



**MINUTES OF THE
ORDINARY COUNCIL MEETING
10 MARCH 2021**

ORDER OF BUSINESS:

ACKNOWLEDGEMENT TO COUNTRY	1
1. PRAYERS & CONDOLENCES.....	1
2. ATTENDANCE	1
3. APOLOGIES.....	1
4. READING AND CONFIRMATION OF MINUTES.....	1
4.1 Ordinary Council Meeting - 24 February 2021	1
5. ACTIONS FROM COUNCIL MEETINGS	2
5.1 Actions from Council Meeting	2
6. DECLARATIONS OF CONFLICTS OF INTEREST	2
7. MAYORAL MINUTE	2
7.1 Stanthorpe Apple and Grape Committee	2
8. READING AND CONSIDERATION OF CORRESPONDENCE	2
8.1 Correspondence	2
9. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS.....	2
9.1 Petition - Request to Permanently Close the Laneway located between Taylor and Moffatt Streets, Maryvale between Coxen and Weinholt Streets	2
10. EXECUTIVE SERVICES REPORTS.....	3
10.1 Granite Belt Alliance	3
11. FINANCE, ASSETS AND SPECIAL PROJECTS REPORTS	3
11.1 Finance, Assets and Special Projects Monthly Status Report	3
12. CORPORATE AND COMMUNITY SERVICES REPORTS	3
12.1 Corporate and Community Services Monthly Status Report	3
12.2 Stanthorpe Outside School Hours Care (OSHC)	3
12.3 Southern Downs Youth Council Meeting Minutes - 11 February 2021	4
12.4 Bolder Art Circle Inc - Request to install screen around power box in Weeroona Park.....	4
12.5 Remotely Piloted Aircraft (Drone) Policy PL-CS103.....	5
13. INFRASTRUCTURE SERVICES REPORTS	5
13.1 Infrastructure Services Monthly Status Report.....	5
13.2 Naming of Unnamed Road between Wallangarra Road and Brunckhorst Avenue	5

13.3.1	Fleet Replacement Lifestyle Policy - Amendment 1	5
13.3.2	Fleet Replacement Lifecycle Policy - Amendment 2	6
13.3	Fleet Replacement Lifecycle Policy	6
13.4	Stanthorpe Botanical Gardens Master Plan Community Consultation.....	6
13.5	RFT 21_087 - Warwick Saleyards Effluent Treatment (BOR)	6
14.	SUSTAINABLE DEVELOPMENT REPORTS	7
14.1	Sustainable Development Monthly Status Report	7
14.2	Material Change of Use - Consideration of Change Representations - Jasheeka Investments Pty Ltd, 41 Willow Street, Killarney	7
14.2.1	Meeting adjournment	14
14.2.2	Material Change of Use - Consideration of Change Representations - Jasheeka Investments Pty Ltd, 41 Willow Street, Killarney - Amendment	14
15.	REPORTS OF DEPUTATION OR CONFERENCE & REPORTS FROM DELEGATES APPOINTED BY COUNCIL TO OTHER BODIES	22
15.1.1	Regional Water Alliance - Amendment	22
15.1	Regional Water Alliance Meeting 11 February 2021	22
16.	NOTICES OF MOTION	22
	Nil	
17.	GENERAL BUSINESS	23
	Nil	

**MINUTES OF THE ORDINARY COUNCIL MEETING OF
SOUTHERN DOWNS REGIONAL COUNCIL HELD ON 10 MARCH 2021
IN THE COUNCIL CHAMBERS, SOUTHERN DOWNS REGIONAL COUNCIL,
61 MARSH STREET, STANTHORPE AT 9:00AM**

ACKNOWLEDGEMENT TO COUNTRY

1. PRAYERS & CONDOLENCES

Reverend Kay Ronalds Offered a prayer for the meeting and acknowledged condolences

2. ATTENDANCE

Present: Crs Pennisi (Chair), Bartley, Gale, Gliori, Gow, McDonald, McNally, Tancred and Windle

Officers: Dave Burges (Chief Executive Officer), Scott Norman (Director Finance, Assets and Special Projects) for Finance, Assets and Special Projects Reports, Andrew Page (Director Corporate and Community Services), Peter Gribbin (Manager Corporate and Commercial Services) and Michael Bell (Manager Community and Cultural Services) for Corporate and Commercial Services Reports, Seren McKenzie (Director Infrastructure Services), Tony Butler (Manager Parks and Operations) and Lalji Rathod (Manager Water) for Infrastructure Services Reports, Jane Stroud (Director Sustainable Development), Craig Magnussen (Manager Environmental and Regulatory Services) and Angela O'Mara (Manager Strategic Planning and Prosperity) for Sustainable Development Reports and Dianna Keir (Minute Secretary)

3. APOLOGIES

Nil

4. READING AND CONFIRMATION OF MINUTES

4.1 Ordinary Council Meeting - 24 February 2021

Resolution

Moved Cr A Gale

Seconded Cr C McDonald

THAT the minutes of the Ordinary Council Meeting held on Wednesday 24 February 2021 be adopted.

Carried

5. ACTIONS FROM COUNCIL MEETINGS

5.1 Actions from Council Meeting

Resolution

Moved Cr M Giori

Seconded Cr A Gale

THAT Council receive the report and note the contents.

Carried

6. DECLARATIONS OF CONFLICTS OF INTEREST

Nil

7. MAYORAL MINUTE

7.1 Stanthorpe Apple and Grape Committee

Resolution

Moved Cr S Tancred

Seconded Cr M Giori

THAT Council appoint Cr Gale as Council's representative on the Stanthorpe Apple and Grape Committee.

Carried

8. READING AND CONSIDERATION OF CORRESPONDENCE

8.1 Correspondence

Resolution

Moved Cr R Bartley

Seconded Cr C McDonald

THAT the report of the Chief Executive Officer in relation to Correspondence be received.

Carried

9. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

9.1 Petition - Request to Permanently Close the Laneway located between Taylor and Moffatt Streets, Maryvale between Coxen and Weinholt Streets

Resolution

Moved Cr R Bartley

Seconded Cr C Gow

THAT Council receive the Petition and refer to the Director Corporate and Community Services for a report to be prepared for consideration at the Ordinary Council Meeting scheduled for 24 March 2021.

Carried

10. EXECUTIVE SERVICES REPORTS

10.1 Granite Belt Alliance

Resolution

Moved Cr A Gale

Seconded Cr M Giori

THAT Council receive the Granite Belt Alliance Meeting Minutes held on 23 February 2021.

Carried

11. FINANCE, ASSETS AND SPECIAL PROJECTS REPORTS

11.1 Finance, Assets and Special Projects Monthly Status Report

Resolution

Moved Cr M Giori

Seconded Cr C McDonald

THAT Council notes the operational details as outlined in the Finance, Assets and Special Projects Monthly Status Report.

Carried

12. CORPORATE AND COMMUNITY SERVICES REPORTS

12.1 Corporate and Community Services Monthly Status Report

Resolution

Moved Cr C McDonald

Seconded Cr A Gale

THAT Council notes the operational details as outlined in the Corporate and Community Services Monthly Status Report.

Carried

12.2 Stanthorpe Outside School Hours Care (OSHC)

Resolution

Moved Cr R Bartley

Seconded Cr C Gow

THAT Council undertake public consultation to assist in determining the future of the Stanthorpe Outside School Hours Care Service.

Carried

12.3 Southern Downs Youth Council Meeting Minutes - 11 February 2021

Resolution

Moved Cr S Windle

Seconded Cr M Giori

THAT Council:

1. Receive and note the minutes from the last meeting of the Southern Downs Youth Council 2020 held on Thursday 11 February 2021;
2. Approve the following recommendations made by the Youth Council:
 - a. Council write to the schools recommending the 2020 Youth Council work closely with the 2021 Youth Council members to assist, communicate and engage with the schools and their Student Councils; and
 - b. Council write to Headspace and YMCA to discuss the possibility of setting up a Southern Downs Youth Group; and
 - c. Council explore the development of a ride share app for the Southern Downs to help with youth transportation.

Carried

12.4 Bolder Art Circle Inc - Request to install screen around power box in Weeroona Park

Resolution

Moved Cr M Giori

Seconded Cr J McNally

THAT Council:

1. Approve the request from Bolder Circle Art Inc. to install a screen around the power box located in close proximity to the existing Weeroona sculptures in Weeroona Park;
2. Provide a safety barrier around the power box area during the installation period; and
3. Require that all works undertaken by Bolder Circle Art Inc. be done in close liaison with Council Officers.

Carried

12.5 Remotely Piloted Aircraft (Drone) Policy PL-CS103

Resolution

Moved Cr C Gow

Seconded Cr A Gale

THAT Council adopt the attached Remotely Piloted Aircraft (Drone) Policy PL-CS013.

Carried

Attachments

1. Remotely Piloted Aircraft (Drone) Policy PL-CS103 - **Attached to the Minutes Under Separate Cover**

13. INFRASTRUCTURE SERVICES REPORTS

13.1 Infrastructure Services Monthly Status Report

Resolution

Moved Cr C Gow

Seconded Cr S Windle

THAT Council notes the operational details as outlined in the Infrastructure Services Monthly Report.

Carried

13.2 Naming of Unnamed Road between Wallangarra Road and Brunckhorst Avenue

Resolution

Moved Cr C Gow

Seconded Cr S Tancred

THAT Council:

1. Put forward the suggested name of Hollinworth Lane for the road between Wallangarra Road and Brunckhorst Avenue, Stanthorpe for the purpose of consultation with the broader community; and
2. Undertake a consultation process for the naming of the road to seek feedback on the suggested road name.

Carried

13.3.1 Fleet Replacement Lifestyle Policy - Amendment 1

Resolution

Moved Cr R Bartley

Seconded Cr A Gale

THAT Council amend the Fleet Replacement Lifecycle Policy to reflect that forklifts are to be replaced after 2000 hours.

Carried

13.3.2 Fleet Replacement Lifecycle Policy - Amendment 2

Resolution

Moved Cr S Tancred

Seconded Cr C McDonald

THAT Council amend the Fleet Replacement Lifecycle Policy to reflect that Vehicles – Sedans, SUV and 4WD wagons are to be replaced between 90,000 – 150,000kms.

Carried

13.3 Fleet Replacement Lifecycle Policy

Resolution

Moved Cr M Giori

Seconded Cr S Windle

THAT Council resolve to adopt the Fleet Replacement Lifecycle Policy.

Carried

Attachments

1. Fleet Replacement Lifecycle Policy - PL - IS104 - **Attached to the Minutes Under Separate Cover**

13.4 Stanthorpe Botanical Gardens Master Plan Community Consultation

Resolution

Moved Cr S Tancred

Seconded Cr C McDonald

THAT Council notes the feedback received and that Council considers other higher priority infrastructure projects prior to proceeding further with the Stanthorpe Botanical Gardens.

Carried

13.5 RFT 21_087 - Warwick Saleyards Effluent Treatment (BOR)

Resolution

Moved Cr M Giori

Seconded Cr A Gale

THAT Council resolve:

1. To enter into a contract with Enviroconcepts International, Ormeau QLD for the sum of \$798,087 excluding GST for Contract RFT 21_087 Design & Construction of Recycled Water Treatment Facility at Saleyards in Warwick; and
2. Allocate an additional budget amount of \$185,000 excluding GST for this project during the Quarter 3 budget review.

Carried

The meeting adjourned for morning tea at 10.30am and reconvened at 10.50am at which time there were present Crs Pennisi, Tancred, Gow, McNally, Windle, Gale, McDonald, Bartley and Giori.

14. SUSTAINABLE DEVELOPMENT REPORTS

14.1 Sustainable Development Monthly Status Report

Resolution

Moved Cr C Gow

Seconded Cr M Giori

THAT Council notes the operational details as outlined in the Sustainable Development Monthly Status Report.

Carried

14.2 Material Change of Use - Consideration of Change Representations - Jasheeka Investments Pty Ltd, 41 Willow Street, Killarney

Resolution

Moved Cr C Gow

Seconded

THAT Council resolve that the Change Representations made in relation to the application for Material Change of Use for the purpose of a High impact industry, Medium impact industry, Low impact industry, Warehouse, Food and drink outlet and Caretaker's accommodation, on land at 41 Willow Street, Killarney, described as Lot 3 SP169356, Parish of Killarney, County of Merivale, be approved in part, and the conditions of approval be amended as follows:

Approved Plans

- The development of the site is to be generally in accordance with the following proposal plans submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Proposed Site Plan as amended in red by SARA	SARA ref: 2008-18470 SRA	2 October 2020
Cover Sheet - Proposed Shed 1	Sheet No: 001 Job No. 20-1035	28 August 2020
Floor Plan – Proposed Shed 1	Sheet No: 101 Job No. 20-1035	28 August 2020
Elevations 3 & 4 – Proposed Shed 1	Sheet No: 202 Job No. 20-1035	28 August 2020
Cover Sheet – Proposed Shed 2	Sheet No: 001 Job No. 20-1035	28 August 2020
Floor Plan – Proposed Shed 2	Sheet No: 101 Job No. 20-1035	28 August 2020
Elevations 1 & 2 – Proposed Shed 2	Sheet No: 201 Job No. 20-1035	28 August 2020
Elevations 3 & 4 – Proposed Shed 2	Sheet No: 202 Job No. 20-1035	28 August 2020
Refuse Collection	Job Number ID1119 Revision A Sheet 000	30 June 2020
Ground Floor Plan Proposed Residence & Commercial Development prepared by Osborn Lane Consulting Engineers	WK03-0505/3B	Approved by Warwick Shire Council Building Certifier 3 March 2005

- Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

Staging

- The development may proceed in stages, provided that any road access and infrastructure services required to service a particular stage are constructed with that stage. Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

Land Use and Planning Controls

4. This approval allows for the use of the site for the following uses only:
 - (a) High impact industry
 - (b) Medium impact industry
 - (c) Low impact industry
 - (d) Warehouse
 - (e) Food and drink outlet
 - (f) Caretakers accommodation
5. The material change of use the subject of this development permit must be wholly completed within a period of six (6) years starting the day this development permit takes effect. The development permit will lapse in respect of each aspect of the material change of use that has not been completed within this period.
6. The development shall generally operate only between the hours of 6.00am to 7.00pm, Monday to Friday, and 8.00am to 5.00pm Saturday, Sunday and on Public Holidays.
- 6A. The Food and drink outlet may commence internal operations prior to the requirements stipulated in Condition 6, however trading hours for customers to utilise the premises must comply with the requirements of Condition 6. Internal operations are not to cause a negative impact on surrounding properties.

Building and Site Design

7. A copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)
8. A copy of the Form 11 (Certificate of Classification) issued for the building works is to be provided to Council prior to the use commencing. (See advisory note below.)
9. The excavation works associated with removing material from the Flood hazard overlay area are considered assessable Operational Works. An Operational Works Permit is to be obtained for the proposed cut and fill works on the site. ~~to provide a~~ The building floor level of the proposed sheds are to achieve a height of 300 millimetres above the Q100 flood hazard levels.

Amenity and Environmental Controls

10. During the construction phase of the development, all wastes must be separated into recyclables (where possible) and landfill wastes, and disposed of at an approved waste facility.
11. No audible noise should be emitted from the premises prior to 7.00am. Noise levels emitted from the premises must not exceed 5dB(A) above the background noise levels in the locality when measured at the boundary of an affected sensitive receptor as defined in Schedule 1 of the *Environmental Protection (Noise) Policy 2019*, except for commercial and retail activities where the noise levels must not exceed 10dB(A) above the background noise levels in the locality. This may include the need to use noise attenuating materials in the building.
12. In the event that Council is made aware of any non-compliance with the stipulated noise levels, a report on noise emissions and sound attenuation measures required to achieve the acoustic quality objectives for sensitive receptors as outlined in the *Environmental Protection (Noise) Policy 2019*, is to be submitted to and approved by the Manager Environmental and Regulatory Services. Any measures recommended in the approved report to overcome potential noise impacts associated with the development are to be implemented in accordance with the approved report.
13. The loading and/or unloading of delivery and other service vehicles (excluding general waste collection vehicles) is limited between the hours of 7.00am and 7.00pm, Monday to Friday, and between the hours of 8.00am and 5.00pm on Saturdays, Sundays and on Public

Holidays. No heavy vehicles must enter the development site outside these times to wait for unloading/loading.

14. Any activities associated with a Low impact industry, Medium impact industry and High impact industrial use are required to operate wholly within the constructed shed with no activities other than loading and unloading of vehicles to take place outside of the industrial sheds.
15. A sufficient number of suitable industrial waste receptacles must be provided on site at all times. Waste receptacles must be regularly serviced to prevent unsightly accumulations of waste or environmental harm being caused. A waste collection contractor must be engaged to supply suitable waste and recycling receptacles and service waste and recycling receptacles.
16. The cleaning of plant equipment and vehicles must be carried out in an area where wastewater can be suitably managed so as not to cause contaminants to release into waterways or overland flow paths.
17. Advertising Devices relating to the proposed uses may **only** be erected on the subject land, i.e. Lot 3 SP169356. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the surrounding character of the surrounding area. No advertising signs or devices are to be located on any other land, unless all applicable approvals are obtained under the Planning Scheme and the relevant local laws. No advertising signs or devices are to be located within the road reserve.
18. All equipment, goods and materials must be stored indoors or screened from view from all roads, other public places and adjoining land by fencing and/or dense landscaping.
19. Any external lighting must be installed so that light shines down and away from adjacent properties and roads, and does not exceed 8 lux at the property boundary.
20. The development must avoid the release of hazardous materials into the adjoining waterway at all times.

Fencing, Landscaping and Buffers

21. Existing mature landscaping along the western and southern property boundaries is to be retained and maintained to a width of to form an effective buffer from the Industry zoned land from adjoining land not contained within the Industry zone.

Car Parking and Vehicle Access

22. The relevant permits are to be obtained from Department of Transport and Main Roads for industrial crossovers at both access points to the site. (See advisory note.)
23. The internal driveways are to be designed and constructed to allow an 8.8 metre service vehicle to enter and leave the site in forward gear. The internal driveways and car parking areas are to be constructed to a sealed standard to reduce dust generation and ensure loose materials are not washed away in the event of heavy rain or a flood event.
24. At least twenty one (21) car parking spaces are to be provided on site to service the Food and drink outlet, Caretaker's accommodation and Industry uses. Provision is to be made for disabled parking. All car parking areas are to be maintained in a functional condition.
25. Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"* and manoeuvring areas are in accordance with *Australian Standard AS 2890.1 "Parking facilities - Off-street car parking"*.
26. All loading and unloading of goods related to the development must be carried out within the confines of the allotment's boundary. Under no circumstances will the loading or unloading of goods on the public roadway system or footpath be permitted. The loading and unloading is not to impede vehicle access to designated car parking spaces on-site.

Roadworks

27. Any footpaths, kerbing and channelling, roadworks and drainage works damaged during construction of the development are to be reinstated to the pre-existing condition at the cost of the developer, unless otherwise required by the Director Infrastructure Services.
28. A Roadworks Application (s33 of *Transport Infrastructure Act 1994*) is to be obtained from the Department of Transport and Main Roads for the extension of the kerb and channel for the whole frontage of the property which is to be designed and undertaken with breakouts to ensure no impact on flood levels or velocities, up or downstream of the development.

Stormwater Drainage

29. A stormwater drainage system serving the development is to be constructed and the stormwater disposed of to a lawful point of discharge, in accordance with the Queensland Urban Drainage Manual (QUDM). Where the finished levels of a proposed allotment are such that stormwater runoff from all or part of the allotment cannot be gravity discharged to the street, an underground drainage line shall be provided to discharge the runoff from the allotment. Where necessary, suitable easements may be required over adjoining properties. The easements shall be provided to Council, at the developer's cost. All drainage works should meet the requirements of the Queensland Urban Drainage Manual (QUDM).

Water Supply and Waste water

30. A reticulated water supply system, up to and including water meters, is to be provided to service the buildings. This system is to be connected to Council's water supply system.
31. The connection to Council's reticulated water supply must be a combined fire and domestic metered connection located at a point nominated by Council.
32. A sewerage reticulation system is to be provided to service all buildings. This system is to be connected to Council's wastewater sewerage system.
33. The development is to comply with Council's policy *Works Near Water Supply and/or Sewerage Infrastructure Policy*, which requires an application to be submitted to Council for approval, prior to the commencement of the works. It is not desirable to build over the infrastructure; alternative arrangements should be sought.

Electricity, Street Lighting and Telecommunications

34. Reticulated electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.
35. In accordance with the Federal Government's National Broadband Network (NBN) initiatives, the Developer (at the Developer's expense) is to install a fibre ready pit and pipe network (including trenching and ducting, design and third party certification) to NBN Co's specifications, to allow for the installation of Fibre-to-the-Premises (FTTP) broadband services. Any fibre provider may be used, provided they meet NBN specifications and open access requirements. Ownership of the infrastructure is to be transferred to Telstra in exchange for the provision of fibre within that pit and pipe network. Prior to commencement of the use, written advice is to be provided from Telstra that the pit and pipe network has been installed in accordance with NBN Co's specifications.

Operational Works

36. All operational works are to be accepted on-maintenance prior to the use of the land commencing. (See advisory note below.)

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Sustainable Development, prior to the use commencing, and then compliance maintained at all times while the use continues.

- (ii) Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the Planning Scheme.
- (iii) It is encouraged that you arrange for a free compliance inspection to be carried out prior to the use commencing. This will involve a physical inspection of the premises along with an internal audit of Council's records. Written advice will be provided for your records advising if compliance with the conditions has been achieved.
- (iv) Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Workplace Health and Safety* legislation and *Public Health Act 2005*.
- (v) The General Environmental Duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (vi) Applications for licence under the *Food Act 2006* are to be submitted to Council prior to the commencement of the Food and drink outlet.
- (vii) Both access points are to be constructed to a concrete industrial crossover standard in accordance with Department of Transport and Main Road's standard. The relevant approvals from Department of Transport and Main Roads will be required prior to undertaking access works.
- (viii) **Plumbing and Drainage Approval is to be obtained** in accordance with the *Plumbing and Drainage Act 2018* for the proposed plumbing and drainage works. The application for Plumbing and Drainage approval must be submitted to Council with the appropriate **forms, plans and fees** associated with this application. A **Certificate of Compliance must be issued** for the works prior to the use commencing.
- (ix) **Building Approval is to be obtained** for a Class 6 for the Food and drink outlet, Class 4 for the Caretaker's accommodation, Class 7 for any Warehouse use and Class 8 for the Industry uses in accordance with the *Planning Act 2016* for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. A **Form 11 (Certificate of Classification) must be issued for the building works prior to the use commencing**.
- (x) **Building works and modification of the existing building may be required to be undertaken** as part of the approval so as to accord with the requirements of the *Building Act 1975*.
- (xi) The applicant is to permit Council officers access to the site in accordance with the powers of entry provisions of the *Local Government Act 2009*, subject to 48 hours' notice and reasonable security and health restrictions on access, so as to ensure the use is being conducted in accordance with the conditions of the approval.
- (xii) The disposal of waste classified as Trade Waste under the *Plumbing and Drainage Act 2018* is to be in accordance with Council's Trade Waste Policy.
- (xiii) The supply of water for human consumption, food preparation, food utensil washing or personal hygiene, including the supply of water for drinking water, showers, baths, hand basin and kitchen sinks, must be connected to a drinking water supply, in accordance with the *Plumbing Code of Australia* and the *Australian Drinking Water Quality Guidelines* produced by the *National Health and Medical Research*.
- (xiv) The Flood hazard overlay is based on a 1% Annual Exceedance Probability (AEP) flood event. An event of this size may occur, on average, once every 100 years, however it may

occur more frequently. Flood events may also be larger than the 1% AEP and therefore areas located outside of the overlay are not guaranteed of flood immunity.

- (xv) This area is expressly identified as being potentially impacted by lawful non-residential uses. In commencing a residential use, the owner(s) acknowledges and accepts that the use may be potentially impacted by emissions from the lawful non-residential use. It is the responsibility of the property owner(s) to take all measures necessary to ensure that the proposed dwelling is developed and maintained in such a way as to mitigate noise impacts from the surrounding lawful non-residential use. These measures must be undertaken at the expense of the property owner(s).
- (xvi) A Development Permit for Operational Works associated with the development must be obtained in accordance with the *Planning Act 2016*. This application must be submitted with the following:
 - DA Form 1;
 - The relevant fee in accordance with Council's Schedule of General Fees and Charges;
 - Detailed design drawings, schedules and specifications for all Operational Works, certified by a Registered Professional Engineer in Queensland (RPEQ);

Operational Works shall be subject to a 12 months Defect Liability Period commencing from the day the works are accepted on-maintenance. A bond will be held by Council as security, and refunded following a defect-free inspection at the end of the Defect Liability Period.

- (xvii) Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- (xviii) All Development Permits for Operational Works and Plumbing and Drainage Works should be obtained prior to the issue of a Development Permit for Building Works.
- (xix) All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

Aboriginal Cultural Heritage

- (xx) All reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the "cultural heritage duty of care"). The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au

Schedule 2 – Queensland Treasury's conditions as a Concurrence agency

Attachment 1—Referral agency conditions

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

No.	Conditions	Condition timing
Material Change of Use		
10.9.4.2.4.1— Material change of use of premises near a state transport corridor or that is a future state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road (iii) surcharge any existing culvert or drain on the state-controlled road; <p>(c) Registered Professional Engineer of Queensland (RPEQ) certification with supporting documentation must be provided to the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(a) At all times</p> <p>(b) At all times</p> <p>(c) Prior to the commencement of use</p>
2.	<p>(a) The road access location is to be located generally in accordance with the Proposed Site Plan prepared by Plan A Town Planning, dated 30.06.20, reference ID1119 and revision A (as amended in red).</p> <p>(b) The use of the permitted road access is restricted to egress (exit) only.</p> <p>(c) Road access works comprising 'No Entry' signage fronting Acacia Street must be provided on the subject land adjacent to the permitted road access location.</p> <p>(d) The road access works must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> • Southern Downs Regional Council standards for commercial vehicular access (crossovers); • Transport and Main Roads' Road Planning and Design Manual; and • Transport and Main Roads' Manual of Uniform Traffic Control Devices. 	<p>(a) At all times</p> <p>(b) At all times</p> <p>(c) and (d) Prior to the commencement of use</p>

Attachment 2—Advice to the applicant

General advice

- | | |
|----|--|
| 1. | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) (v2.6). If a word remains undefined it has its ordinary meaning. |
| 2. | Road works approval: Under section 33 of the <i>Transport Infrastructure Act 1994</i> , written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads' at Downs.South.West.IDAS@tmr.qld.gov.au 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 RPEQ. Please contact the Department of Transport and Main Roads' as soon as possible to ensure that gaining approval does not delay construction. |

Lapsed

14.2.1 Meeting adjournment

Resolution

Moved Cr A Gale

Seconded Cr C Gow

THAT the meeting adjourns for a short break.

Carried

Meeting adjourned at 11.38am and reconvened at 11.52am at which time there were present Crs Pennisi, Tancred, Gow, McNally, Windle, Gale, McDonald, Bartley and Gliori.

14.2.2 Material Change of Use - Consideration of Change Representations - Jasheeka Investments Pty Ltd, 41 Willow Street, Killarney - Amendment

Resolution

Moved Cr R Bartley

Seconded Cr C McDonald

THAT Council:-

- A. Amend the officer's recommendations for the Change Representations made in relation to the application for Material Change of Use for the purpose of a High impact industry, Medium impact industry, Low impact industry, Warehouse, Food and drink outlet and Caretaker's accommodation, on land at 41 Willow Street, Killarney, described as Lot 3 SP169356, Parish of Killarney, County of Merivale for the following reasons:
- The hours of operation are generally aligned with existing industry uses that adjoin the proposed development and therefore should not create any negative impacts on the existing amenity of this area.
 - The Roadworks (Kerbing) condition is not fair and reasonable given that kerbing is normally used to manage stormwater and the existing Kerb is in place to do this. If the proposed kerbing was to be put in place it will become an impediment for the natural flow of water even with the suggested breakouts. For traffic delineation a white line could be considered adequate.

- B. Resolve that the Change Representations made in relation to the application for Material Change of Use for the purpose of a High impact industry, Medium impact industry, Low impact industry, Warehouse, Food and drink outlet and Caretaker's accommodation, on land at 41 Willow Street, Killarney, described as Lot 3 SP169356, Parish of Killarney, County of Merivale, be approved in part, and the conditions of approval be amended as follows:

Approved Plans

1. The development of the site is to be generally in accordance with the following proposal plans submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Proposed Site Plan as amended in red by SARA	SARA ref: 2008-18470 SRA	2 October 2020
Cover Sheet - Proposed Shed 1	Sheet No: 001 Job No. 20-1035	28 August 2020
Floor Plan – Proposed Shed 1	Sheet No: 101 Job No. 20-1035	28 August 2020
Elevations 3 & 4 – Proposed Shed 1	Sheet No: 202 Job No. 20-1035	28 August 2020
Cover Sheet – Proposed Shed 2	Sheet No: 001 Job No. 20-1035	28 August 2020
Floor Plan – Proposed Shed 2	Sheet No: 101 Job No. 20-1035	28 August 2020
Elevations 1 & 2 – Proposed Shed 2	Sheet No: 201 Job No. 20-1035	28 August 2020
Elevations 3 & 4 – Proposed Shed 2	Sheet No: 202 Job No. 20-1035	28 August 2020
Refuse Collection	Job Number ID1119 Revision A Sheet 000	30 June 2020
Ground Floor Plan Proposed Residence & Commercial Development prepared by Osborn Lane Consulting Engineers	WK03-0505/3B	Approved by Warwick Shire Council Building Certifier 3 March 2005

2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

Staging

3. The development may proceed in stages, provided that any road access and infrastructure services required to service a particular stage are constructed with that stage. Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

Land Use and Planning Controls

4. This approval allows for the use of the site for the following uses only:
- (a) High impact industry
 - (b) Medium impact industry
 - (c) Low impact industry
 - (d) Warehouse
 - (e) Food and drink outlet
 - (f) Caretakers accommodation
5. The material change of use the subject of this development permit must be wholly completed within a period of six (6) years starting the day this development permit takes effect. The development permit will lapse in respect of each aspect of the material change of use that has not been completed within this period.
6. ~~The development shall generally operate only between the hours of 6.00am to 7.00pm, Monday to Friday, and 8.00am to 5.00pm Saturday, Sunday and on Public Holidays. The Development shall operate between the hours as described in the table below.~~

USE	HOURS OF OPERATION	HOURS OF OPERATION
Food & Drink Outlet	Trading Hours: 5am-10pm (7 days)	
Low Impact Industry	Operating Hours: 5am - 10pm (Mon – Fri)	8am – 5pm (Sat – Sun & Public Holidays)
Medium Impact Industry	Operating Hours: 5am - 10pm (Mon – Fri)	8am – 5pm (Sat – Sun & Public Holidays)
High Impact Industry	Operating Hours: 6am - 7pm (Mon – Fri)	8am – 5pm (Sat – Sun & Public Holidays)
Warehouse	Operating Hours: 5am - 10pm (Mon – Fri)	8am – 5pm (Sat – Sun & Public Holidays)
Care-takers Accommodation	Operating Hours: 5am - 10pm (Mon – Fri)	8am – 5pm (Sat – Sun & Public Holidays)

- 6A. The Food and drink outlet may commence internal operations prior to the requirements stipulated in Condition 6, however trading hours for customers to utilise the premises must comply with the requirements of Condition 6. Internal operations are not to cause a negative impact on surrounding properties.

Building and Site Design

- A copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)
- A copy of the Form 11 (Certificate of Classification) issued for the building works is to be provided to Council prior to the use commencing. (See advisory note below.)
- The excavation works associated with removing material from the Flood hazard overlay area are considered assessable Operational Works. An Operational Works Permit is to be obtained for the proposed cut and fill works on the site. ~~to provide a~~ The building floor level of the proposed sheds are to achieve a height of 300 millimetres above the Q100 flood hazard levels.

Amenity and Environmental Controls

- During the construction phase of the development, all wastes must be separated into recyclables (where possible) and landfill wastes, and disposed of at an approved waste facility.
- No audible noise should be emitted from the premises ~~prior to 7.00am~~ outside of the hours outlined in Condition 6. Noise levels emitted from the premises must not exceed 5dB(A) above the background noise levels in the locality when measured at the boundary of an affected sensitive receptor as defined in Schedule 1 of the *Environmental Protection (Noise) Policy 2019*, except for commercial and retail activities where the noise levels must not exceed 10dB(A) above the background noise levels in the locality. This may include the need to use noise attenuating materials in the building.
- In the event that Council is made aware of any non-compliance with the stipulated noise levels, a report on noise emissions and sound attenuation measures required to achieve the acoustic quality objectives for sensitive receptors as outlined in the *Environmental Protection (Noise) Policy 2019*, is to be submitted to and approved by the Manager Environmental and Regulatory Services. Any measures recommended in the approved report to overcome potential noise impacts associated with the development are to be implemented in accordance with the approved report.
- The loading and/or unloading of delivery and other service vehicles (excluding general waste collection vehicles) is limited to the hours identified in Condition 6. ~~between the hours of 7.00am and 7.00pm, Monday to Friday, and between the hours of 8.00am and 5.00pm on Saturdays, Sundays and on Public Holidays.~~ No heavy vehicles must enter the development site outside these times to wait for unloading/loading.

14. Any activities associated with a Low impact industry, Medium impact industry and High impact industrial use are required to operate wholly within the constructed shed with no activities other than loading and unloading of vehicles to take place outside of the industrial sheds.
15. A sufficient number of suitable industrial waste receptacles must be provided on site at all times. Waste receptacles must be regularly serviced to prevent unsightly accumulations of waste or environmental harm being caused. A waste collection contractor must be engaged to supply suitable waste and recycling receptacles and service waste and recycling receptacles.
16. The cleaning of plant equipment and vehicles must be carried out in an area where wastewater can be suitably managed so as not to cause contaminants to release into waterways or overland flow paths.
17. Advertising Devices relating to the proposed uses may **only** be erected on the subject land, i.e. Lot 3 SP169356. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the surrounding character of the surrounding area. No advertising signs or devices are to be located on any other land, unless all applicable approvals are obtained under the Planning Scheme and the relevant local laws. No advertising signs or devices are to be located within the road reserve.
18. All equipment, goods and materials must be stored indoors or screened from view from all roads, other public places and adjoining land by fencing and/or dense landscaping.
19. Any external lighting must be installed so that light shines down and away from adjacent properties and roads, and does not exceed 8 lux at the property boundary.
20. The development must avoid the release of hazardous materials into the adjoining waterway at all times.

Fencing, Landscaping and Buffers

21. Existing mature landscaping along the western and southern property boundaries is to be retained and maintained to a width of to form an effective buffer from the Industry zoned land from adjoining land not contained within the Industry zone.

Car Parking and Vehicle Access

22. The relevant permits are to be obtained from Department of Transport and Main Roads for industrial crossovers at both access points to the site. (See advisory note.)
23. The internal driveways are to be designed and constructed to allow an 8.8 metre service vehicle to enter and leave the site in forward gear. The internal driveways and car parking areas are to be constructed to a sealed standard to reduce dust generation and ensure loose materials are not washed away in the event of heavy rain or a flood event.
24. At least twenty one (21) car parking spaces are to be provided on site to service the Food and drink outlet, Caretaker's accommodation and Industry uses. Provision is to be made for disabled parking. All car parking areas are to be maintained in a functional condition.
25. Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"* and manoeuvring areas are in accordance with *Australian Standard AS 2890.1 "Parking facilities - Off-street car parking"*.
26. All loading and unloading of goods related to the development must be carried out within the confines of the allotment's boundary. Under no circumstances will the loading or unloading of goods on the public roadway system or footpath be permitted. The loading and unloading is not to impede vehicle access to designated car parking spaces on-site.

Roadworks

27. Any footpaths, kerbing and channelling, roadworks and drainage works damaged during

construction of the development are to be reinstated to the pre-existing condition at the cost of the developer, unless otherwise required by the Director Infrastructure Services.

28. Deleted. A Roadworks Application (s33 of *Transport Infrastructure Act 1994*) is to be obtained from the Department of Transport and Main Roads for the extension of the kerb and channel for the whole frontage of the property which is to be designed and undertaken with breakouts to ensure no impact on flood levels or velocities, up or downstream of the development.

Stormwater Drainage

29. A stormwater drainage system serving the development is to be constructed and the stormwater disposed of to a lawful point of discharge, in accordance with the Queensland Urban Drainage Manual (QUDM). Where the finished levels of a proposed allotment are such that stormwater runoff from all or part of the allotment cannot be gravity discharged to the street, an underground drainage line shall be provided to discharge the runoff from the allotment. Where necessary, suitable easements may be required over adjoining properties. The easements shall be provided to Council, at the developer's cost. All drainage works should meet the requirements of the Queensland Urban Drainage Manual (QUDM).

Water Supply and Waste water

30. A reticulated water supply system, up to and including water meters, is to be provided to service the buildings. This system is to be connected to Council's water supply system.
31. The connection to Council's reticulated water supply must be a combined fire and domestic metered connection located at a point nominated by Council.
32. A sewerage reticulation system is to be provided to service all buildings. This system is to be connected to Council's wastewater sewerage system.
33. The development is to comply with Council's policy *Works Near Water Supply and/or Sewerage Infrastructure Policy*, which requires an application to be submitted to Council for approval, prior to the commencement of the works. It is not desirable to build over the infrastructure; alternative arrangements should be sought.

Electricity, Street Lighting and Telecommunications

34. Reticulated electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.
35. In accordance with the Federal Government's National Broadband Network (NBN) initiatives, the Developer (at the Developer's expense) is to install a fibre ready pit and pipe network (including trenching and ducting, design and third party certification) to NBN Co's specifications, to allow for the installation of Fibre-to-the-Premises (FTTP) broadband services. Any fibre provider may be used, provided they meet NBN specifications and open access requirements. Ownership of the infrastructure is to be transferred to Telstra in exchange for the provision of fibre within that pit and pipe network. Prior to commencement of the use, written advice is to be provided from Telstra that the pit and pipe network has been installed in accordance with NBN Co's specifications.

Operational Works

36. All operational works are to be accepted on-maintenance prior to the use of the land commencing. (See advisory note below.)

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Sustainable Development, prior to the use commencing, and then compliance maintained at all times while the use continues.
- (ii) Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate

application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the Planning Scheme.

- (iii) It is encouraged that you arrange for a free compliance inspection to be carried out prior to the use commencing. This will involve a physical inspection of the premises along with an internal audit of Council's records. Written advice will be provided for your records advising if compliance with the conditions has been achieved.
- (iv) Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Workplace Health and Safety* legislation and *Public Health Act 2005*.
- (v) The General Environmental Duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (vi) Applications for licence under the *Food Act 2006* are to be submitted to Council prior to the commencement of the Food and drink outlet.
- (vii) Both access points are to be constructed to a concrete industrial crossover standard in accordance with Department of Transport and Main Road's standard. The relevant approvals from Department of Transport and Main Roads will be required prior to undertaking access works.
- (viii) **Plumbing and Drainage Approval is to be obtained** in accordance with the *Plumbing and Drainage Act 2018* for the proposed plumbing and drainage works. The application for Plumbing and Drainage approval must be submitted to Council with the appropriate **forms, plans and fees** associated with this application. A **Certificate of Compliance must be issued** for the works prior to the use commencing.
- (ix) **Building Approval is to be obtained** for a Class 6 for the Food and drink outlet, Class 4 for the Caretaker's accommodation, Class 7 for any Warehouse use and Class 8 for the Industry uses in accordance with the *Planning Act 2016* for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. A **Form 11 (Certificate of Classification) must be issued for the building works prior to the use commencing**.
- (x) **Building works and modification of the existing building may be required to be undertaken** as part of the approval so as to accord with the requirements of the *Building Act 1975*.
- (xi) The applicant is to permit Council officers access to the site in accordance with the powers of entry provisions of the *Local Government Act 2009*, subject to 48 hours notice and reasonable security and health restrictions on access, so as to ensure the use is being conducted in accordance with the conditions of the approval.
- (xii) The disposal of waste classified as Trade Waste under the *Plumbing and Drainage Act 2018* is to be in accordance with Council's Trade Waste Policy.
- (xiii) The supply of water for human consumption, food preparation, food utensil washing or personal hygiene, including the supply of water for drinking water, showers, baths, hand basin and kitchen sinks, must be connected to a drinking water supply, in accordance with the *Plumbing Code of Australia* and the *Australian Drinking Water Quality Guidelines* produced by the *National Health and Medical Research*.
- (xiv) The Flood hazard overlay is based on a 1% Annual Exceedance Probability (AEP) flood event. An event of this size may occur, on average, once every 100 years, however it may occur more frequently. Flood events may also be larger than the 1% AEP and therefore areas located outside of the overlay are not guaranteed of flood immunity.

- (xv) This area is expressly identified as being potentially impacted by lawful non-residential uses. In commencing a residential use, the owner(s) acknowledges and accepts that the use may be potentially impacted by emissions from the lawful non-residential use. It is the responsibility of the property owner(s) to take all measures necessary to ensure that the proposed dwelling is developed and maintained in such a way as to mitigate noise impacts from the surrounding lawful non-residential use. These measures must be undertaken at the expense of the property owner(s).
- (xvi) A Development Permit for Operational Works associated with the development must be obtained in accordance with the *Planning Act 2016*. This application must be submitted with the following:
 - DA Form 1;
 - The relevant fee in accordance with Council's Schedule of General Fees and Charges;
 - Detailed design drawings, schedules and specifications for all Operational Works, certified by a Registered Professional Engineer in Queensland (RPEQ);Operational Works shall be subject to a 12 months Defect Liability Period commencing from the day the works are accepted on-maintenance. A bond will be held by Council as security, and refunded following a defect-free inspection at the end of the Defect Liability Period.
- (xvii) Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- (xviii) All Development Permits for Operational Works and Plumbing and Drainage Works should be obtained prior to the issue of a Development Permit for Building Works.
- (xix) All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

Aboriginal Cultural Heritage

- (xx) All reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the "cultural heritage duty of care"). The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au

Schedule 2 – Queensland Treasury's conditions as a Concurrence agency

Attachment 1—Referral agency conditions

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

No.	Conditions	Condition timing
Material Change of Use		
10.9.4.2.4.1— Material change of use of premises near a state transport corridor or that is a future state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road (iii) surcharge any existing culvert or drain on the state-controlled road; <p>(c) Registered Professional Engineer of Queensland (RPEQ) certification with supporting documentation must be provided to the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(a) At all times</p> <p>(b) At all times</p> <p>(c) Prior to the commencement of use</p>
2.	<p>(a) The road access location is to be located generally in accordance with the Proposed Site Plan prepared by Plan A Town Planning, dated 30.06.20, reference ID1119 and revision A (as amended in red).</p> <p>(b) The use of the permitted road access is restricted to egress (exit) only.</p> <p>(c) Road access works comprising 'No Entry' signage fronting Acacia Street must be provided on the subject land adjacent to the permitted road access location.</p> <p>(d) The road access works must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> • Southern Downs Regional Council standards for commercial vehicular access (crossovers); • Transport and Main Roads' Road Planning and Design Manual; and • Transport and Main Roads' Manual of Uniform Traffic Control Devices. 	<p>(a) At all times</p> <p>(b) At all times</p> <p>(c) and (d) Prior to the commencement of use</p>

Attachment 2—Advice to the applicant

General advice

- | | |
|----|--|
| 1. | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) (v2.6). If a word remains undefined it has its ordinary meaning. |
| 2. | Road works approval: Under section 33 of the <i>Transport Infrastructure Act 1994</i> , written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads' at Downs.South.West.IDAS@tmr.qld.gov.au 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 RPEQ. Please contact the Department of Transport and Main Roads' as soon as possible to ensure that gaining approval does not delay construction. |

Carried

15. REPORTS OF DEPUTATION OR CONFERENCE & REPORTS FROM DELEGATES APPOINTED BY COUNCIL TO OTHER BODIES

15.1.1 Regional Water Alliance - Amendment

Resolution

Moved Cr S Tancred

Seconded Cr A Gale

THAT the recommendation for Agenda Item 15.1 be amended as follows:

THAT the information in the report be received and that Council support and encourage the Mayor and Chief Executive Officer in their membership and activities of the Regional Water Alliance.

Carried

15.1 Regional Water Alliance Meeting 11 February 2021

Resolution

Moved Cr S Tancred

Seconded Cr R Bartley

THAT the information in the report be received and that Council support and encourage the Mayor and Chief Executive Officer in their membership and activities of the Regional Water Alliance.

Carried

16. NOTICES OF MOTION

Nil

17. GENERAL BUSINESS

Nil

18. CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS

Nil

MEETING CLOSURE

There being no further business, the meeting closed at 12.08 pm.