

2 February 2021

Our Reference: DA210002

TYMA Enterprises Pty Ltd t/a Design Direct  
PO Box 1139  
**BUNDABERG QLD 4670**  
via email: [info@designdirect.net.au](mailto:info@designdirect.net.au)

**'Other' Change to an Existing Approval**  
***Planning Act 2016***

Dear Tyson,

**RE: OTHER CHANGE APPLICATION FOR MATERIAL CHANGE OF USE—AGRICULTURAL SUPPLIES STORE AT 9-11 & 13 LYONS STREET, MUNDUBBERA ON LAND DESCRIBED AS LOTS 3 & 4 ON SP226159**

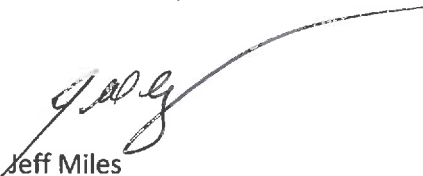
Thank you for your request under section 78 of the *Planning Act 2016* to make a change to existing approval DA 183/19, decided on 2 December 2019. On 2 February 2021, Council decided to approve your requested changes.

Please find attached the amended Decision Notice. This replaces the previous development approval issued. **The change includes amendments to the approved plans identified in section 5.**

Please note that this decision does not extend the currency period for the development. Therefore, you may still be required to make separate applications under the *Planning Act 2016* to extend the development approval's currency period.

Please quote Council's application number: DA210002 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter or wish to schedule a meeting, please contact Council's Development Services team on 1300 696 272.

Yours sincerely,



Jeff Miles

**Planning & Environment Manager**

## Amended Decision notice — change application

*(Given under section 83 of the Planning Act 2016)*

Thank you for request under section 78 of the Planning Act 2016, received by the North Burnett Regional Council on 26 April 2018, to make an 'other' change to existing approval DA 3/18. The North Burnett Regional Council has assessed your application and decided it as follows:

### Location details

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Street address: 9-11 & 13 Lyons Street  
MUNDUBBERA QLD 4626

Real property description: Lots 3 & 4 on SP226159

Local government area: North Burnett Regional Council

### Details of original approval

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Application for Material Change of Use—Agricultural supplies store

Date of approval: 2 December 2019

Application number: 183/19

### Decision for change application

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Application number: DA210002

Date of decision: 2 February 2021

Decision details: Approved the change. These amendments are set out in Schedule 1. Changes approved are in **bold red**.

The changes agreed to are:

- Update the approved plans in section 5 of the decision notice to refer to the amended layout plan (Project 190702, drawings DA01 to DA06 Rev B prepared by Design Direct and dated 8/12/2020)
- Conditions—relating to outdoor displays, vehicular ingress and egress, and landscaping.

### Rights of appeal

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The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular 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*).

## Schedule 1 – Decision notice

### 1. Applicant's details

Name: TYMA Enterprises Pty Ltd t/a Design Direct  
Postal Address: PO Box 1139  
BUNDABERG QLD 4670  
Phone No.: 07 4154 3911  
Email: info@designdirect.net.au

### 2. Location details

Street address: 9-11 & 13 Lyons Street  
MUNDUBBERA QLD 4626  
Real property description: Lots 3 & 4 on SP226159  
Local government area: North Burnett Regional Council

### 3. Decision

Application number: DA210002  
Date of decision: 2 February 2021  
Decision details: Approved in full subject to conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

### 4. Details of proposed development

	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval – Reconfiguring a Lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 5. Approved plans

Copies of the following plans are enclosed in Attachment 3.

Document title	Prepared by	Reference no.	Date	Rev.
Locality plan	Design Direct	190702 – DA01	15/11/19-8/12/20	AB
Site plan	Design Direct	190702 – DA02	15/11/19-8/12/20	AB
Floor plan	Design Direct	190702 – DA03	15/11/19-8/12/20	AB
Elevations	Design Direct	190702 – DA04	15/11/19-8/12/20	AB
Elevations	Design Direct	190702 – DA05	15/11/19-8/12/20	AB
Elevations – carport	Design Direct	190702 – DA06	15/11/19	A
3D views	Design Direct	190702 – DA07	15/11/19-8/12/20	AB
Vehicle turning path plan	Design Direct	190702 – DA08	15/11/19	A

## 6. Conditions

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This approval is subject to the conditions in [Attachment 1](#). These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

## 7. Further development permits

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Not applicable

## 8. Properly made submissions

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Not applicable — No part of the application required public notification.

## 9. Currency period for the approval

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This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*.

- (1) A part of a development approval lapses at the end of the following period (the **currency period**)—
- (a) for any part of the development approval relating to a material change of use—if the first change of use does not happen within—
    - (i) the period stated for that part of the approval; or
    - (ii) if no period is stated—6 years after the approval starts to have effect;
  - (b) for any part of the development approval relating to reconfiguring a lot—if a plan for the reconfiguration that, under the Land Title Act, is required to be given to a local government for approval is not given to the local government within—
    - (i) the period stated for that part of the approval; or
    - (ii) if no period is stated—4 years after the approval starts to have effect;
  - (c) for any other part of the development approval—if the development does not substantially start within—
    - (i) the period stated for that part of the approval; or
    - (ii) if no period is stated—2 years after the approval starts to take effect.

## 10. Rights of appeal

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The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular 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*).

A copy of the relevant appeal provisions is included in [Attachment 2](#).

Should you require any further assistance in process, please contact Council's Development Services Department on 1300 696 272.

Yours faithfully



Rachel Cooper  
Chief Executive Officer

Enc: Attachment 1-Conditions imposed by assessment manager  
Attachment 2-Appeal rights  
Attachment 3-Plans

## **Attachment 1 – Conditions Imposed by Assessment Manager**

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### **General**

- 1) Carry out the approved development in accordance with the approved plans and documents identified in section 5 “Approved plans” of the decision notice approval, except as modified by the conditions of this approval as relevant.
- 2) Where there is any conflict between conditions of this approval and details shown on the approved plans and documents, the conditions prevail.
- 3) Exercise the approval and complete all associated works, including any relocation or installation of services, at no cost to Council.
- 4) Comply with all the conditions of this development permit prior to commencement of the use, and maintain compliance whilst the use continues.
- 5) **Do not display or store goods outdoors other than in the area identified as ‘Storage/Display Area’ on the approved plans.**  
**Note: Footpath permit may be obtained from Council under Local Law No.1**

### **Construction management**

- 6) Unless otherwise approved in writing by the Assessment manager, do not carry out building work in a way that makes audible noise—
  - a) on a business day or Saturday, before 6:30am or after 6:30pm
  - b) on any other day, at any time.
- 7) Contain all litter, building waste, and sediment on the building site by the use of a skip and any other reasonable means during construction to prevent release to neighbouring properties or public spaces.
- 8) Remove any spills of soil or other material from the road or gutter upon completion of each day’s work, during construction.

### **Waste management**

- 9) Provide an impervious bin storage area for the storage of refuse bins in accordance with the following—
  - a) in the location shown on the approved plans
  - b) designed so as to prevent the release of contaminants into the environment
  - c) sufficiently sized to accommodate all refuse bins
  - d) screened from the road frontage or other public space by landscaping or constructed screening
  - e) a suitable hose cock (with backflow prevention) and hoses must be provided at the bin storage area, and wash down to be drained to the sewer and fitted with an approved stormwater diversion valve arrangement
  - f) must be maintained in a clean and sanitary manner.
- 10) Maintain and operate an adequate waste disposal service, including the maintenance of refuse bins and associated storage areas so as not to cause an environmental nuisance.

## Erosion and sediment control

- 11) Implement and maintain an erosion and sediment control (ESC) plan on-site for the duration of the operational and building works, and until all exposed and disturbed soil areas are permanently stabilised, to prevent the release of sediment or sediment laden stormwater from the site.

## Infrastructure

- 12) Design and implement a stormwater drainage system connecting to a lawful point of discharge in accordance with the North Burnett Regional Planning Scheme Policy SC6.2 *Design and construction standards for non-trunk infrastructure works*.
- 13) **Lots 3 and 4 are to have independent infrastructure design.**
- 14) Connect the premises to the reticulated water supply and sewerage systems, and provide internal infrastructure as required to satisfy the demands of the development.

## Vehicle access

- 15) **The Lyons Street vehicular access is to be used for ingress only. Include signage, in accordance with the Queensland Manual of Uniform Traffic Control Devices and AS 1742.11-2016, to prevent vehicles exiting via Lyons Street and direct vehicles to exit via Bauer Street.**
- 16) Prior to the commencement of the use, submit to Council for approval a traffic management plan, prepared by a Registered Professional Engineer Qld (RPEQ), that details the following when service and delivery vehicles enter and exit the site—
  - a) the type of traffic block and hold operations on both the roadway and footpath, including their typical duration
  - b) the number and role of traffic controllers required to assist pedestrians and local traffic.
- 17) The approved traffic management plan must be implemented at all times when service and delivery vehicles enter and exit the site.
- 18) **Upgraded 13 Lyons Street cross over and footpath to a commercial driveway standard in accordance with the approved plans and the North Burnett Regional Planning Scheme Policy SC6.2 *Design and construction standards for development works***
- 19) Install a “stop sign” and relevant line markings at the intersection of Lyons Street and Bauer Street for vehicles facing Bauer Street that replaces the existing “give way sign”. The sign and line markings must be approved by Council and comply with the requirements of the Queensland Department of Main Roads *Manual of uniform traffic control devices*. Submit to Council “as constructed” plans of the sign and line markings that are certified by a Registered Professional Engineer Qld (RPEQ).
- 20) Design and construct off-street car parking, access, and manoeuvring areas in accordance with the approved plans and the North Burnett Regional Planning Scheme Policy SC6.2 ***Design and construction standards for development works***. Car parking, access, and manoeuvring areas must—
  - a) provide a minimum of 6 parking spaces
  - b) be designed, constructed and delineated in accordance with AS2890 Parking facilities – off-street car parking
  - c) provide parking spaces for people with a disability in accordance with the Building Code of Australia and AS2890.6 Off-street parking for people with disabilities
  - d) provide on-site loading and unloading for all necessary service and delivery vehicles
  - e) be constructed and sealed with concrete, pavers or asphalt.

### Advice to the applicant

- The operator must comply with their obligations under the *Transport Operations (Road Use Management—Road Rules) Regulations 2009* and the *Work Health and Safety Act 2011* in relation to safety obligations associated with service and delivery vehicles entering and exiting the site. Refer to the QFleet driver safety fact sheet—reversing safely.
- This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage." Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.
- The Building Act 1975 and associated codes provides specific requirements for fire resisting construction and united buildings. The developer should engage a licenced building certifier and make themselves aware of their legal obligations.





## Attachment 2 – Appeal Rights Planning Act 2016

### CHAPTER 6, PART 1 APPEAL RIGHTS

#### 229 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.

#### 230 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 schedule 1, table 1, item 1—each principal submitter for the development application; and
  - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
  - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  - (f) for an appeal to the P&E Court—the chief executive; and
  - (g) 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.



## SCHEDULE 1 APPEALS

### 1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
  - (a) the P&E court; or
  - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
  - (a) the refusal, or deemed refusal of a development application, for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (b) a provision of a development approval for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (c) if a development permit was applied for—the decision to give a preliminary approval for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (d) a development condition if—
    - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
    - (ii) the building is, or is proposed to be, not more than 3 storeys; and
    - (iii) the proposed development is for not more than 60 sole-occupancy units; or
  - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
  - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
  - (g) a matter under this Act, to the extent the matter relates to—
    - (i) the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
    - (ii) the Plumbing and Drainage Act, part 4 or 5; or
  - (h) a decision to give an enforcement notice in relation to a matter under paragraphs (a) to (g); or
  - (i) a decision to give an infrastructure charges notice; or
  - (j) the refusal, or deemed refusal, of a conversion application; or
  - (k) a matter that, under another Act, may be appealed to the tribunal; or
  - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
  - (a) for a matter in subsection (2)(a) to (d)—
    - (i) a development approval for which the development application required impact assessment; and
    - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
  - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
  - (a) column 1 states the appellant in the appeal; and
  - (b) column 2 states the respondent in the appeal; and
  - (c) column 3 states the co-respondent (if any) in the appeal; and
  - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—

**storey** see the Building Code, part A1.1.

**Extract of Schedule 1 of the Planning Act 2016**

<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
<b>1. Development applications</b> An appeal may be made against— <ol style="list-style-type: none"> <li>the refusal of all or part of the development application; or</li> <li>the deemed refusal of the development application; or</li> <li>a provision of the development approval; or</li> <li>if a development permit was applied for—the decision to give a preliminary approval.</li> </ol>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	<ol style="list-style-type: none"> <li>1 A concurrence agency that is not a co-respondent</li> <li>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</li> <li>3 Any eligible advice agency for the application</li> <li>4 Any eligible submitter for the application</li> </ol>
<b>2. Change applications</b> For a change application other than a change application made to the P&E Court or called in by the Minister, an appeal may be made against— <ol style="list-style-type: none"> <li>the responsible entity's decision on the change application; or</li> <li>a deemed refusal of the change application.</li> </ol>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<ol style="list-style-type: none"> <li>1 The applicant</li> <li>2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice</li> </ol>	The responsible entity	If an affected entity starts the appeal—the applicant	<ol style="list-style-type: none"> <li>1 A concurrence agency for the development application</li> <li>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</li> <li>3 A private certifier for the development application</li> <li>4 Any eligible advice agency for the change application</li> <li>5 Any eligible submitter for the change application</li> </ol>
<b>3. Extension applications</b> For an extension application other than an extension application called in by the Minister, an appeal may be made against— <ol style="list-style-type: none"> <li>the assessment manager's decision on the extension application; or</li> <li>a deemed refusal of the extension application.</li> </ol>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<ol style="list-style-type: none"> <li>1 The applicant</li> <li>2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application</li> </ol>	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
<b>4. Infrastructure charges notices</b> An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds— <ol style="list-style-type: none"> <li>the notice involved an error relating to— <ol style="list-style-type: none"> <li>the application of the relevant adopted charge; or</li> </ol> <i>Examples of errors in applying an adopted charge—</i> <ul style="list-style-type: none"> <li>the incorrect application of gross floor area for a non-residential development</li> <li>applying an incorrect 'use category', under a regulation, to the development</li> </ul> <ol style="list-style-type: none"> <li>the working out of extra demand, for section 120; or</li> <li>an offset or refund; or</li> </ol> </li> <li>there was no decision about an offset or refund; or</li> <li>if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or</li> <li>for an appeal to the P&amp;E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</li> </ol>			

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
<b>5. Conversion applications</b> An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—

<b>Table 2</b> <b>Appeals to the P&amp;E Court only</b>			
<b>1. Appeals from tribunal</b> An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
<b>2. Eligible submitter appeals</b> For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against the decision to approve the application, to the extent the decision relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1. For a development application—an eligible submitter for the development application 2. For a change application—an eligible submitter for the change application	1. For a development application—the assessment manager 2. For a change application—the responsible entity	1. The applicant 2. If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
<b>3. Eligible submitter and eligible advice agency appeals</b> For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1. For a development application—an eligible submitter for the development application 2. For a change application—an eligible submitter for the change application 3. An eligible advice agency for the development application or change application	1. For a development application—the assessment manager 2. For a change application—the responsible entity	1. The applicant 2. If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

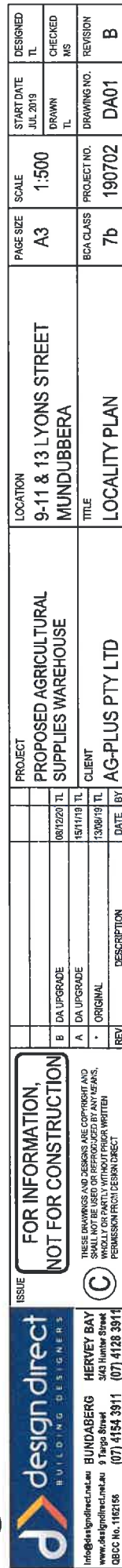
<b>Table 3</b> <b>Appeals to a tribunal only</b>			
<b>1. Building advisory agency appeals</b> An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval. 2 A private certifier for the development application related to the approval
<b>2. Inspection of building work</b> An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision.	—	—
<b>3. Certain decisions under the Building Act and the Plumbing and Drainage Act</b> An appeal may be made against— <ul style="list-style-type: none"> <li>(a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or</li> <li>(b) a decision under the Plumbing and Drainage Act, part 4 or 5, if an information notice about the decision was given or required to be given under that Act.</li> </ul>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision.	The person who made the decision	—	—
<b>4. Local government failure to decide application under the Building Act</b> An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—

### **Attachment 3 – Approved Plans**

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**Please refer to the following pages for approved plans.**





LOTS 3 & 4 ON SP226159  
LOCAL GOVERNMENT OF MUNDOWRAN  
LOCALITY OF YARROL  
SITE AREA - LOT 3 = 652m<sup>2</sup>  
- LOT 4 = 866m<sup>2</sup>

X-E	EXISTING ELECTRICAL LINE
X-T	EXISTING TELECOM LINE
X-S	EXISTING SEWER LINE
X-W	EXISTING WATER LINE
FSL	FINISHED SLAB LEVEL
XPP	EXISTING POWER POLE
XSL	EXISTING SURFACE LEVEL
XSM	EXISTING SEWER MANHOLE
XP	EXISTING TELECOM PIT
XW	EXISTING WATER VALVE

REV	DESCRIPTION	DATE	BY
B	DA UPGRADE	08/12/20	TL
A	DA UPGRADE	15/11/19	TL
*	ORIGINAL	13/08/19	TL

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PROJECT

PROPOSED AGRICULTURAL  
SUPPLIES WAREHOUSE

CLIENT

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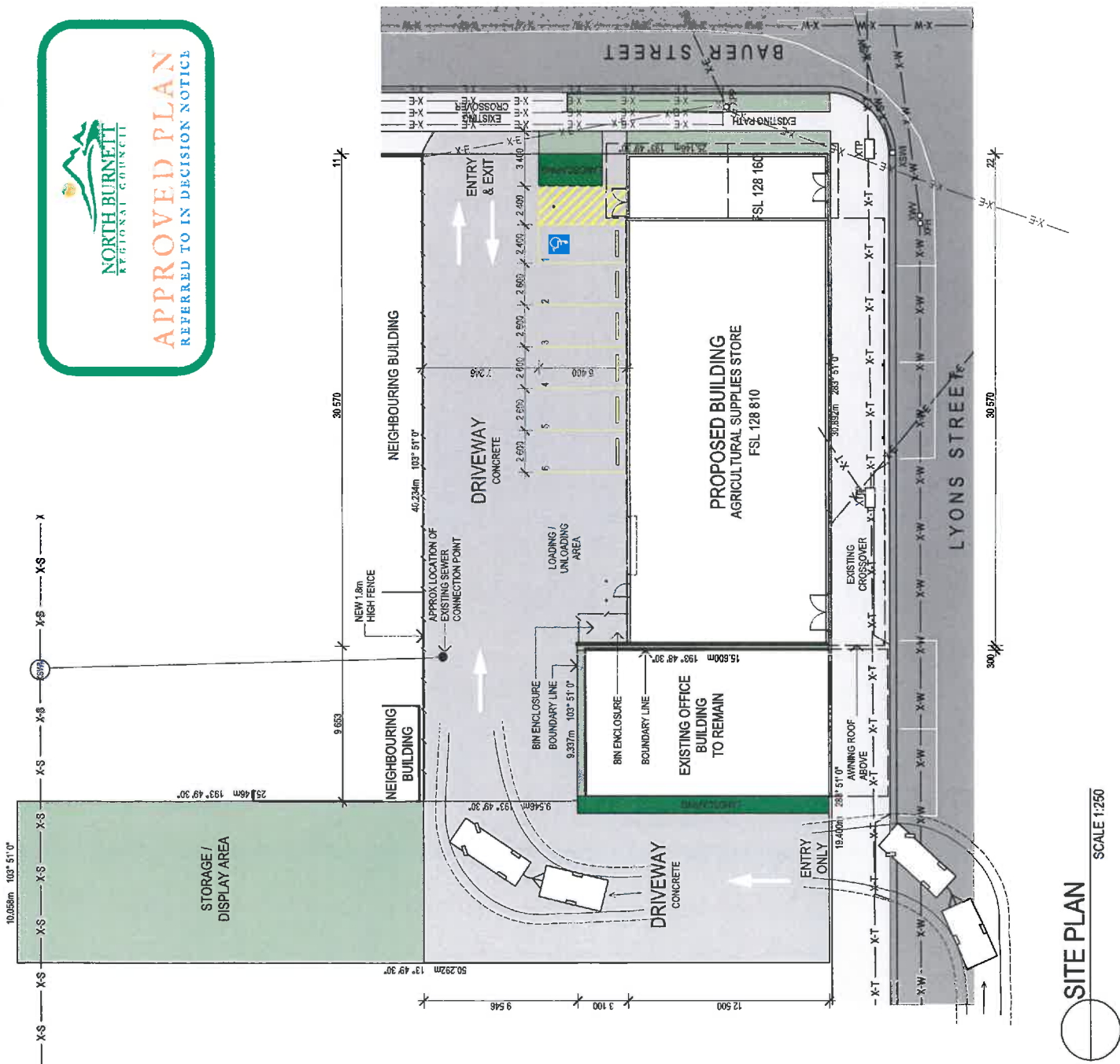
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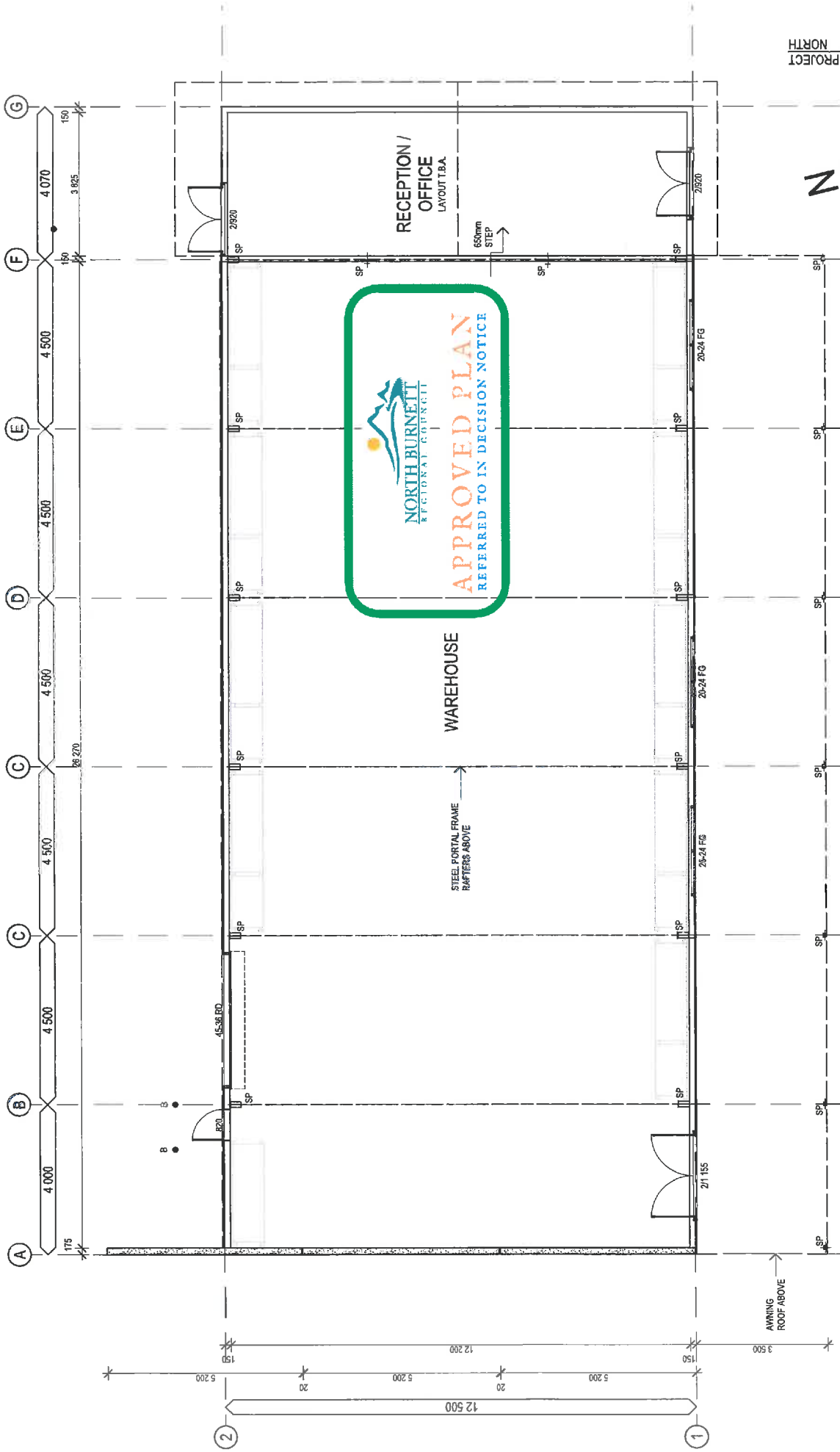
9-11 & 13 LYONS STREET  
MUNDUBBERA

TITLE

## SITE PLAN

PAGE SIZE	SCALE	START DATE	DESIGNED
A3	1:250	JUL 2019	TL
		DRAWN	CHECKED
		TL	MS
BCA CLASS	PROJECT NO.	DRAWING NO.	REVISION
7b	190702	DA02	B





**ABBREVIATION LEGEND:**

B BOLLARD  
FG FIXED GLASS WINDOW  
RD ROLLER DOOR  
REF REFRIGERATOR SPACE  
SP STEEL POST

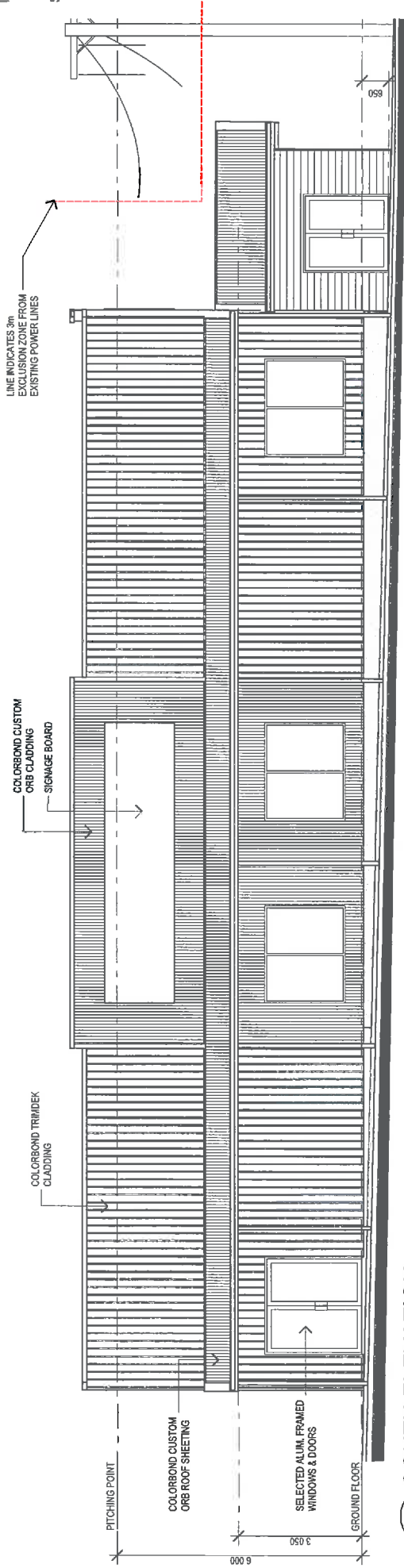
**BUILDING AREAS:**

GROUND FLOOR 382.1  
382.1 m<sup>2</sup>

**FLOOR PLAN**  
SCALE 1:100

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<b>REV</b> * ORIGINAL DA UPGRADE DA UPGRADE		<b>CLIENT</b> AG-PLUS PTY LTD		<b>TITLE</b> FLOOR PLAN		<b>BCA CLASS</b> 7b		<b>PROJECT NO.</b> 190702	<b>DRAWING NO.</b> DA03	<b>CHECKED</b> MS	<b>REVISION</b> B

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## SOUTH ELEVATION

SCALE 1:100

SHADING	AREA	PERCENTAGE
	11.73m <sup>2</sup>	5.7%
	28.81m <sup>2</sup>	14.1%
	24.21m <sup>2</sup>	11.9%
	95.30m <sup>2</sup>	46.7%
	43.97m <sup>2</sup>	21.6%
<b>TOTAL</b>	<b>204.02m<sup>2</sup></b>	<b>100.0%</b>



REV	DESCRIPTION	DATE	BY
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A	DA UPGRADE	15/11/19	TL
*	ORIGINAL	12/03/19	TL

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PROJECT

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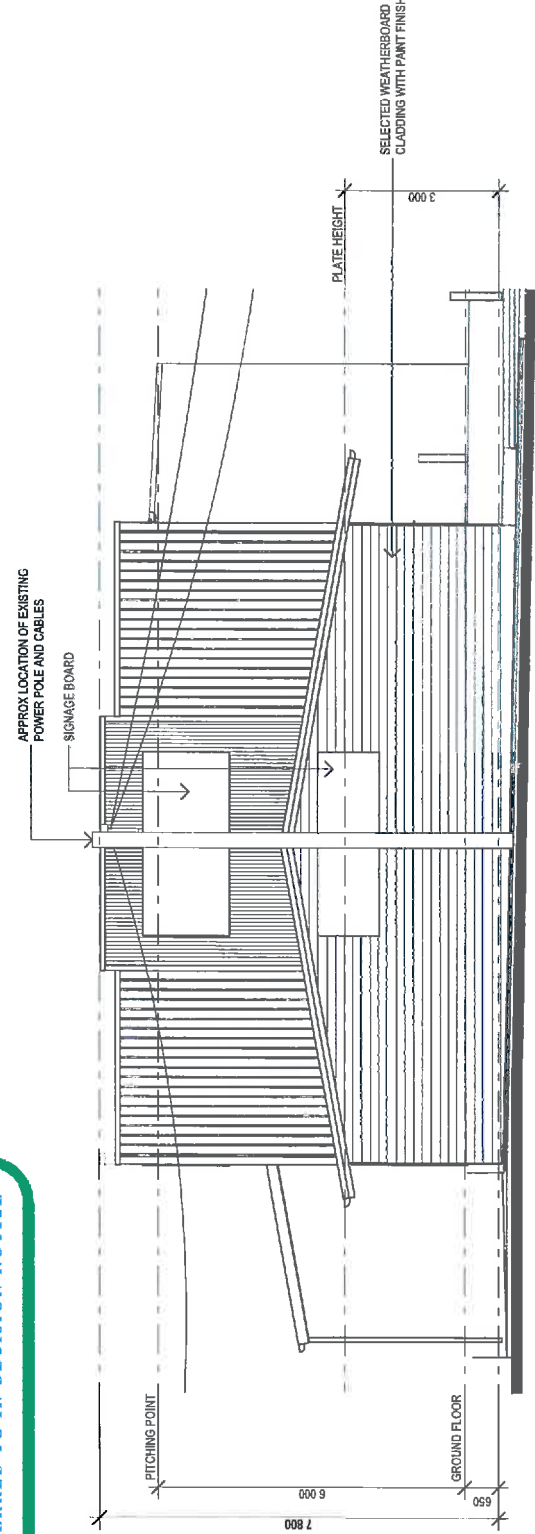
LOCATION

9-11 & 13 LYONS STREET  
MUNDUBBERA

TITLE

ELEVATIONS

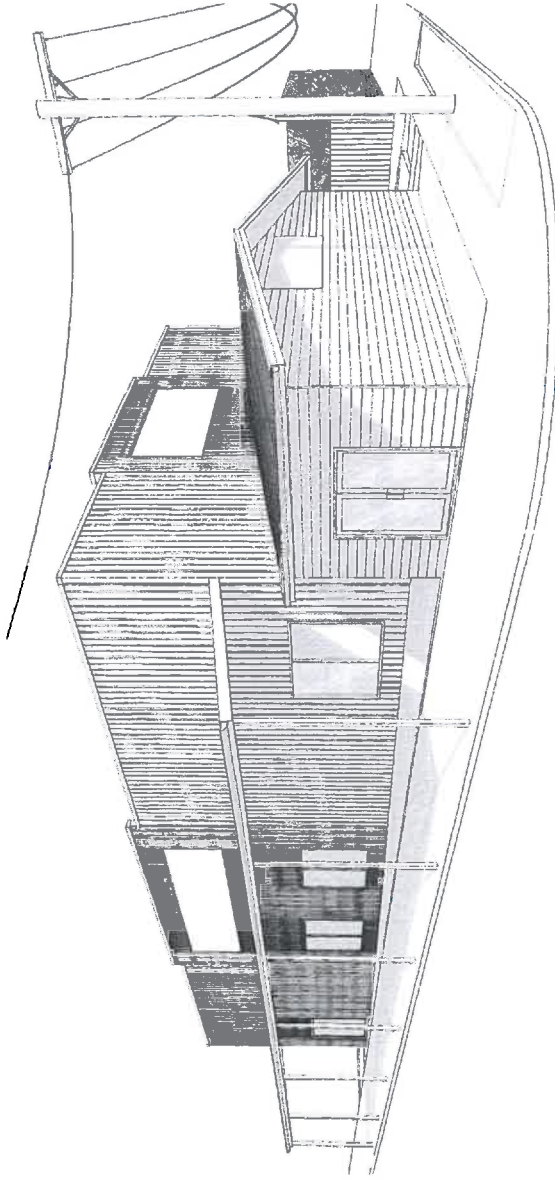
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BCA CLASS	PROJECT NO.	DRAWN	CHECKED
7b	190702	TL	MS
REVISION	DRAWING NO.	DATE	BY
B	DA04		



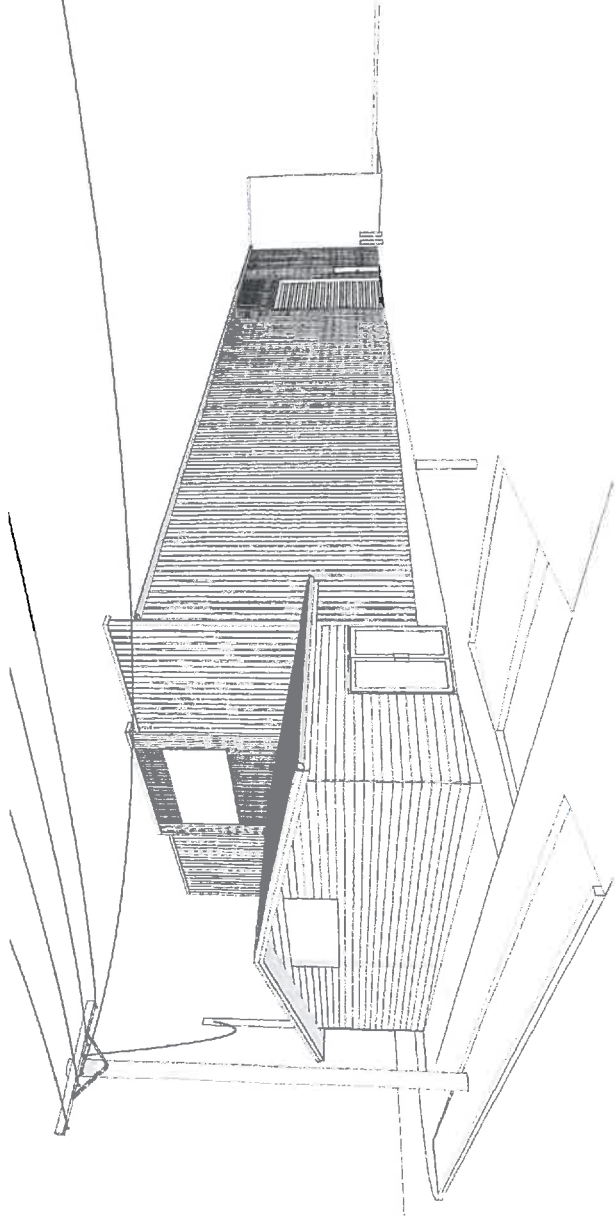
## EAST ELEVATION

SCALE 1:100

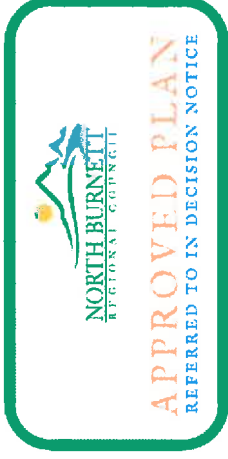




VIEW FROM LYONS & BAUER STREET INTERSECTION



VIEW FROM BAUER STREET



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A	DA UPGRADE	15/11/19	TL
*	ORIGINAL	13/08/19	TL

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PROJECT

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SUPPLIES WAREHOUSE

CLIENT

AG-PLUS PTY LTD

LOCATION

9-11 & 13 LYONS STREET  
MUNDUBBERA

TITLE

3D VIEWS

PAGE SIZE	SCALE	START DATE	DESIGNED
A3	N/A	JUL 2019	TL
BCA CLASS	PROJECT NO.	DRAWING NO.	REVISION
7b	190702	DA06	B