

Our Ref: MCU263

27 August 2026

Stick Man Constructions
46-56 Buchan Bypass
ST GEORGE QLD 4487

Attention: Josh Vickers
By email: josh@stickman.net

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 6 May 2026.

Applicant details

Applicant name: Stick Man Constructions

Applicant contact details: Attention: Josh Vickers
46-56 Buchan Bypass, St George Q 4487
Email: josh@stickman.net
Ph: 0432 205 616

Location details

Street address: 94 Grey Street, St George

Real property description: Lot 11 on RP31853

Local government area: Balonne Shire Council

Application details

Application number: MCU263

Approval sought: Development Permit – Material Change of Use

Description of the development proposed: “Multiple Dwellings” (Seven (7) Dwelling Units in 3 Stages)

Category of assessment: Code Assessment

Planning scheme: *Balonne Shire Planning Scheme 2024*

Decision

I wish to advise that, on 20 August 2026 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 approval is 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Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - Material change of use	N/A	☒	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:

- Development Permit – Building Works
- Compliance Permit – Plumbing Works

Referral agencies for the application

The development application was referred to the following referral 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
Reason for Referral	As a <u>Concurrence Agency</u> for an application involving: <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> <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> Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 of the <i>Planning Regulation 2017</i>

Approved plans, specifications and drawings

Copies of the following approved plans are enclosed.

Plan/Document Number	Plan/Document Name	Date
250559.SK.002[A]	Site Plan – Stage 1 – Turn Paths	15/07/2026
250559.SK.003[A]	Site Plan – Stage 2 & 3 – Turn Paths	15/07/2026
250559.SK.102[B]	Floor Plan	26/05/2026
250559.SK.401[B]	Building Elevations	26/05/2026

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

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*.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*. **Attachment 2** is an extract from the *Planning Act 2016* detailing appeal rights.

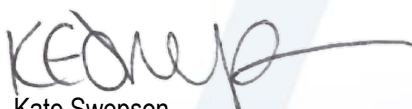
To stay informed about any appeal proceedings which may relate to this decision visit:

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

For further information, please contact the Council office on 07 4620 8888 or via email to

council@balonne.qld.gov.au.

Yours sincerely



Kate Swepson

Consulting Town Planner

Cc: toowoombaSARA@dsdilgp.qld.gov.au

- 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

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

DEVELOPMENT PERMIT CONDITIONS

Use

1. The approved development is a Material Change of Use - “Multiple Dwellings” (Seven (7) Dwelling Units) as defined in the Planning Scheme and as shown on the approved plans.
2. The approved development is over three (3) stages as follows:
 - a. Stage 1 – Units 1-3
 - b. Stage 2 – Units 4 & 5
 - c. Stage 3 – Units 6 & 7

Conditions within this approval apply to all stages, unless otherwise specified.

3. A development permit for building works must be obtained prior to commencing construction on any relevant stage.

Approved Plans

4. 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
250559.SK.002[A]	Site Plan – Stage 1 – Turn Paths	15/07/2026
250559.SK.003[A]	Site Plan – Stage 2 & 3 – Turn Paths	15/07/2026
250559.SK.102[B]	Floor Plan	26/05/2026
250559.SK.401[B]	Building Elevations	26/05/2026

5. Prior to issue of a Building Approval for Stages 2 and 3, floor plans and elevations must be submitted to Council for endorsement.

Compliance

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

Applicable Standards

8. 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

9. 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.
10. 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).

Fencing and Landscaping

11. A 3m wide landscape strip is to be provided along the Grey Street frontage of the site, exclusive of the proposed vehicular access and electricity infrastructure. The frontage landscaping must be planted in front of any property fencing.
12. Landscaping strips with a minimum width of 0.75m are to be provided along internal driveway, generally in accordance with the approved site plans.
13. A landscaping plan is to be submitted to and approved by Council prior to the commencement of the use. Landscaping on site must be sufficient in providing privacy and amenity for the residents of the Multiple Dwellings. The Landscaping Plan must include details of the location and species of plants and any irrigation system. Plants are to be generally frost resistant and drought hardy and must not include weed species. Root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure.
14. 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.
15. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.
16. Unless otherwise approved in writing by Council, or an authorised delegate, screen fencing, a minimum 1.8m high, shall be provided around all private open space areas on site and along side and rear boundaries of the site.
17. Prior to commencement of Stage 3, fencing around private open space areas for Unit 7 must be constructed generally in accordance with the conditions included in the Concurrence Agency Response, dated 10 June 2026.

Waste Management

18. 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*.
19. One set of wheelie bins (one general waste and one recycling bin) must be provided for each unit.
20. The wheelie bins are to be stored within the courtyard of each dwelling unit and screened from view from all roads and public places. A concrete or gravel pad is to be provided for the two bins in an appropriate location within each courtyard.

21. 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

22. Stormwater drainage is to be provided in accordance with:
- a) Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013;
 - b) Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987; and
 - c) Class 1 and Class 10 buildings – National Construction Code, Volume 2.
23. Stormwater is collected and discharged so as to:
- a) Protect the stability of buildings and the use of adjacent land;
 - b) Prevent water-logging of nearby land;
 - c) Protect and maintain environmental values; and
 - d) Maintain access to reticulated infrastructure for maintenance and replacement purposes.
24. There must be no increase in any silt loads or contaminants in any overland flow from the property during the development process and after development has been completed.
25. Stormwater must not be discharged to adjoining properties and must not pond on the property being developed, or adjoining properties during the development process or after the development has been completed. The developer shall ensure that in all cases, discharge of stormwater runoff from the development drains freely to the legal point/s of discharge for the development.
26. If erosion or silt or other materials may be washed off the property being developed during development, the developer must document and implement a management plan that prevents this from occurring.

Earthworks and Construction

27. 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.
28. All earthworks for the development shall be undertaken in accordance with the Institute of Public Works Engineering Australasia Queensland Division.

Note: An operational works approval will be required for excavation and/or filling works that would result in a change of 50mm or more in the level of any part of the land, where any drainage path is affected or where material quantity exceeds 80m³.

Avoiding Nuisance

29. 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.
30. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties

31. 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.
32. 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.

Provision of Services

33. The development must be connected to Council's reticulated water supply network in accordance with the applicable standards and policies.
34. 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).
35. 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).

Sewer Connection and Extension

36. The development must be connected to Council's reticulated sewerage network in accordance with the applicable standards and policies.
37. Design and construct an extension to the sewer network from the existing manhole in Lot 10 RP31853 to the south-eastern boundary of the site. The sewerage network extension is to be constructed in accordance with a development approval for Operational Work.
38. Submit to Council with a development application for Operational Works, the written consent from the property owner/s where such work requires entry onto adjoining land, prior to any entry onto the adjoining land.
39. Remove the existing sewer connections servicing Lot 2 on RP161376 and Lot 1 RP161376 from the subject site.

Note: Reconnection of these services to the new manhole, required under Condition 34, will be undertaken by Council.

40. All building works near reticulated sewer infrastructure must be designed and constructed in accordance with Queensland Development Code Mandatory Part 1.4 – Building over or near relevant infrastructure.
41. Minimum clearances to Council's sewer infrastructure do not preclude the need for work to proposed structures to prevent loading to the sewer system.

Access and Parking

42. 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.

43. The vehicle access is to be constructed to a sealed standard in accordance with drawing "Institute of Public Works Engineering Australasia – RSD-100 – Residential Driveways Sheet 1 of 2" and "Institute of Public Works Engineering Australasia – RSD-101 – Residential Driveways Sheet 2 of 2".
44. Vehicle crossovers must be located a minimum distance of one (1) metre from any power poles, street signage, streetlights, manholes, stormwater gully pits or other Council assets.
45. A minimum of one (1) carparking space is to be provided for each unit, generally in accordance with the approved development plans.
46. All parking and manoeuvring areas must be designed to ensure all vehicles enter and exit the site in a forward gear.
47. 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.
48. Car parking and manoeuvring areas are to be sealed and designed in accordance with:
 - a) AS2890.1 – Parking Facilities;
 - b) Austroads AP-34/95 - Design Vehicles and Turning Path Templates; and
 - c) The 'Access to Premises Standard' (Vol 1 of the National Construction Code).

No Cost to Council

49. 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

50. 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

51. 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'.

GENERAL ADVICE

- i. The relevant planning scheme for this development is *Balonne Shire Planning Scheme 2024*. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
- ii. Under the *Balonne Shire Planning Scheme 2024*:

Multiple Dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.
- iii. 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.
- iv. 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.
- v. 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.
- vi. 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 of 50mm or more in the level of any part of the land or where any drainage path is affected; or
 - (b) Operational works where the extent of fill exceeds 80m³ of material.
- vii. 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.

ATTACHMENT 2 – CONCURRENCE AGENCY RESPONSE

SARA reference: 2605-52477 SRA
Council reference: MCU263
Applicant reference: -

10 June 2026

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

Attention: Kate Swepson

Dear Ms Swepson

SARA referral agency response—94 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 20 May 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	10 June 2026
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 Multiple Dwellings” (Seven (7) Dwelling Units in 3 Stages)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) - Material change of use within 25m of a state transport corridor (Planning Regulation 2017)	
SARA reference:	2605-52477 SRA	
Assessment manager:	Balonne Shire Council	
Street address:	94 Grey Street, St George	

Real property description: Lot 11 on RP31853

Applicant name: Stick Man Constructions

Applicant contact details: 46-56 Buchan Bypass
ST GEORGE QLD 4487
admin@stickman.net.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 – with conditions
- Reference: TMR26-050106
- Date: 09 June 2026

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at Downs.South.West.IDAS@tmr.qld.gov.au.

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 (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 Zinal Chand, Planning Officer, on (07) 3432 2410 or via email ToowoombaSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
A/Manager

cc Stick Man Constructions, admin@stickman.net.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

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) (A copy of the document referenced below is found in Attachment 5)

No.	Conditions	Condition timing
	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 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 conditions:	
1.	(a) Road access is located generally in accordance with Site Plan, prepared by Southern Downs Building Design (SDBD), dated 6/05/2026, project 250559, sheet 001, and revision A (as amended in red by SARA). (b) Provide road access works comprising a residential crossover, (at the road access location(s) referred to in part (a) of this condition). (c) Design and construct the road access works, referred to in part (b) of this condition, in accordance with: i. the Department of Transport and Main Roads' <i>Road Planning and Design Manual, 2nd Edition</i>; and ii. relevant Balonne Shire Council residential crossover design standards.	(a) At all times (b) and (c) Prior to the commencement of use
2.	(a) Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not: (i) create any new discharge points for stormwater runoff onto the state-controlled road (ii) concentrate or increase the velocity of flows to the state-controlled road (iii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road (iv) surcharge any existing culvert or drain on the state-controlled road (v) reduce the quality of stormwater discharge onto the state-controlled road (vi) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road (vii) reduce the floodplain immunity of the state-controlled road. (b) Submit RPEQ certification with supporting documentation to Downs.South.West.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with part (a) of this condition. (c) Submit RPEQ certification with supporting documentation to Downs.South.West.IDAS@tmr.qld.gov.au within the Department	(a) At all times (b) Prior to obtaining development approval for operational work or building work, whichever occurs first (c) Within 20 business days of the completion of works

	of Transport and Main Roads, confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	
3.	Private open space (POS) areas for the future dwelling must be protected from transport noise intrusion in accordance with the Site Plan, prepared by Southern Downs Building Design (SDBD), dated 6/05/2026, project 250559, sheet 001, and revision A (as amended in red by SARA), by installing: • A 1.8 metre high, solid, gap-free fence around the boundaries of the private open space for Unit 7.	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) (version 3.6). If a word remains undefined it has its ordinary meaning.
2.	<u>Transport noise corridor</u> Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated <i>transport noise corridor</i>. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a <i>transport noise corridor</i> are designed and constructed to reduce transport noise. <i>Transport noise corridor</i> means land designated under Chapter 8B of the <i>Building Act 1975</i> as a <i>transport noise corridor</i>. A free online search tool can be used to find out whether a property is located in a designated <i>transport noise corridor</i>. This tool is available online at: http://spp.dsdiip.esriaustraliaonline.com.au/geoviewer/map/planmaking. This tool allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land.
3.	<u>Road access works approval</u> Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads (DTMR) to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact DTMR on 07 4639 0828 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.

Attachment 3—Reasons for referral agency response

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

The reasons for the SARA's decision are:

- SARA assessed the development against State code 1: Development in a state-controlled road environment (State code 1) of the State Development Assessment Provisions (SDAP), version 3.6:
- The development complies with the assessment benchmarks of State code 1 of SDAP in that the development:
 - o does not create a safety hazard for users of the State-controlled road,
 - o does not compromise the structural integrity of State-controlled roads, road transport infrastructure or road works,
 - o does not result in a worsening of the physical condition or operating performance of State-controlled roads and the surrounding road network,
 - o does not compromise the State's ability to construct, or significantly increase the cost to construct, State-controlled roads and future State-controlled roads, and
 - o does not compromise the State's ability to maintain and operate State-controlled roads, or significantly increase the cost to maintain and operate State-controlled roads.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.6), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

(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 Rules¹ 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.²
- 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.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² 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 28.2(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.³

³ 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—Document referenced in conditions

(page left intentionally blank)

SITE DETAILS:
STREET ADDRESS 94 GREY STREET, ST GEORGE
SITE DESCRIPTION Lot 11 RP318853
SITE AREA 2023m²
LOCAL AUTHORITY BALONNE SHIRE COUNCIL

PLANNING SCHEME DETAILS:
ZONING GENERAL RESIDENTIAL
DEFINED USE RESIDENTIAL
GFA 870m²
EXISTING IMPERVIOUS N/A
PROPOSED IMPERVIOUS (BUILDINGS + DRIVEWAYS) 1530m² (75%)
BUILDINGS SITE COVER 43%
LANDSCAPING 130m²
CARPARKS REQUIRED 7
CARPARKS PROVIDED 11

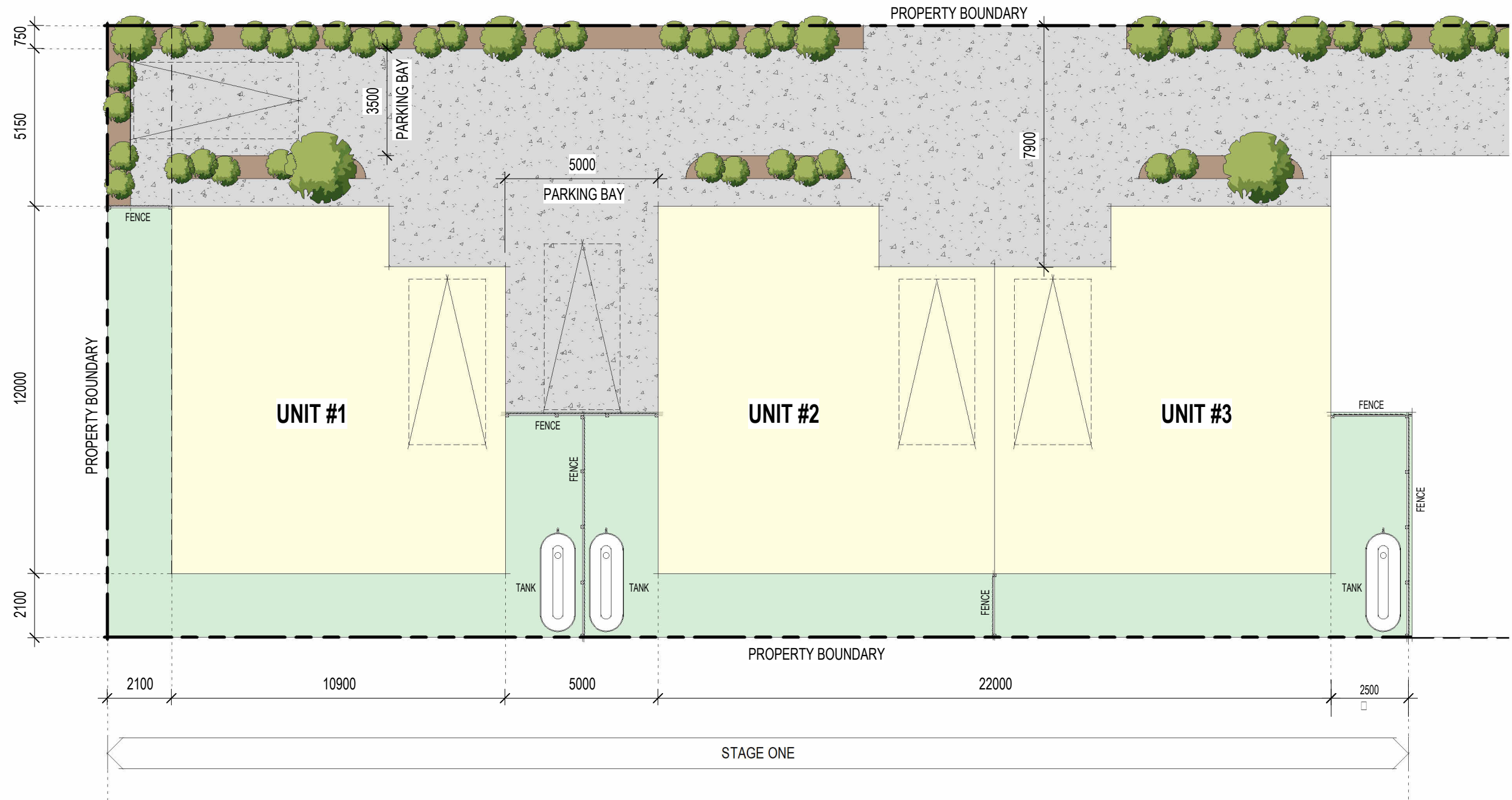
BUILDING CODE DETAILS:
BUILDING CLASS 1A
CONSTRUCTION TYPE -
TOTAL FLOOR AREA 870m²
VOLUME -
FIRE COMPARTMENTS -
STOREYS 1
CLIMATE ZONE 3

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

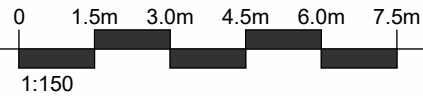


SARA ref: 2605-52477 SRA
Date: 10 June 2026

Amended in red by SARA on
10 June 2026

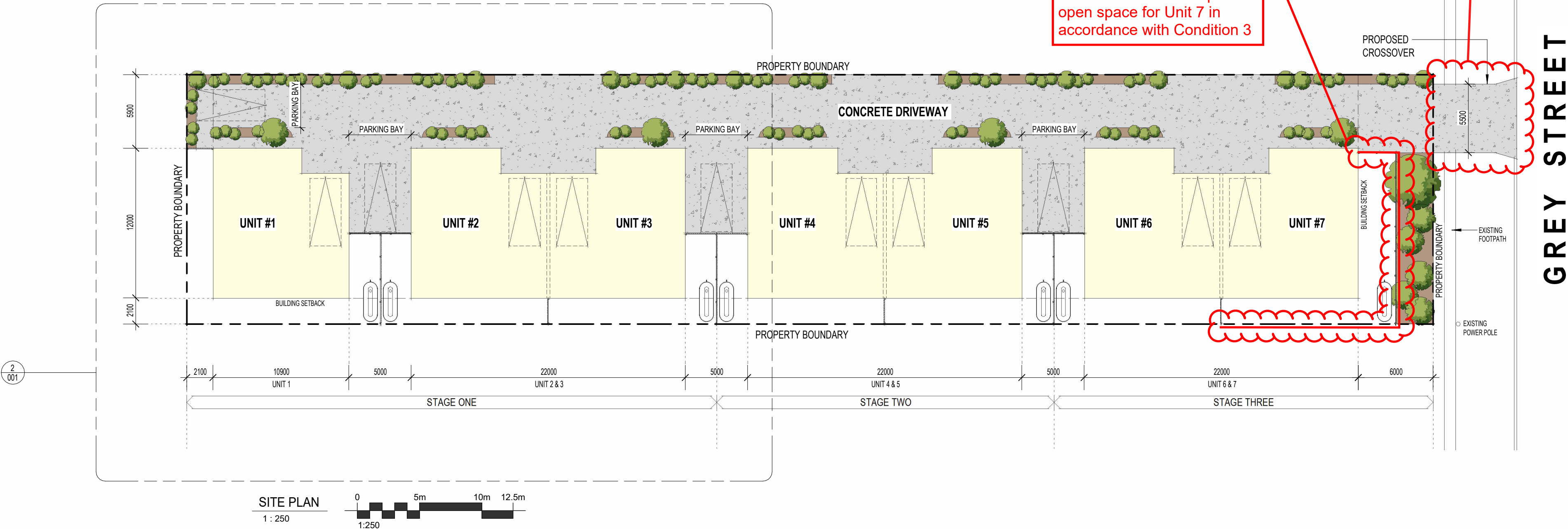


2
001
STAGE 1 PLAN
1 : 150

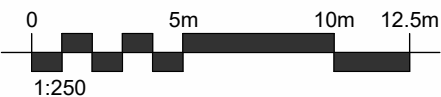


Permitted road access
location in accordance
with Condition 1.

Provide a 1.8 metre high,
solid, gap-free fence around
the boundaries of the private
open space for Unit 7 in
accordance with Condition 3



SITE PLAN
1 : 250



SOUTHERN DOWNS BUILDING DESIGN PTY LTD
E ADMIN@SDBD.COM.AU
P (0419) 502 358
W WWW.SDBD.COM.AU
A 152 PALMERIN STREET, WARWICK QLD 4370

ABN: 1865058820
QBCC: 15252410

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

CLIENT:

**CARE BALONNE
ASSOCIATION**

ADDRESS:

**94 GREY STREET, ST
GEORGE**

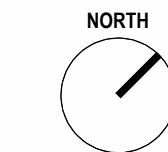
SHEET NAME:

SITE PLAN

SCALE:

As indicated

APPROVED BY:



PROJECT: PHASE: SHEET:
250559. SK. 001 [A]

6/05/2026 9:13:04 AM

COPYRIGHT
THIS INFORMATION REMAINS THE PROPERTY OF SOUTHERN DOWNS BUILDING DESIGN PTY LTD. ALL RIGHTS ARE RESERVED FOR THIS DOCUMENT. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SOUTHERN DOWNS BUILDING DESIGN PTY LTD.

CONCEPT

Our ref TMR26-050106
Your ref 2605-52477 SRA
Enquiries Markus Dittmann



9 June 2026

Department of
Transport and Main Roads

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

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number 2605-52477 SRA, lodged with Balonne Shire Council involves constructing or changing a vehicular access between Lot 11RP31853 the land the subject of the application, and Grey Street (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 Mr Joshua Vickers
46-56 Buchan Bypass
St. George QLD 4487

Application Details

Address of Property 94 Grey Street, St. George QLD 4487
Real Property Description 11RP31853
Aspect/s of Development Development Permit for Material Change of Use for “Multiple Dwellings” (Seven (7) Dwelling Units in 3 Stages)

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
Road Access Location		
A. General		
1	The Permitted Road Access Location is in accordance with Site Plan prepared by SDBD Southern Downs Building Design, dated 06.05.2026, referenced Project No.: 250559, Sheet 001 and revision A.	At all times.

¹ Please refer to the further approvals required under the heading ‘Further approvals’

Reasons for the decision

The reasons for this decision are as follows:

- a) To maintain the safety, efficiency and operational performance of the state-controlled road network.

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.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Mr Markus Dittmann, Town Planner should be contacted by email at markus.s.dittmann@tmr.qld.gov.au or on (07) 4639 0739.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J McGuire', with a stylized flourish at the end.

Jason McGuire
Senior Town Planner

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions

Attachment A

Decision Evidence and Findings

Evidence or other material on which findings were based:

- Material submitted in support of Balonne Shire Council development application MCU263.
- State Development Assessment Provisions – State Code 1 (Development in a State-controlled road environment)
- Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition
- Planning Act (2016)
- Planning Regulations (2017)
- Transport Infrastructure Act (1997).

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

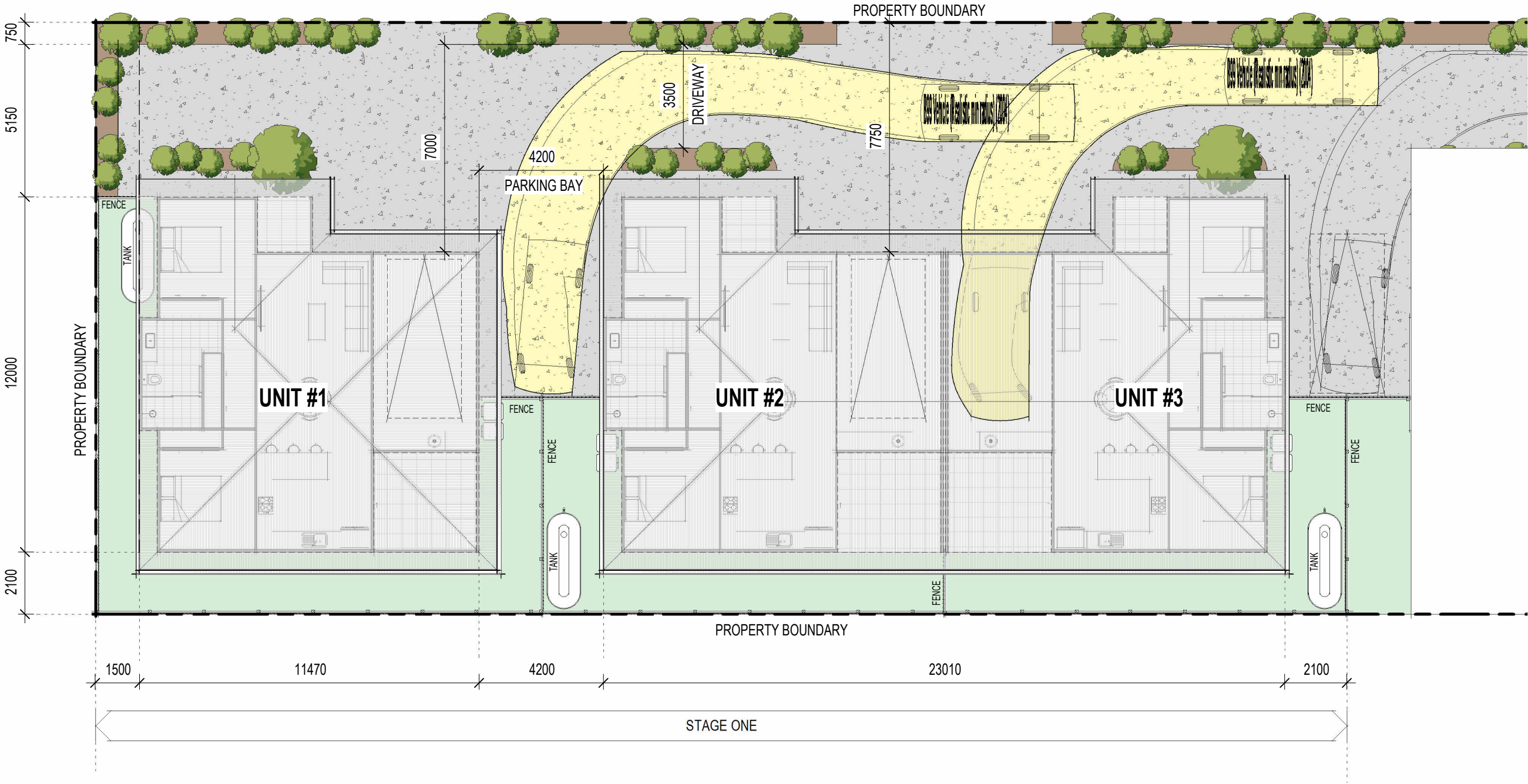
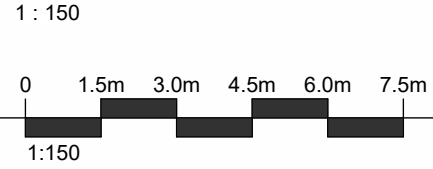
The following information is provided in accordance with section 63 of the *Planning Act 2016*.

Description of development	Material Change of Use – “Multiple Dwellings” (Seven (7) Dwelling Units in 3 Stages)
Assessment benchmarks	The assessment manager has assessed the application against the following— • The <i>Balonne Shire Planning Scheme</i>. ○ Part 5 Tables of assessment ○ Part 6 Zones ▪ Part 6.2.2 General Residential Zone Code ○ Part 7 Development Codes ▪ Part 7.3.1 General development code
Relevant matters	N/A – There are no relevant matters for a Code Assessable application.
Matters raised in submissions	N/A – The application was subject to Code Assessment.
Reasons for the decision	At the Ordinary Meeting on 20 August 2026, Council resolved to approve the development subject to conditions and for reasons including: • the proposal provides for additional residential uses within the General Residential Zone • the proposed development includes seven (7) dwelling units, supporting variety and housing choice from the dominant housing supply form in St George. • the proposed units will be serviced by appropriate infrastructure • the density of development is not considered to conflict with existing residential development in the zone.

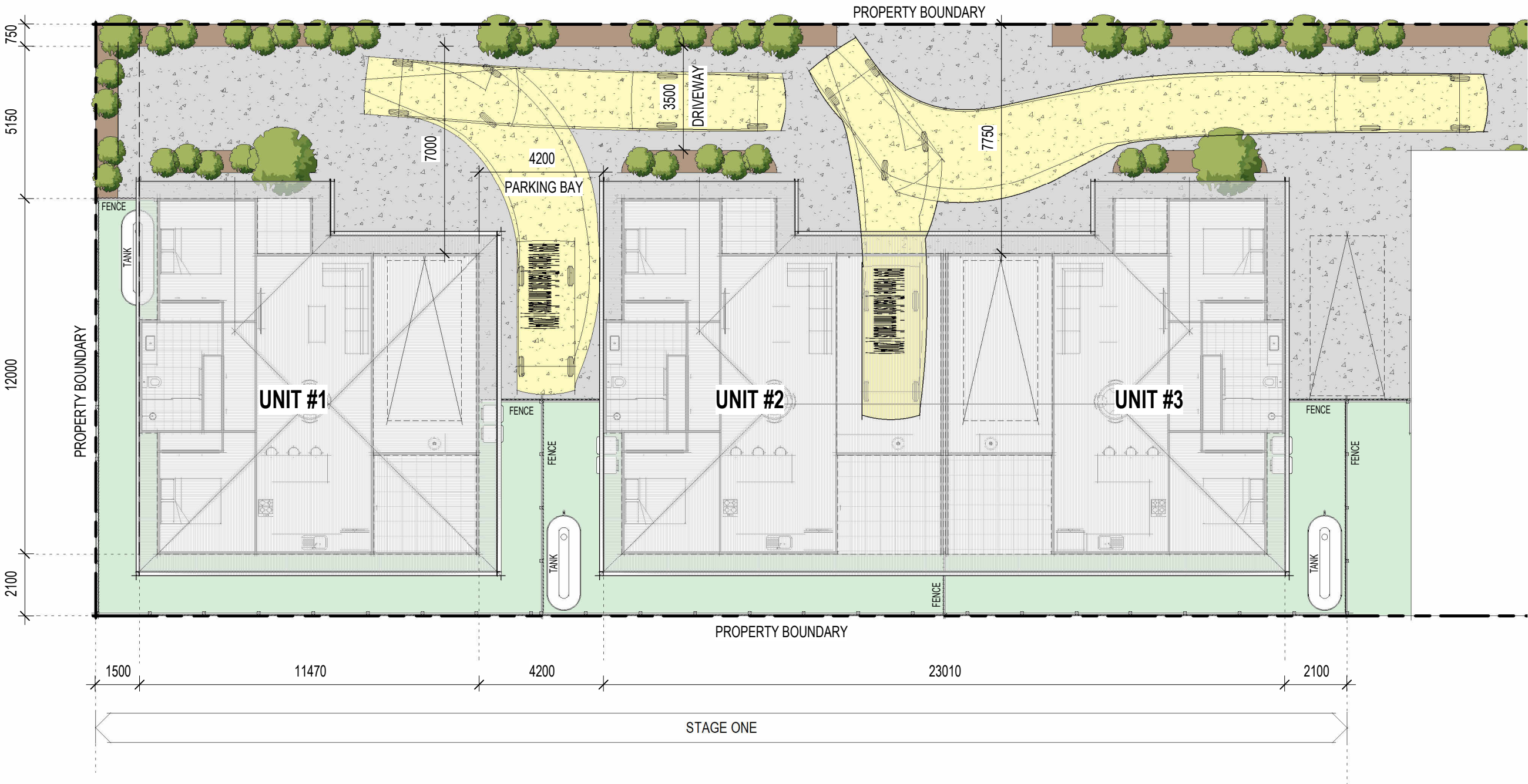
ATTACHMENT 5 — APPROVED PLANS



STAGE 1 SITE PLAN (TURN PATHS ENTRY)



STAGE 1 SITE PLAN (TURN PATHS EXIT)



BALONNE SHIRE COUNCIL
Planning Act 2016
This document comprises part
of
Development Permit No.

MCU263

and was issued on

27 August 2026

In accordance with the :-
Planning Act 2016

KATE SWEPSON
Consulting Town Planner



SOUTHERN DOWNS BUILDING DESIGN PTY LTD
E ADMIN@SDBD.COM.AU
P (0419) 502 358
W WWW.SDBD.COM.AU
A 152 PALMERIN STREET, WARWICK QLD
4370

ABN: 1865058820
QBCC: 15252410

PROJECT NAME:

PROPOSED
RESIDENTIAL
DEVELOPMENT

CLIENT:

CARE BALONNE
ASSOCIATION

ADDRESS:

94 GREY STREET, ST
GEORGE

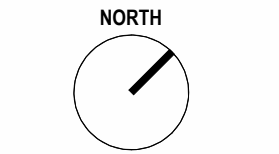
SHEET NAME:

SITE PLAN - STAGE
1 - TURN PATHS

SCALE:

1 : 150

APPROVED BY:



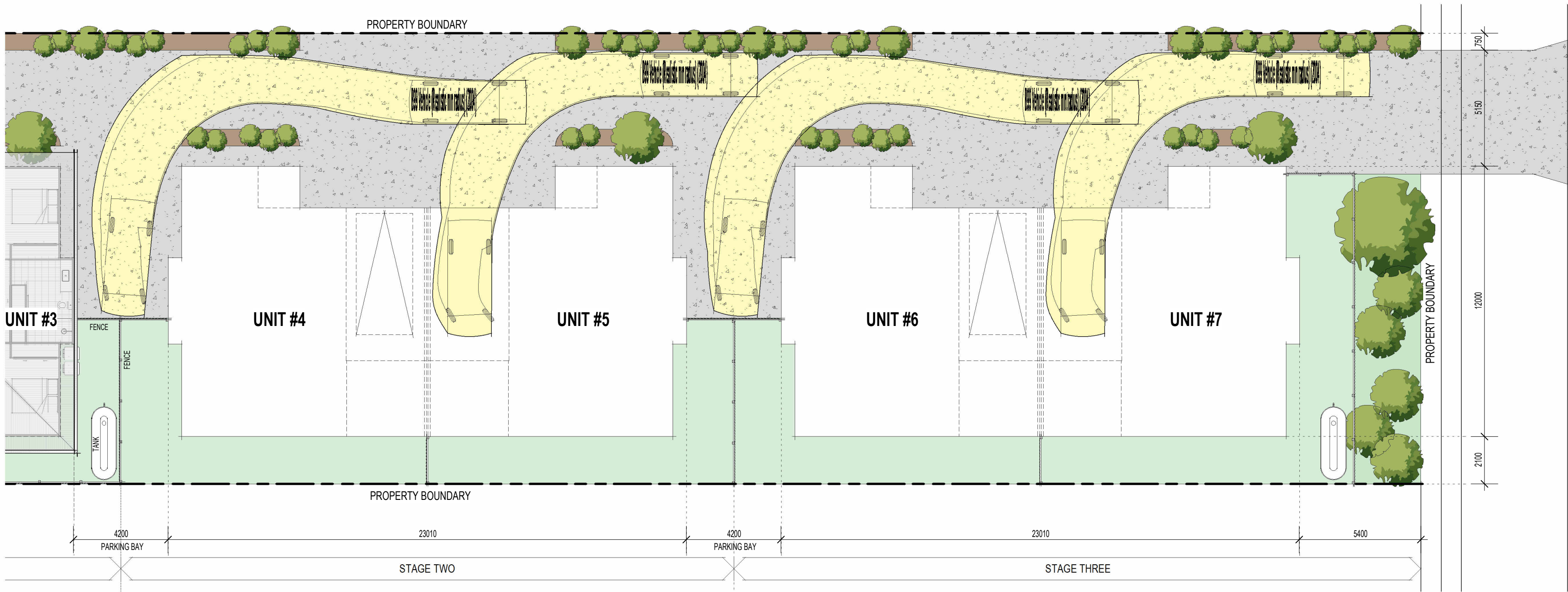
PROJECT: PHASE: SHEET:

250559. SK. 002 [A]

15/07/2026 4:54:41 PM

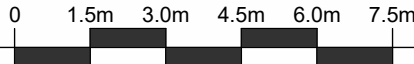
COPYRIGHT
THIS INFORMATION REMAINS THE PROPERTY OF SOUTHERN DOWNS BUILDING DESIGN PTY
LTD. AUTHORITY IS GRANTED FOR ONCE ONLY USE BY THE CLIENT AT ONLY THE SITE
ADDRESS.
UNLAWFUL REPRODUCTION IS PROHIBITED BY LAW.

CONCEPT

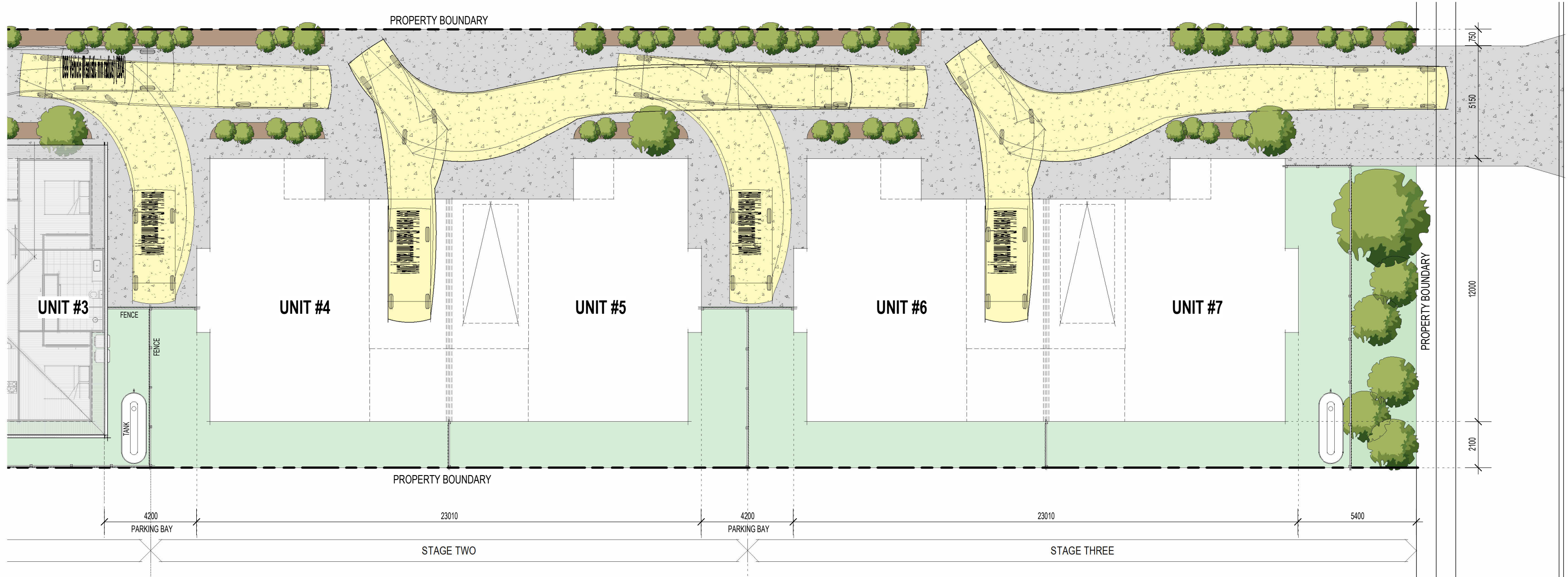


STAGE 2 & 3 SITE PLAN (TURN PATHS ENTRY)

1 : 150



1:150



STAGE 2 & 3 SITE PLAN (TURN PATHS EXIT)

1 : 150



SOUTHERN DOWNS BUILDING DESIGN PTY LTD
E ADMIN@SDBD.COM.AU
P (0419) 502 358
W WWW.SDBD.COM.AU
A 152 PALMERIN STREET, WARWICK QLD 4370

ABN: 1865058820
QBCC: 15252410

PROJECT NAME:

PROPOSED
RESIDENTIAL
DEVELOPMENT

CLIENT:

CARE BALONNE
ASSOCIATION

ADDRESS:

94 GREY STREET, ST
GEORGE

BALONNE SHIRE COUNCIL
Planning Act 2016
This document comprises part
of Development Permit No.

MCU263

and was issued on

27 August 2026

In accordance with the :-
Planning Act 2016

KATE SWEPSON
Consulting Town Planner

SHEET NAME:

SITE PLAN - STAGE
2 & 3 - TURN PATHS

SCALE:

1 : 150

APPROVED BY:

NORTH



PROJECT: PHASE: SHEET:
250559. SK. 003 [A]

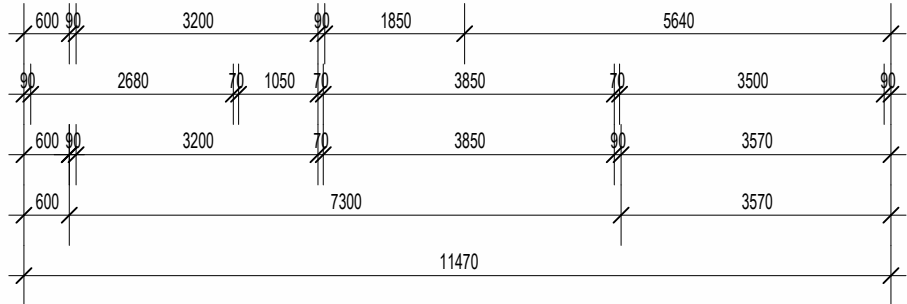
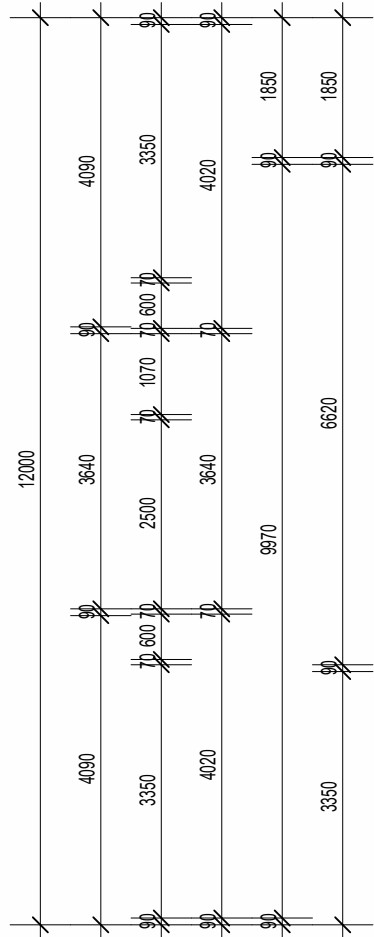
15/07/2026 4:54:44 PM

COPYRIGHT
THIS DOCUMENT IS THE PROPERTY OF SOUTHERN DOWNS BUILDING DESIGN PTY LTD. ALL RIGHTS ARE RESERVED FOR THIS DOCUMENT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM SOUTHERN DOWNS BUILDING DESIGN PTY LTD.

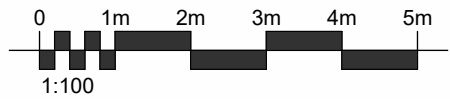
CONCEPT



KEY	PROPOSED
SYMBOL	DESCRIPTION
	NEW WALL
	EXISTING WALLS TO REMAIN
	SMOKE ALARMS
DP	DOWN PIPE
MV	MECHANICAL VENT
	STEP DOWN IN SLAB SURFACE LEVEL
	FALL DIRECTION IN SLAB SURFACE



STAGE 1 FLOOR PLAN
1 : 100



AREA SCHEDULE - PROPOSED	
NAME	AREA
INTERNAL	107 m²
ALFRESCO	12 m²
ENTRY PORCH	3 m²
TOTAL	122 m²

BALONNE SHIRE COUNCIL
Planning Act 2016
This document comprises part
of
Development Permit No.
MCU263
and was issued on
27 August 2026
In accordance with the :-
Planning Act 2016
KATE SWEPSON
Consulting Town Planner



SOUTHERN DOWNS BUILDING DESIGN PTY LTD
E ADMIN@SDBD.COM.AU
P 0419 502 358
W WWW.SDBD.COM.AU
A 152 PALMERIN STREET, WARWICK QLD
4370

ABN: 1865058820
QBCC: 15252410

PROJECT NAME:

PROPOSED
RESIDENTIAL
DEVELOPMENT

CLIENT:

CARE BALONNE
ASSOCIATION

ADDRESS:

94 GREY STREET, ST
GEORGE

SHEET NAME:

FLOOR PLAN

SCALE:

1 : 100

APPROVED BY:



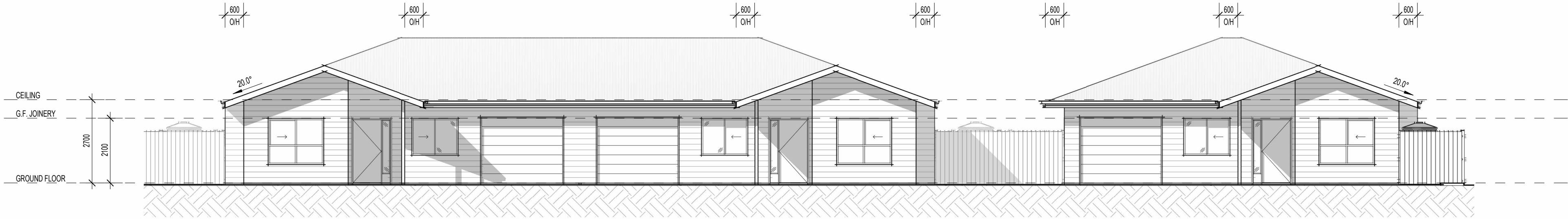
PROJECT: PHASE: SHEET:
250559. SK. 102 [B]

26/05/2026 10:14:47 AM

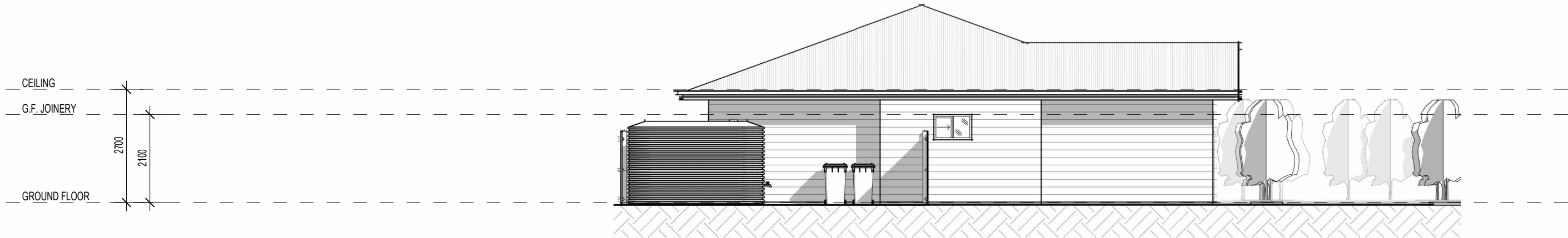
COPYRIGHT
THIS DOCUMENT IS THE PROPERTY OF SOUTHERN DOWNS BUILDING DESIGN PTY LTD. AUTHORITY IS GRANTED FOR ONCE ONLY USE BY THE CLIENT AT ONLY THE SITE ADDRESS.
UNAUTHORIZED REPRODUCTION IS PROHIBITED BY LAW.

CONCEPT

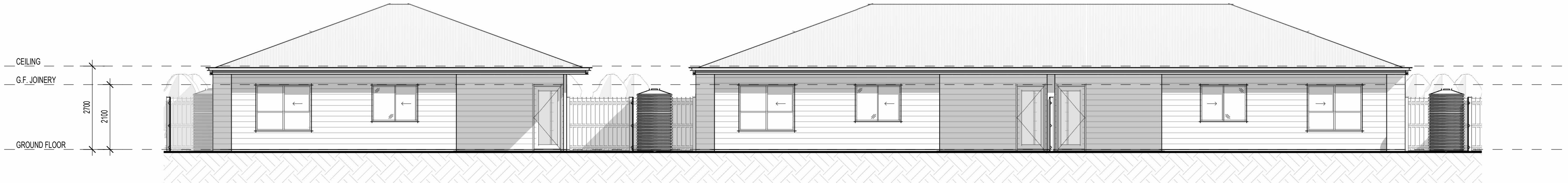




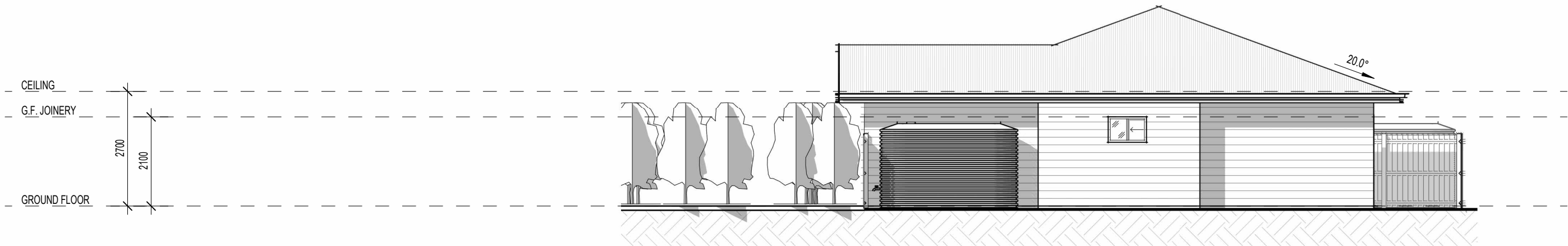
NORTH ELEVATION
1 : 100



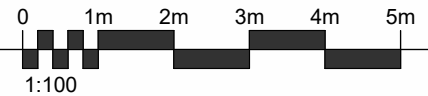
EAST ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100



BALONNE SHIRE COUNCIL
Planning Act 2016
This document comprises part
of
Development Permit No.
MCU263
and was issued on
27 August 2026
In accordance with the :-
Planning Act 2016
KATE SWEPSON
Consulting Town Planner



SOUTHERN DOWNS BUILDING DESIGN PTY LTD
E ADMIN@SDBD.COM.AU
P 0419 502 358
W WWW.SDBD.COM.AU
A 152 PALMERIN STREET, WARWICK QLD
4370

ABN: 18650558820
QBCC: 15252410

PROJECT NAME:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

CLIENT:

**CARE BALONNE
ASSOCIATION**

ADDRESS:
**94 GREY STREET, ST
GEORGE**

SHEET NAME:

**BUILDING
ELEVATIONS**

SCALE:
1 : 100

APPROVED BY:

PROJECT: PHASE: SHEET:
250559. SK. 401 [B]

26/05/2026 10:14:51 AM

COPYRIGHT
THIS DOCUMENT IS THE PROPERTY OF SOUTHERN DOWNS BUILDING DESIGN PTY LTD. ALL RIGHTS ARE RESERVED FOR ONLY USE BY THE CLIENT AT THE SITE ADDRESS.
UNLAWFUL REPRODUCTION IS PROHIBITED BY LAW.

CONCEPT