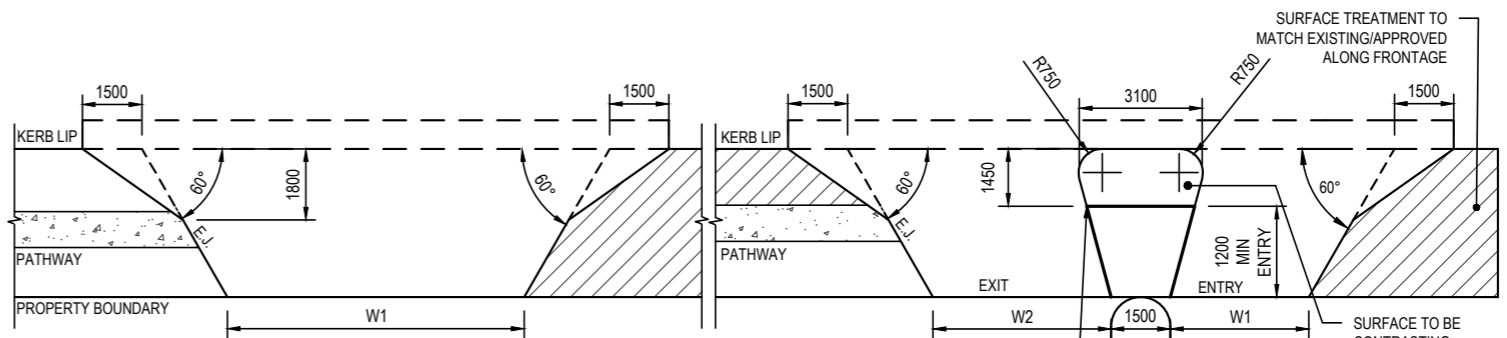
NOTES:

- THIS DRAWING APPLIES TO INDUSTRIAL, COMMERCIAL AND MULTI UNIT RESIDENTIAL DOMAINS.
- ENTRANCES AND EXITS FOR OFF STREET PARKING TO BE DESIGNED IN ACCORDANCE WITH AS 2890 AND AUSTRROADS - GUIDE TO TRAFFIC MANAGEMENT PART 11: PARKING. CLAUSE 6.1.
- DRIVEWAYS FOR HEAVY VEHICLES TO BE DESIGNED IN ACCORDANCE WITH AS 2890 OFF STREET PARKING. PART 2 : COMMERCIAL VEHICLE FACILITIES.
- ADEQUATE SIGHT DISTANCES TO BE PROVIDED IN ACCORDANCE WITH AS 2890 PART 1: OFF STREET CARPARKING FIGURES 3.2 & 3.3.
- DRIVEWAYS INSIDE PROPERTY TO BE CONSTRUCTED SQUARE TO THE STREET ALIGNMENT AND WHOLLY CONTAINED WITHIN THE SITE FRONTAGE.
- FOR WATER SENSITIVE URBAN DESIGN VERGES, THE PROFILE OF THE VEHICULAR CROSSING IS TO FOLLOW THE EXISTING VERGE PROFILE.
- CROSSINGS TO BE LOCATED CLEAR OF EXISTING GULLY PITS. WHERE THIS CANNOT BE ACHIEVED, THE GULLY PIT AND ANY CONNECTING PIPEWORK SHALL BE RELOCATED AT THE PROPERTY OWNERS EXPENSE TO THE SATISFACTION OF COUNCIL.
- PROOF ROLL SUBGRADE TO 200 BEYOND CONCRETE EDGE WITH 3 PASSES OF A CC10 ROLLER (OR EQUIVALENT), NO DEFLECTON ON LAST PASS.
- PLAIN CONCRETE SURFACES TO BE TRANSVERSE HEAVY BROOM FINISHED.
- DECORATIVE SURFACES, WHERE APPROVED TO HAVE A 5MM MAX. DEPTH VARIATION IN THE FINISHED SURFACE PROFILE.
- CONTROL JOINTS ARE TO BE SEALED WITH A LOW MODULUS SELF PRIMING SEALANT TO THE MANUFACTURERS SPECIFICATION. CONTROL JOINT SPACING MAXIMUM 3M X 3M.
- ALL SURFACES SUBJECT TO PEDESTRIAN TRAFFIC (INCLUDING VEHICLE CROSSINGS) ARE TO COMPLY WITH NOTE 30 ON STANDARD DRAWING RSD-101.
- CROSSINGS TO BE LOCATED CLEAR OF WATER AND SEWER MAIN FITTINGS AND MANHOLES. WHERE A CROSSING DECREASES THE COVER OVER A MAIN THEN THE STANDARD COVER WILL BE REINSTATED. MINIMUM COVER AND TREATMENT TO OTHER SERVICES IS TO BE IN ACCORDANCE WITH THE SERVICE AUTHORITIES REQUIREMENTS.
- ALL CONCRETE CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF AS 3600. CONCRETE CODE.
- ALL CONCRETE TO BE GRADE N32 IN ACCORDANCE WITH AS 1379
- ALL ADJACENT ASPHALT OR CONCRETE SURFACES AND PAVEMENTS TO BE SAW CUT
- VARIATIONS TO THE DESIGNS SHOWN ARE SUBJECT TO APPROVAL FROM RELEVANT COUNCIL.
- REFER RSD-100 FOR CROSSING PROHIBITED LOCATIONS.
- ALL APPROPRIATE PERMITS MUST BE OBTAINED FROM COUNCIL, INCLUDING APPROVAL OF LOCATION AND LEVELS PRIOR TO EXCAVATION.
- WHERE DIRECTED BY COUNCIL TACTILE GROUND SURFACE INDICATORS ARE TO BE PROVIDED ADJACENT TO THE CROSSING IN ACCORDANCE TO AS 1428.4.
- VALVES, HYDRANTS LOCATED WITHIN THE CROSSING SHALL HAVE HDPE SURROUND OR EQUIVALENT PLACED BETWEEN THE SERVICE LID AND THE CONCRETE. FOR ANY ALTERATIONS TO LEVELS CONTACT RELEVANT AUTHORITY PRIOR TO CONCRETE POUR.
- CROSSING MUST ACHIEVE A HIGH POINT OF 250MM ABOVE INVERT OF KERB TO ENSURE STORMWATER IS CONTAINED WITHIN THE ROAD RESERVE AS PER REQUIREMENT OF Q.U.D.M. (QUEENSLAND URBAN DRAINAGE MANUAL). THIS CONSTRAINT MAY BE VARIED UPON THE APPROVAL OF THE RELEVANT COUNCIL.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.



GENERAL WIDE

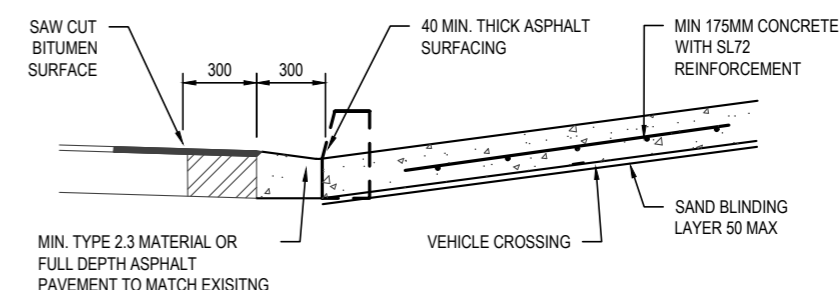
CENTRE ISLAND



GENERAL WIDE FLAIED

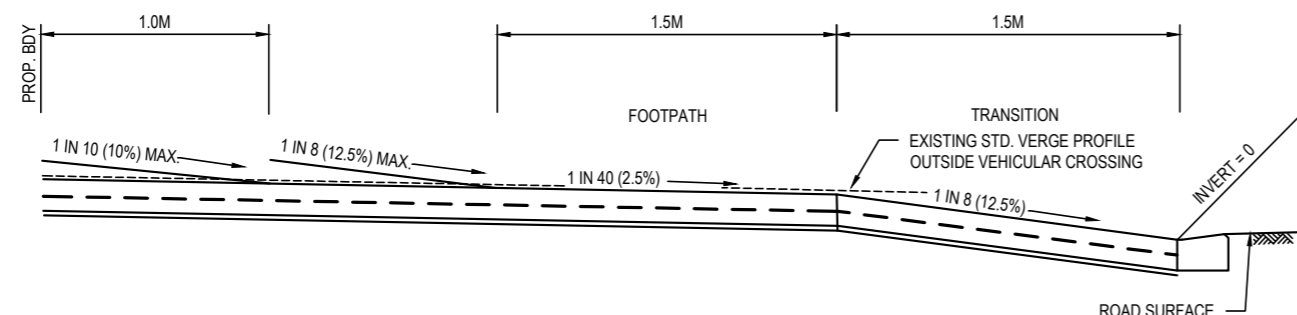
**CENTRE ISLAND
(LEFT IN / LEFT OUT ONLY)**

VEHICLE CROSSING TYPES TO RELEVANT COUNCIL APPROVAL



TYPICAL SECTION - CHANNEL REMOVED

290	250	225	188	0.0	HEIGHT ABOVE INVERT OF CHANNEL (MM)
4.5	3.5	3.0	1.5	0.0	DISTANCE FROM INVERT OF CHANNEL (M)



TYPICAL SECTION - CHANNEL RETAINED

VEHICLE CROSSING DETAILS		
TYPE	W1(M)	W2(M)
A	6.0M	-
B2	6.0M - 9.0M *	-
C1/D1	4.5M	3.5M
C2/D2	5.5M	5.0M
C3/D2	7.5M	6.0M
C4/D4	9.0M	7.5M

* AS REQUIRED BY COUNCIL. DRIVEWAY TYPE TO BE AS PER THE RELEVANT COUNCILS PLANNING SCHEME.

The fitness for purpose of these drawings for a specific project shall be determined and certified by a Registered Professional Engineer of Queensland (RPEQ). The user is responsible for ensuring the relevant council has adopted the drawing prior to its use.

VEHICLE CROSSINGS		 INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA	
HEAVY DUTY	SIZE A3	DRAWING No.	
	NOT TO SCALE	RSD-102	
		REV DATE: 07/23	A