



SOUTHERN DOWNS REGIONAL COUNCIL ORDINARY COUNCIL MEETING

LATE AGENDA ITEMS

Wednesday, 12 May 2021

ORDER OF BUSINESS:


14. SUSTAINABLE DEVELOPMENT REPORTS 1

14.7 Request for Fee Reduction - COVID stimulus package 1

14. SUSTAINABLE DEVELOPMENT REPORTS

14.7 Request for Fee Reduction - COVID stimulus package

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 12 May 2021
	Development Assessment Coordinator	ECM Function No/s: MCU\02223 & RC\01846

Recommendation

THAT Council approve the request for the COVID discount of 50% of the development application fee for a Material Change of Use and Reconfiguration of Lot for the purpose of Multiple Dwellings (36 Units) and Subdivision by Community Title (two lots into 37 lots) on land at 1-13 Baguley Street, Warwick.

Report

On 15 May 2020 Council resolved to reduce development application fees by 50% as part of a COVID stimulus package. It was later resolved on 29 January 2021 to discontinue the 50% COVID discount on development application fees which became effective immediately.

As the COVID stimulus package ceased with limited notification provided to the public, a separate resolution was made by Council on 12 February 2021 to extend the discount period for 30 days. The extension was subject to demonstrating that the proposed development application had been discussed with the planning department over a period of time in the lead up to the COVID stimulus package being discontinued. The resolution also outlined that it was delegated to the Chief Executive Officer to decide the requests for the COVID discount, without the need to go to a Council meeting for a resolution. The 30 days to lodge a development application and to be eligible for the discount ended on 12 March 2021.

The proposed development at 1-13 Baguley Street, Warwick was lodged to Council on 12 March 2021. An initial decision by the Chief Executive Officer was made to not support the COVID discounted amount on this particular development application.

In accordance with the timeframes outlined in the *Planning Act 2016*, an Action Notice was issued to the applicant on 25 March 2021 advising that the total application fee payable for this application was \$12,000.

On 6 April 2021, the applicant sent the Chief Executive Officer an email requesting further consideration of the COVID discount and provided further details regarding the history with the proposed development. On 7 April 2021, the Chief Executive Officer advised the applicant directly that the 50% COVID discount can apply to this particular development application i.e. \$6,000 (50% of the full fee being \$12,000).

In accordance with the *Planning Act 2016*, an applicant has 20 business days to respond to an Action Notice, including the payment of outstanding fees. The 20 business days to respond the action notice ended on 27 April 2021. The reduced fee of \$6,000 was paid by the applicant on 30 April 2021 (23 business days from Action Notice being issued). As the fees were paid outside of

the prescribed 20 business days under the legislation, the application is taken to have not been made under section 3.7 of the Development Assessment Rules and section 51 of the *Planning Act 2016*. Therefore, a new development application will need to be lodged.

The applicant has indicated their intention to lodge a new development application for the same development proposal. Therefore, a request has been received for Council to consider a reduced fee of 50% being \$6,000 (50% of the full fee being \$12,000).

Budget Implications

Based on the COVID discounted amount previously being approved, there would be no budget implications.

Policy Consideration

Nil

Community Engagement

Internal Consultation

Nil

External Consultation

Nil

Legislation/Local Law

Planning Act 2016

Development Assessment Rules, v1.3

Attachments

1. Proposed Development Plans [!\[\]\(ec6be8583b2c424584fcf21004c5fb12_img.jpg\)](#)

GENERAL NOTES:

- DO NOT SCALE FROM THIS DRAWING - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
- ANY DISCREPANCIES WHICH THE CONTRACTOR MAY FIND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF EVOKE ARCHITECTS PRIOR TO COMMENCEMENT OF WORK - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION.
- SMOKE DETECTORS TO BE WIRED INTO ELECTRICITY MAINS AND TO COMPLY WITH NCC, PART 3.7.2.

- ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS & AS 4055-2012 FOR WINDLOADING.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE & LOCAL AUTHORITY REGULATIONS.
- FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASSOCIATED SOIL TESTS AND/OR ENGINEER'S SPECIFICATIONS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ATTACHED ENGINEERS NOTES.
- ARTICULATION JOINTS TO ENGINEERS DESIGN REPORT.
- LOH - WHERE INDICATED TO BE REMOVABLE DOORS WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC 3.8.3.
- REFER ENGINEER'S PLAN FOR EXPANSION JOINT LOCATIONS.
- WATER PROOFING TO WET AREAS TO COMPLY WITH NCC, PART 3.8.1.
- SMOKE ALARMS TO BE INTER-CONNECTED.

SUSTAINABILITY COMPLIANCE

1. TRIPLE 'A' RATED SHOWER ROSES.
2. DUAL FLUSH TOILETS (8 LITRE FULL FLUSH / 3 LITRE HALF FLUSH).
3. 500kpa WATER PRESSURE-LIMITING DEVICES.
4. ENERGY EFFICIENT LIGHTING TO 80% OF DWELLING INTERNAL FLOOR SPACE.

TERMITE PROTECTION
TO AS3660-2017 "TERMSPEC" TERMITE MANAGEMENT SYSTEM TO ALL SLAB PENETRATIONS AND PERIMETER OF SLAB.
CONCRETE SLAB TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2870. REFER ENGINEER'S PLAN FOR EXPANSION JOINT LOCATIONS.

SLAB
STEPDOWNS TO EXTERNAL SURFACES TO COMPLY WITH THE NCC. CONCRETE SLABS, PATHS & DRIVEWAYS NOT DESIGNED BY ENGINEER ARE NOT PART OF THIS APPLICATION.

PLUMBING:
PLUMBER / DRAINER TO VERIFY ALL DIMENSIONS PRIOR TO POSITIONING UNDERSLAB POINTS. MEASUREMENTS MAY VARY. FLOOR WASTE FIXTURES TO BE POSITIONED AT THE TIME OF CONSTRUCTION.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES-
i) ALL ROOMS WITHIN 500mm VERTICAL OF THE FLOOR
ii) BATHROOMS- WITHIN 1500mm VERTICAL OF THE BATH BASE
iii) FULLY GLAZED DOORS
iv) SHOWER SCREENS
v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
vi) WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZES WILL VARY WITH MANUFACTURER, FLASHING ALL ROUND.

NOTE: GLAZING REQUIREMENTS MAY BE DIFFERENT FROM THAT STATED UNDER BUSHFIRE CATEGORY REQUIREMENTS REFER 'BAL RATING'.

FOOTINGS NOT TO ENCR OACH TITLE BOUNDARIES OR EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED.

ALL WET AREAS TO COMPLY WITH NCC 3.8.1.2 AND AS 3740. SPLASH BACKS SHALL BE IMPERVIOUS FOR 1500mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

PROVIDE WALL TIES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.

THERMAL INSULATION; INSULATION TO CEILING AND REFLECTIVE FOIL TO EXTERNAL WALLS OR AS PER ENERGY RATING REFER SARKING REQUIREMENT UNDER BUSH FIRE CATEGORY. BEDROOMS REQUIRE MINIMUM 10% LIGHT & 5% VENTILATION TO TOTAL FLOOR AREA.

RELEVANT AUSTRALIAN STANDARDS

- CONCRETE CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE.

- TIMBER STRUCTURE STANDARD AS 1720.3- 2016

- TIMBER CONSTRUCTION AS1684 - 2010

- MASONRY STRUCTURES AS4773-2010

- CONCRETE STRUCTURES AS3600-2018

- CONCRETE ROOF TILES AS2049-2002

- RESIDENTIAL SLABS & FOOTINGS AS2870-2011

- WINDOW & GLASS INSTALLATION AS2047 AND AS1288.

- BARRIERS FOR SUBTERRANEAN TERMITES TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE NCC AND WITH AS3660.1-2014

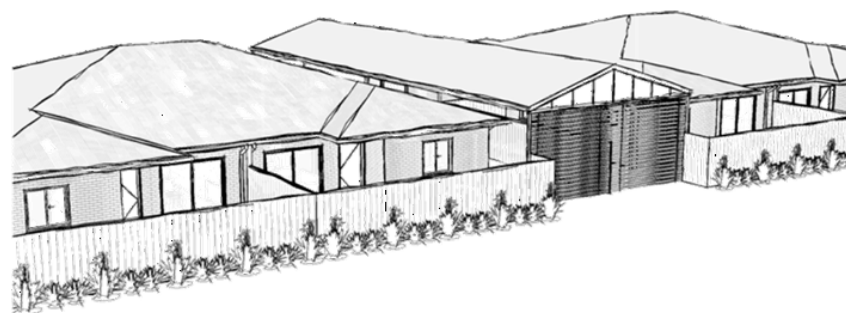
- WIND LOADS FOR HOUSING AS4056-2012

- STEEL STRUCTURES AS4100-2016

- DAM PROOF COURSE & FLASHINGS AS/NZS2004

- PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.2 OF THE NCC

- PROTECTION OF LINTELS IN MASONRY TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.4 OF THE NCC.



MULTIPLE DWELLINGS AT:

1-13 BAGULEY ST, WARWICK

DATE	DESCRIPTION	REV
10.07.2020	PRELIMINARY	A
10.08.2020	REVISED LAYOUT	B
12.08.2020	REVISED LAYOUT	C
02.09.2020	REVISED LAYOUT	D
18.12.2020	STAGE 1 FOR REVIEW	E
PRO 744	SHEET NUMBER A - 01	REV E

CLIENT NAME:

NEWSTART HOMES

PROJECT ADDRESS:

1-13 BAGULEY ST, WARWICK, QLD, 4370.

SHEET NAME:

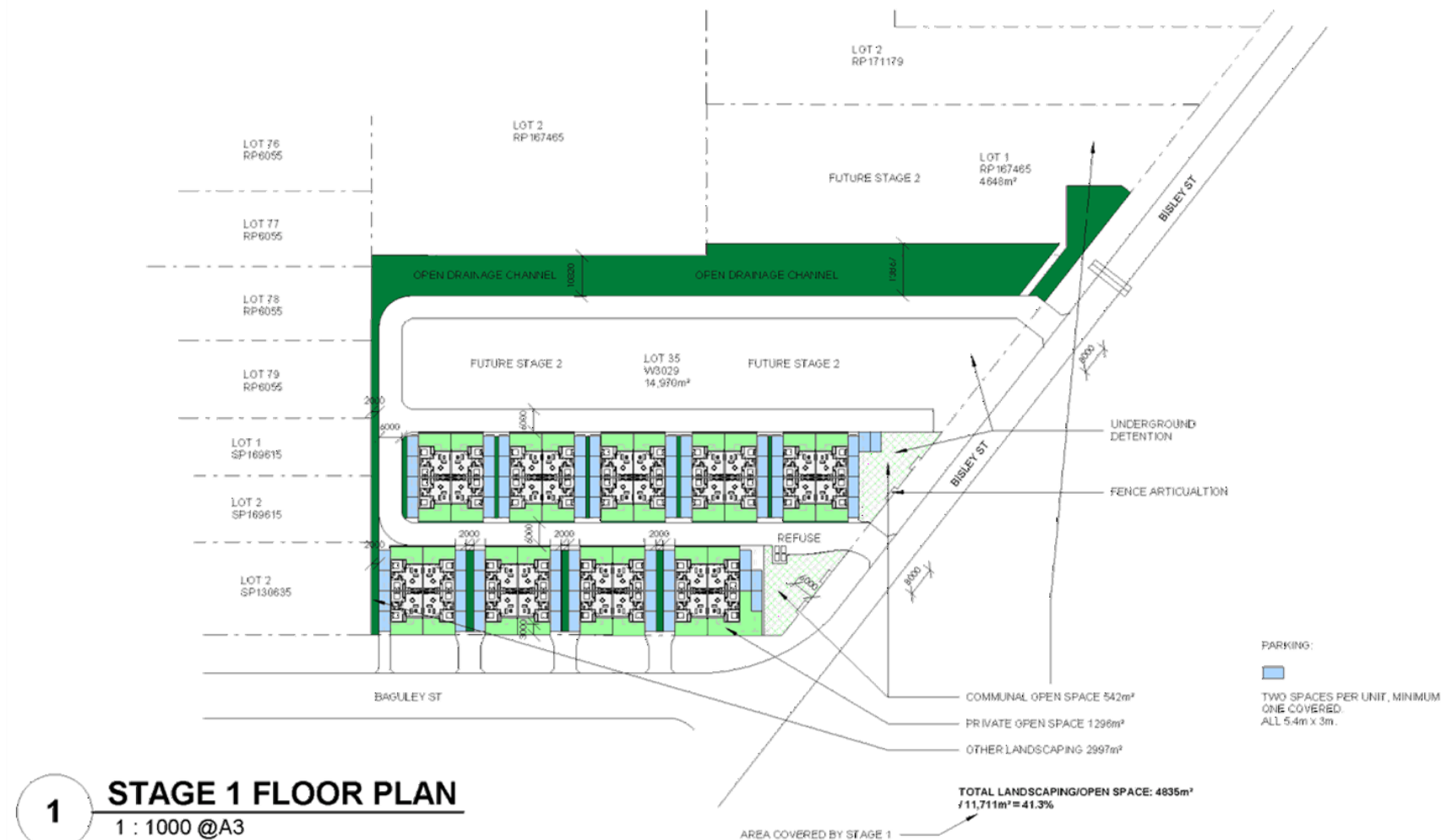
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02.09.2020	REVISED LAYOUT	D
18.12.2020	STAGE 1 FOR REVIEW	E
PRO 744	SHEET NUMBER A - 02	REV E

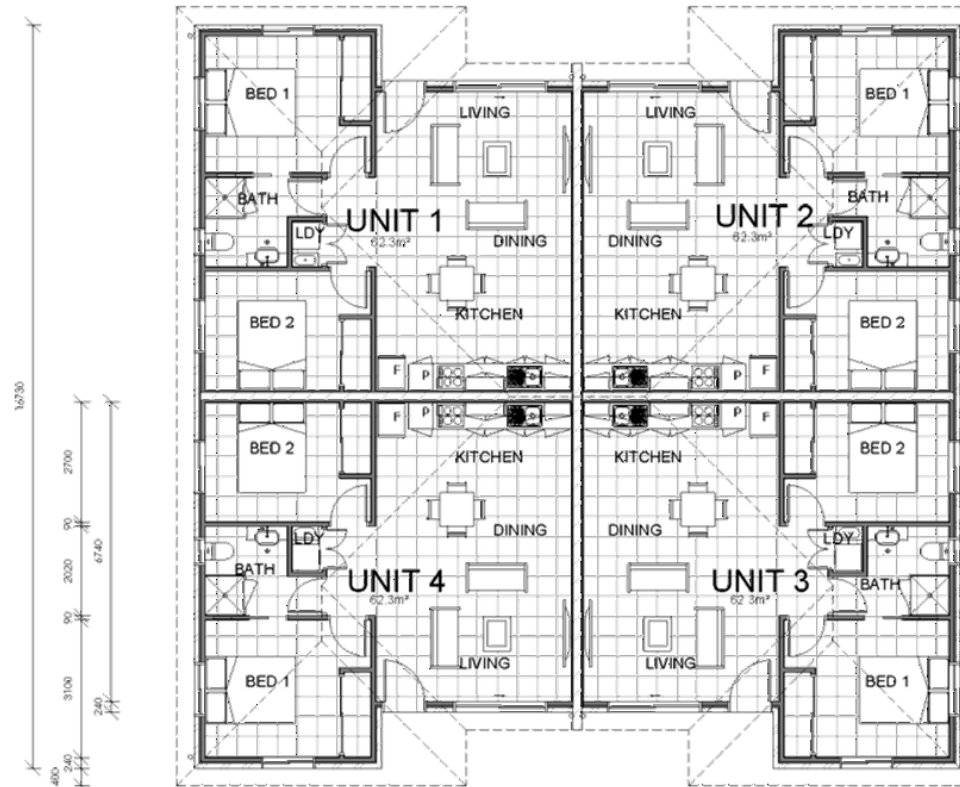
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STAGE 1 SITE PLAN



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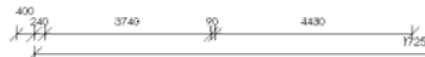
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1

TYPE A TYPICAL FLOOR PLAN

1 : 100 @A3



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18.12.2020	STAGE 1 FOR REVIEW	E
PRO 744	SHEET NUMBER A - 20	REV E

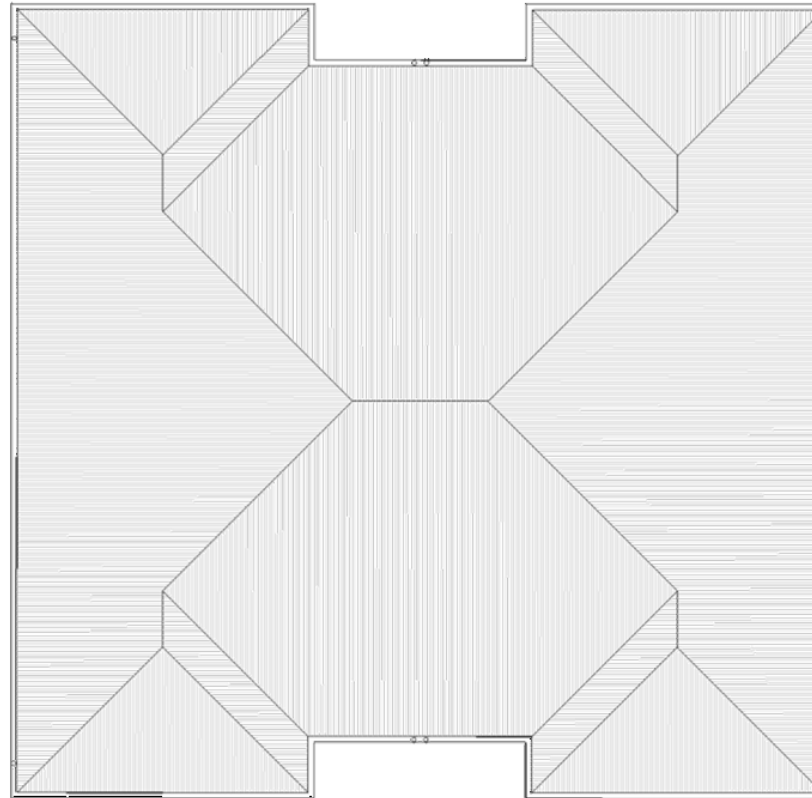
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18.12.2020	STAGE 1 FOR REVIEW	E
PRO 744	SHEET NUMBER A - 21	REV E

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TYPE A TYPICAL ROOF PLAN



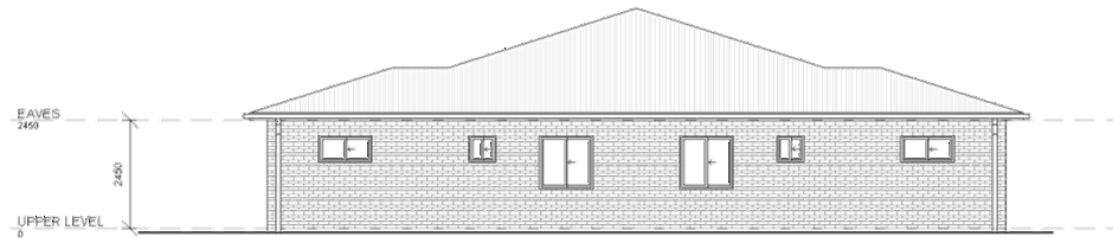
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1

A - 01 NORTH ELEVATION

1 : 100 @A3



2

A - 02 EAST ELEVATION

1 : 100 @A3

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18.12.2020	STAGE 1 FOR REVIEW	E
PRO 744	SHEET NUMBER A - 22	REV E

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TYPE A TYPICAL ELEVATIONS 1

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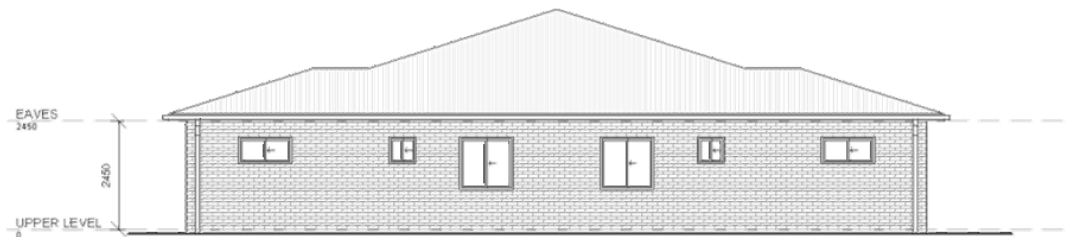
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1

A - 03 SOUTH ELEVATION

1 : 100 @A3



2

A - 04 WEST ELEVATION

1 : 100 @A3

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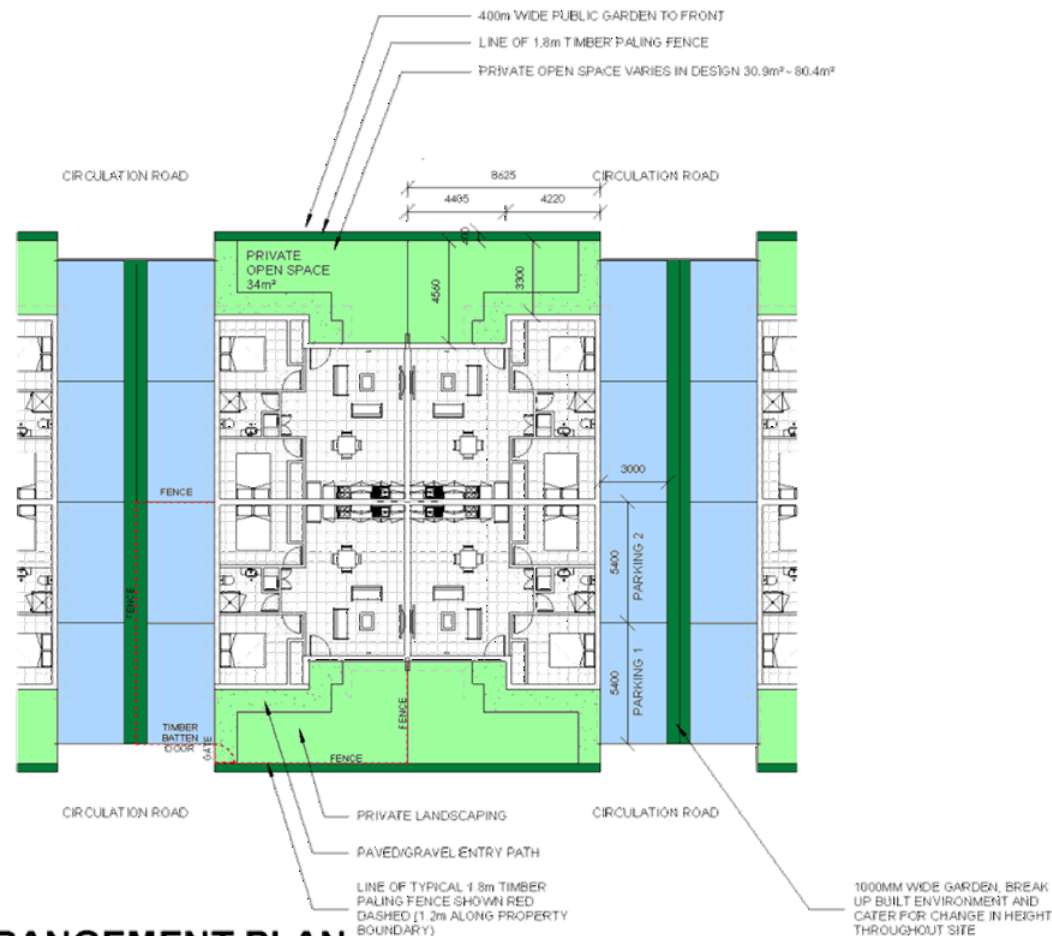
DATE	DESCRIPTION	REV
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18.12.2020	STAGE 1 FOR REVIEW	E
PRO 744	SHEET NUMBER A - 23	REV E

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TYPE A TYPICAL ELEVATIONS 2

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1

TYPE A TYPICAL ARRANGEMENT PLAN

1 : 200 @A3

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12.08.2020	REVISED LAYOUT	C
02.09.2020	REVISED LAYOUT	D
18.12.2020	STAGE 1 FOR REVIEW	E

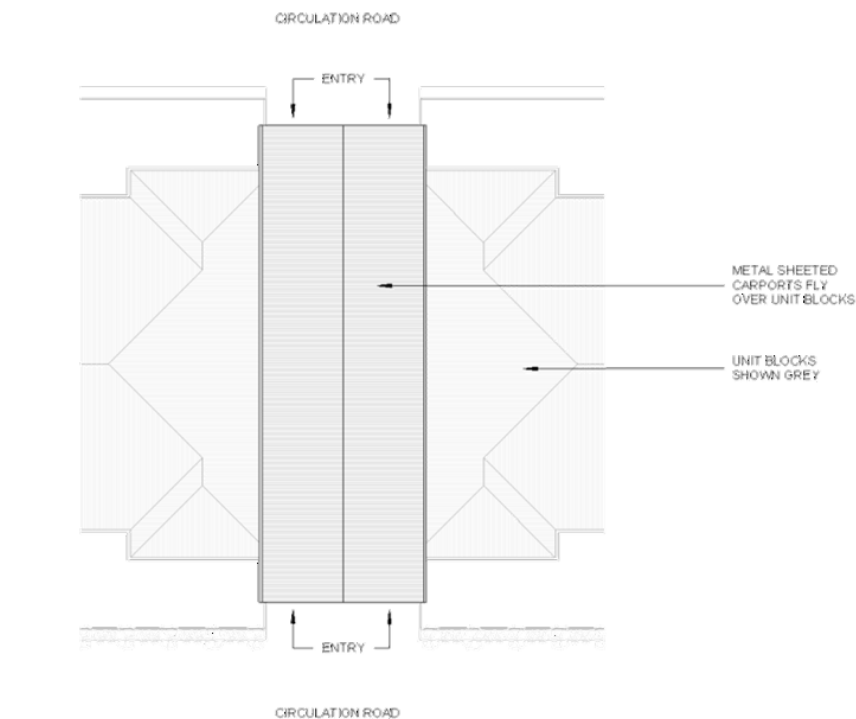
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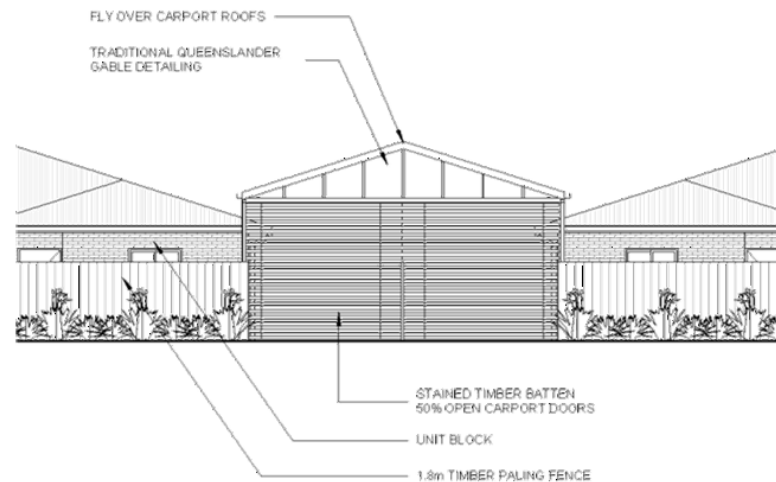
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1 TYPICAL CARPORTS

1 : 200 @A3



2 TYPICAL CARPORT ELEVATIONS

1 : 100 @A3



3 3D IMPRESSION

@A3

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18.12.2020	STAGE 1 FOR REVIEW	E

PRO 744 SHEET NUMBER A - 30 REV E

CLIENT NAME:
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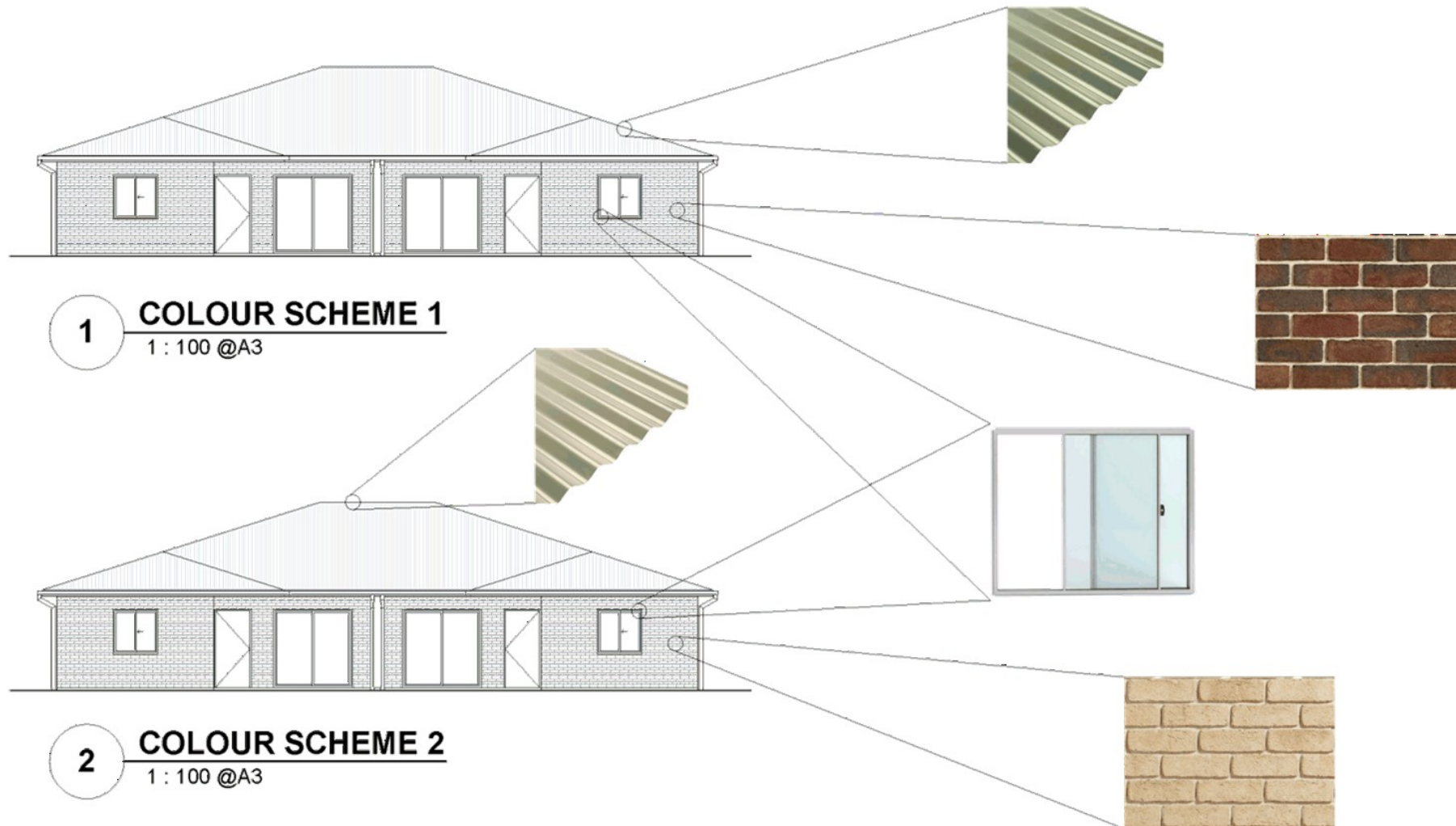
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TYPICAL CARPORTS

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1

COLOUR SCHEME 1

1 : 100 @A3

2

COLOUR SCHEME 2

1 : 100 @A3

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COLOUR SCHEMES

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