



**SOUTHERN DOWNS
REGIONAL COUNCIL
ORDINARY COUNCIL MEETING**

LATE AGENDA ITEMS
Wednesday, 10 May 2023

ORDER OF BUSINESS:

12. INFRASTRUCTURE SERVICES REPORTS1

12.2 Stanthorpe Wastewater Treatment Plant Upgrade - Concept Design
Approval 1

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12. INFRASTRUCTURE SERVICES REPORTS

12.2 Stanthorpe Wastewater Treatment Plant Upgrade - Concept Design Approval

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 10 May 2023
	Manager Water	ECM Function No/s:

Recommendation

THAT Council resolve that:

1. Pursuant to section 235 (a) of the Local Government Regulation 2012, it is satisfied that there is only 1 supplier who is reasonably available for the Stanthorpe WWTP Upgrade Concept Design; and
2. Pursuant to section 235 (b) of the Local Government Regulation 2012, due to the specialised nature of the work, it would be impractical or disadvantageous to request quotes or tenders for the Stanthorpe WWTP Upgrade Concept Design; and
3. The Stanthorpe WWTP Upgrade Concept Design be award to Stantec Australia for the amount of \$466,783.00 excluding GST; and
4. The Chief Executive Officer be delegated to approve reasonable and necessary variations to the contract.

REPORT

Background

The Stanthorpe Wastewater Treatment Plant (WWTP) is old and close to capacity for the current demand. It is affected by storm events and cannot handle these within the treatment processes. An Environmental Protection Order (EPO) has been issued by the State requiring Council to prepare a concept design for upgrading this plant by 1 December 2023.

Report

Council have known for some time that the Stanthorpe WWTP is close to capacity and will require an upgrade in the short term. A feasibility study was prepared by Cardno (Qld) Pty Ltd in 2021. This study determined the current and future demands and provided options to allow for the upgrading of the plant.

Following an EPO requiring a Final Concept Design by 1 December 2023, Council appointed Stantec (formerly Cardno) to carry out a validation of the previous Cardno report, based on current information as well as the EPO requirements and to provide an updated cost estimate. This report made recommendation on potential options with associated costs.

Council reviewed this report and provided feedback on the preferred options. Stantec were requested to provide a fee for preparing the concept design as required by the EPO. Due to the

enormity of the task, this took several weeks to be completed and was received this week. This is a fee of \$466,783.00 excluding GST.

This report is to request that Council authorise appointing Stantec Australia for this project for this amount, without obtaining other quotes. The reasons are as follows:

- Stantec are very competent consultants with strong skills in wastewater treatment design.
- Council went out to quote for the original study and Cardno (now Stantec) provided the best value for money.
- Stantec are very familiar with this project and Council requirements, based on written and verbal comments.
- Council have until 1 December 2023 to produce this concept design. The timeframe is very limited and Stantec are going to struggle to accomplish this even if they are appointed within the next 2 weeks.
- To go out to tender, a detailed brief will need to be prepared and we would need to allow at least 3 weeks for the pricing. The evaluation of tenders would follow, writing of this report and obtaining Council approval. This could delay the appointment of a consultant by up to 10 weeks, which the program could not afford. We would be unable to meet the deadline and possibly receive fines from the Department.

Conclusion/Summary

The best outcome for Council is to appoint Stantec for this concept design.

FINANCIAL IMPLICATIONS

Stantec have quoted a fee of \$466,783.00 excluding GST. An amount of \$750,000 has been allowed for in the budget for 2023/24, however this project cannot wait for the budget approval before commencing.

RISK AND OPPORTUNITY

Risk

If Council do not approve this appointment, there is a real risk of missing the deadline set in the EPO and Council could incur fines.

Opportunity

Using Stantec for this design, the deadline is likely to be met and Council will get a product that they are happy with due to extensive discussions with Stantec and their familiarity with the project and Council needs.

COMMUNITY ENGAGEMENT

Internal Consultation

The Water & Wastewater Treatment Coordinator, former Coordinator, treatment plant operators and design engineers were involved through the process, providing input and comments.

External Consultation

Nil

LEGAL / POLICY

Legislation / Local Law

Local Government Regulation 2012

235 Other exceptions

A local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if—

(a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or

(b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or

(c) a genuine emergency exists; or

(d) the contract is for the purchase of goods and is made by auction; or

(e) the contract is for the purchase of second-hand goods; or

(f) the contract is made with, or under an arrangement with, a government agency.

Corporate Plan

Theme:	Performance
Focus Area:	Organisational Excellence
Deliverable:	42. Identify core business responsibilities and allocate resources to core business over non-core business
Focus Area:	Financial Sustainability
Deliverable:	50. Undertake Council's commercial activities in order to maximise revenue streams

Policy / Strategy

Nil

ATTACHMENTS

Nil

13. PLANNING AND ENVIRONMENTAL SERVICES REPORTS

13.2 Material Change of Use: 25 Freestone Road, Warwick

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 10 May 2023
	Senior Planning Officer	ECM Function No/s: MCU\02303.01

APPLICANT:	YLD Property Investments Pty Ltd C/- Adapt Town Planning + Development Management
OWNER:	YLD Property Investments Pty Ltd
ADDRESS:	25 Freestone Road, Warwick
RPD:	Lot 7 SP192909
LAND USE AREA:	Specialised centre
PROPOSAL:	Other change to Short-term accommodation (8 units and 10 cabins – over two stages) to Short-term accommodation, Non-resident workforce accommodation & Multiple dwelling (10 units and 15 cabins – over three stages)
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	Five (5) submissions
REFERRALS:	Department of State Development, Infrastructure, Local Government and Planning
FILE NUMBER:	MCU\02303.01

RECOMMENDATION SUMMARY

THAT the change application in relation to the Development Permit for Material Change of Use for the purpose of Short-term accommodation (8 units and 10 cabins – over two stages), on land at 25 Freestone Road, Warwick, described as Lot 7 SP192909, be approved such that the approved development is described as Short-term accommodation, Non-resident workforce accommodation & Multiple dwelling (10 units and 15 cabins – over three stages).



Figure 1.0 Locality Plan

Background

On 21 December 2021, Council issued by Delegated Authority a Development Permit for Material Change of Use for the purpose of Short-term accommodation (8 units and 10 cabins – over two stages), on land at Freestone Road, Warwick, described as Lot 7 SP192909, subject to conditions.

The applicant seeks a change application, other than for a minor change to a development approval, to increase the total number of allowable accommodation units from 18 to 25, include an additional stage and to allow the Short-term accommodation units to be used for more permanent living through Multiple dwelling and Non-resident workforce accommodation uses. This change would facilitate the use of each dwelling unit for either Short-term accommodation, Multiple dwelling or Non-resident workforce accommodation, at any one time.

Proposal

The subject land has an area of 6,290 square metres and has frontage to Freestone Road and Alexandra Drive, which are State-controlled roads. The land currently contains buildings associated with Stage One of the current approval and the required works have not yet been completed. Sewerage infrastructure traverses the block from south-west to north-east. Land within the vicinity of the proposed location is a mixture of Specialised centre and Low density residential zoning.

A summary of the overall development characteristics has been provided in the table below.

Table 1.0 – Development Characteristics

Proposed Dwelling Yield	Eight (8), two bedroom duplex units Fifteen (15), two (2) bedroom cabins One (1), one (1) bedroom People with Disability (PWD) unit One (1), two (2) bedroom PWD unit Reception building (Temporary Stage 1, final construction Stage 2)			
Building Height	One (1) storey maximum			
Net Residential Density	One (1) dwelling per 251.6 square metres			
Building Site Cover	Overall = 25.63%			
Communal Open Space	74.7 square metres			
Car Parking		Resident		Visitor
		Covered	Uncovered	
	Required	25	48	0
	Provided	9	17	4

Stage one (1) of the development consists of the construction of eight (8), two (2) bedroom duplex units, internal driveways, four (4) visitor car parks and the service bay. A temporary reception building will be located in Duplex one (1) and converted to accommodation with Stage two (2).

Stage two (2) comprises the construction of seven (7), two (2) bedroom cabins, two (2) PWD accommodation units and the reception building. Stage three (3) will result in construction of the eight (8), two (2) bedroom cabin buildings remaining. The three (3) stages are shown in Figure 2.0.

The applicant has outlined that 52.1% of the site is proposed to be landscaped and the planting details will be confirmed at the detailed design phase. The approved Landscaping Plan for the development is shown in Figure 7.0. The changes to the site will require amendments to this plan.

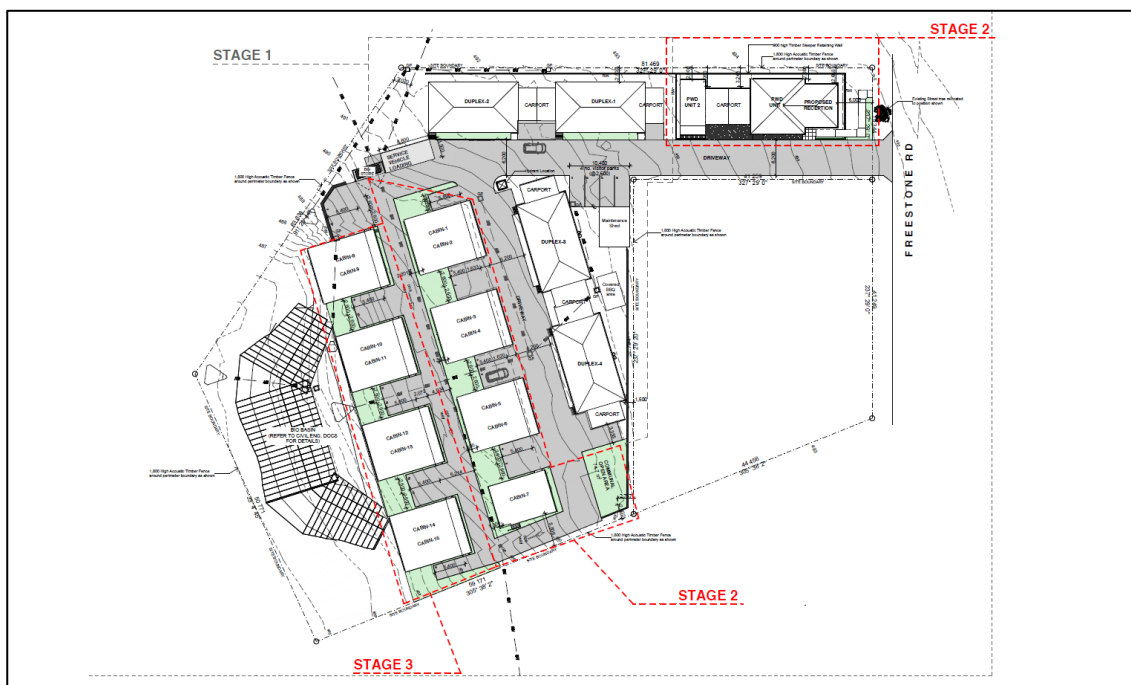


Figure 2.0 Proposed Site Plan

The applicant proposes to construct the dwellings with horizontal cladding and metal roof sheeting. The building designs and floor plans are shown below in Figures 3.0 to 6.0.

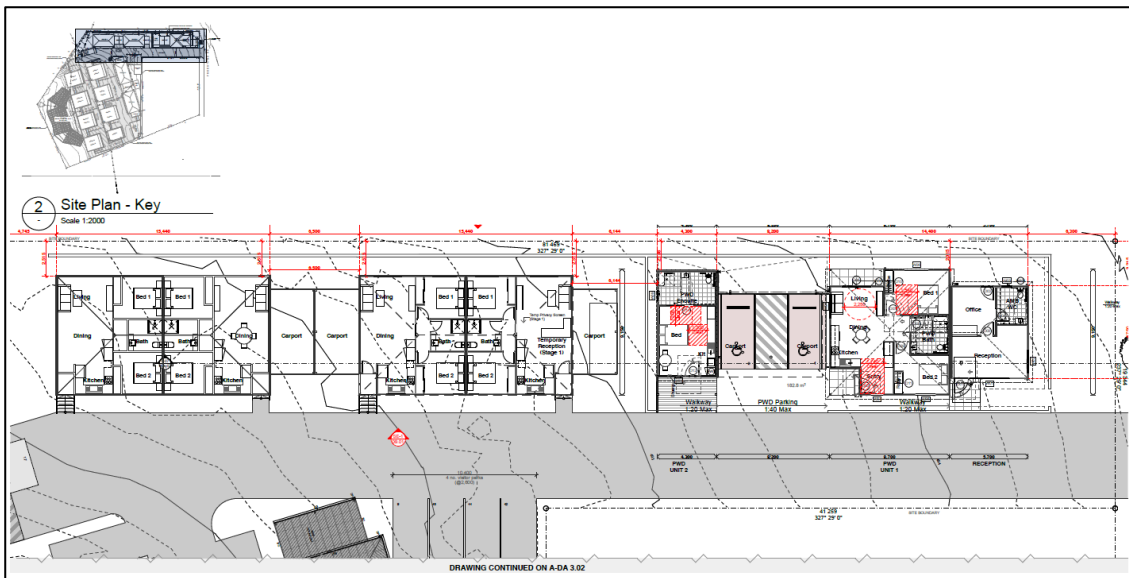


Figure 3.0 Proposed Floor Plans: Duplex 1 & 2 and PWD Unit 1 & 2

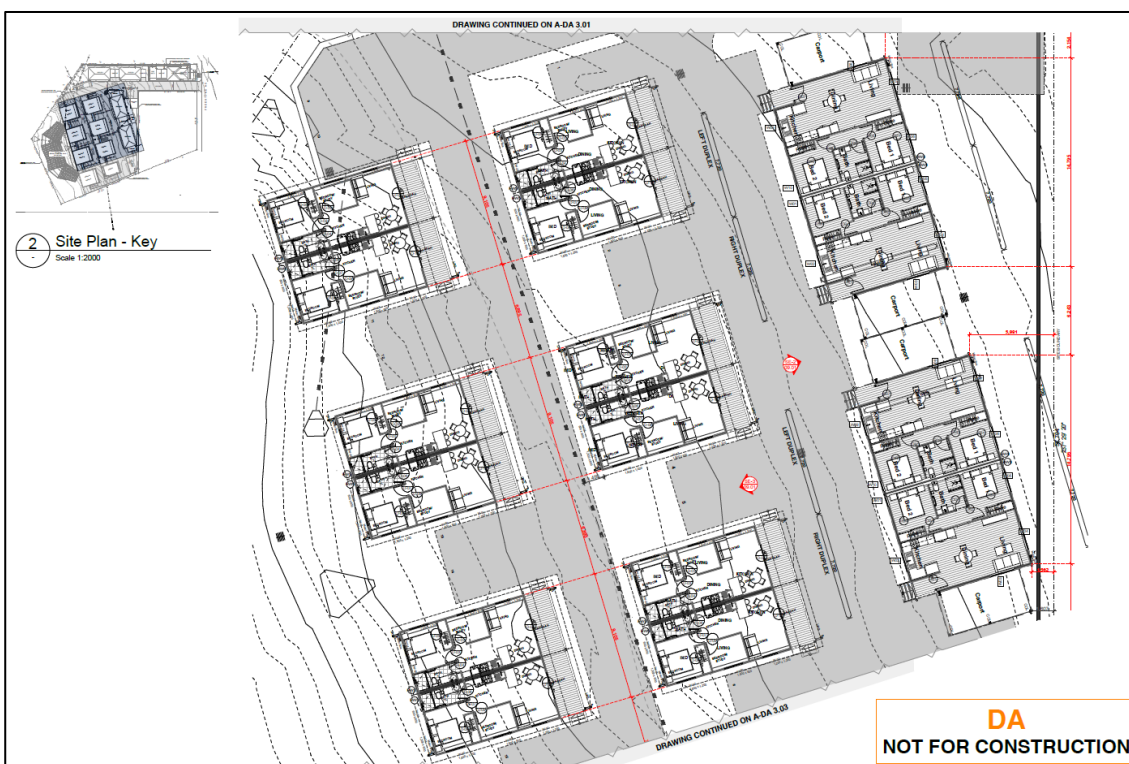


Figure 4.0 Proposed Floor Plans: Duplex 3 & 4 and Cabins 1 to 6, 8 to 13

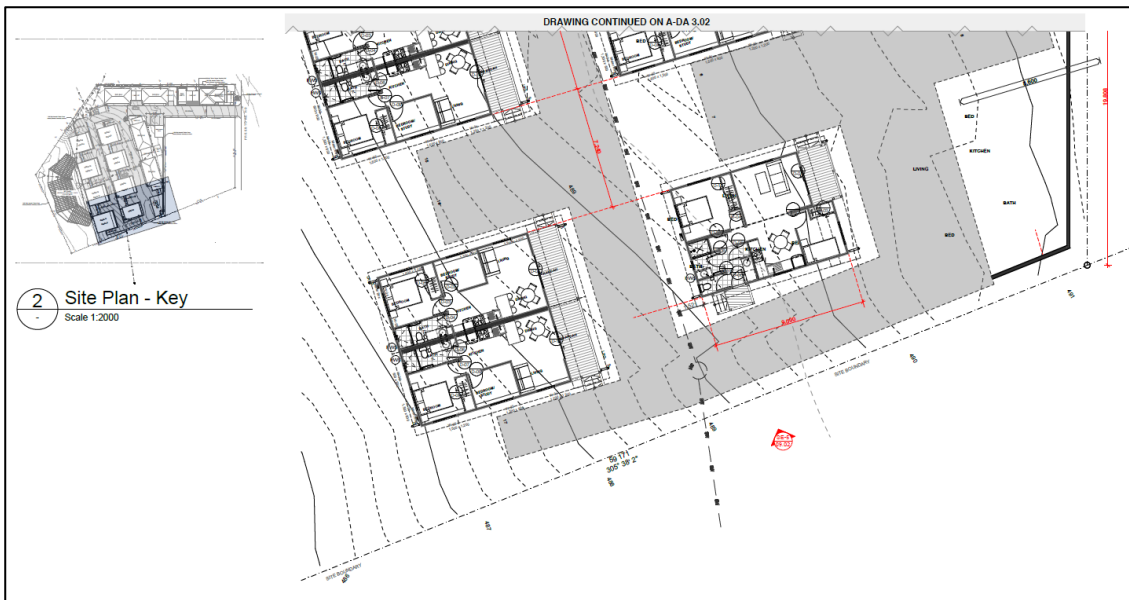


Figure 5.0 Proposed Floor Plans: Cabins 7, 14 & 15

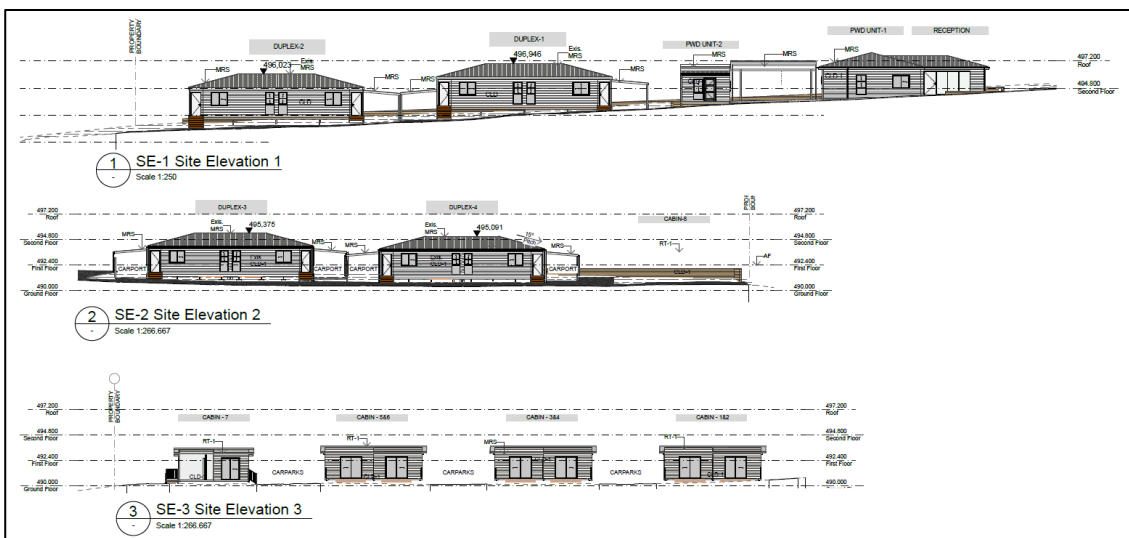


Figure 6.0 Proposed Site Elevations

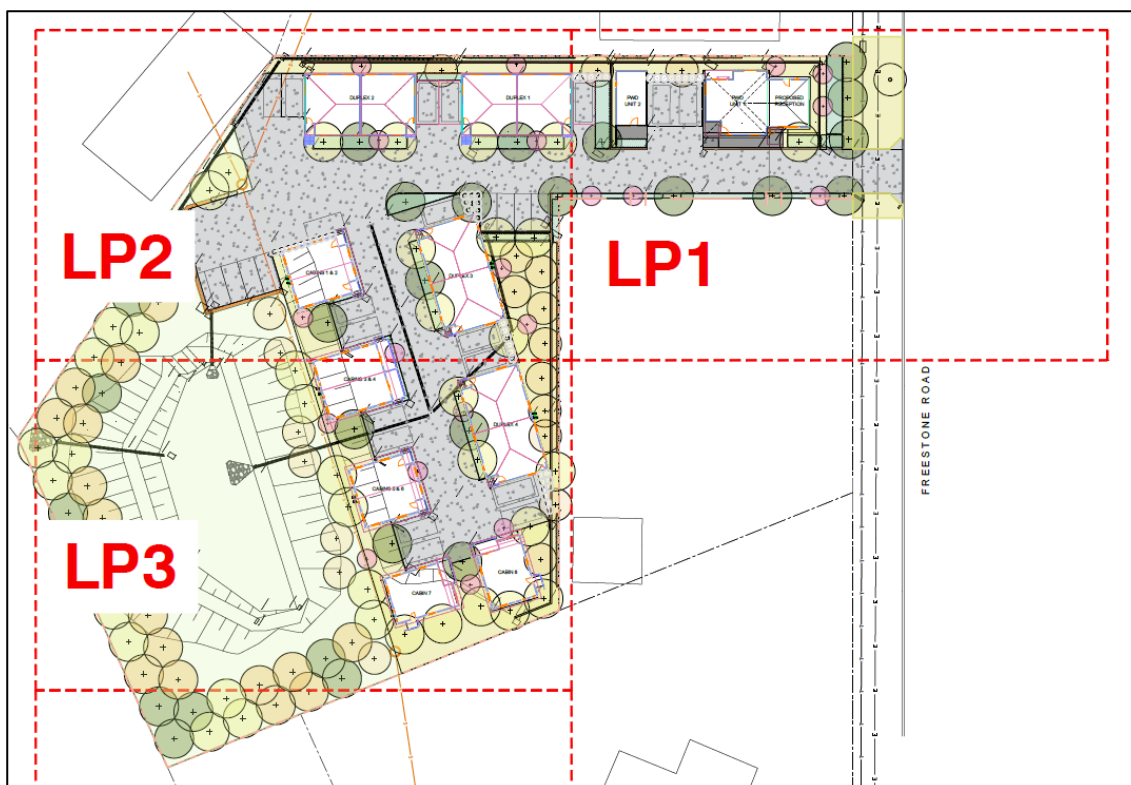


Figure 7.0 Approved Landscaping Plan

Waste storage and waste collection

The applicant has outlined the dwelling units will utilise centralised waste storage, available at the junction of the internal driveways closest Duplex 2. The private internal roads will maintain a sufficient width for a refuse collection vehicle to access the bin storage area as outlined by the applicant.

Referral

The application required referral to the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) for an MCU where any part of the land is within 25 metres of a State-controlled road. The DSDILGP requires conditions to be attached to any approval.

Submissions

The application was publicly advertised from 17 February to 10 March 2023. The advertisement was placed in the online version of the Warwick Daily News, however it was determined that this action did not comply with the requirements of section 17.1(c)(d) of the *Development Assessment Rules*. This section requires the public notice to be placed in a hard copy local newspaper for the locality.

To ensure the public's awareness of the existence and nature of the application was not adversely affected, the applicant was required to undertake public notification in accordance with the requirements of the *Development Assessment Rules*. The application was publicly re-advertised from 27 March to 18 April 2023 in the Warwick and Stanthorpe Today. Five (5) submissions were received throughout both advertising periods, with one (1) submission in support of the application. The matters raised in the properly made submissions are outlined as follows:

Matters raised in submissions	Response
Safety and Crime	
With the current accommodation on-site, there are brawls in the street, with yelling and fighting at all hours of the night and early morning. Expansion or changing the approved development will make this worse. A pedestrian was almost struck by a vehicle exiting the site at speed and there was almost a collision by a vehicle turning across traffic.	Screen fencing has been imposed on the original approval to reduce potential negative interaction between the site and adjoining properties. This condition will be retained. Freestone Road is a State-controlled road and the responsibility of access safety is considered in their assessment of a new or changed access. The access must be designed in accordance with their approval to ensure adequate sight distances. A condition will be imposed limiting speeds on-site to mitigate vehicles entering and exiting at unacceptable speeds.
Light Nuisance	
Cars enter and exit the site at all hours of the night currently.	The imposition of screen fencing and associated landscaping has been included to reduce impacts to adjoining land from vehicles manoeuvring the site at night. Batten screening has also been conditioned for carports facing adjoining residences.
Compliance	
The existing conditions of approval have not been complied with and expansion of the approval will perpetuate the impacts of this issue.	In accordance with the <i>Planning Act 2016</i> it is a development offence for a person to contravene a development approval. Council's Regulatory Services Department is responsible for investigating non-compliances with the conditions of a development approval and will take necessary action if complaints are received. Complaints have been received regarding non-compliance with the existing Conditions of Approval and these complaints have been investigated by Council. The applicant responded to the Show Cause Notice issued by Council and has indicated that changes occurred on-site that were not originally contemplated by the current approval. The applicant has outlined that the outstanding compliance issues will be addressed with haste and will work with Council to complete the project in accordance with the required approvals.
Letter of Support	
No objections to the change in terms of the proposed changes to the Development Permit. The on-site management has been informative of any changes to the site.	The items received in support of the application have been noted.

Assessment against the Planning Scheme

Benchmarks applying to the development

The following codes of the Southern Downs Planning Scheme are benchmarks applying to the development:

- 6.2.12 Specialised centre zone code
- 9.3.7 Residential uses code
- 9.4.2 Carparking and loading code
- 9.4.4 Landscaping code
- 9.4.5 Outdoor lighting code
- 9.4.6 Physical infrastructure code
- 9.4.8 Stormwater management code

Specialised centre zone code

PO1 The height, site cover and setbacks for buildings all combine to provide an attractive commercial and industrial built environment.

The development addresses the Freestone Road frontage in a manner that is compatible with the local streetscape. The single crossover and reception building will provide a window that addresses the street and the appearance of a Dwelling house to Freestone Road. The addition of landscaping will soften the appearance of buildings and the proposed fencing will ensure integration of the development to the surrounding neighbourhood. The single storey cabins and units will ensure the development does not dominate surrounding residences or provide an appearance that detracts from the commercial and industrial built environment. Site coverage of approximately 25 percent is consistent with other development in the area and will not exceed a density typically found in the locality. With conditions imposed, the development is considered to comply with the Performance outcome.

AO2 In partial fulfilment of the PO –

Openings including doors and windows do not face residential uses. Outdoor storage or work areas are buffered from the adjoining residential area.

PO2 Buildings adjoining residential areas are located, oriented and designed to minimise impacts on the adjoining residential area.

The proposed internal driveways will be buffered via the placement of the accommodation units and cabins, with minimal driveway areas abutting the boundaries. With inclusion of an acoustic fence along the perimeter, the impacts to adjoining residential neighbours are considered to be minimal. The internal driveway connecting Stage 2 and Stage 3 to the south-west and carports for all Duplex units and the PWD cabins orient towards the adjoining residential properties. To reduce the potential impact from light pollution, namely headlights, it is considered reasonable for dense vegetative buffering to be provided at the end of these carports and along the southern boundary. With conditions imposed, the development is considered to comply with the Performance outcome.

PO9 The appearance and siting of buildings, other structures, carparking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings and is respectful and sympathetic to any local heritage place.

The development addresses the Freestone Road frontage in a manner that is compatible with the local streetscape. The single crossover and reception building will provide a window that addresses the street and the appearance of a Dwelling house to Freestone Road. The addition of landscaping will soften the appearance of buildings and the proposed fencing will ensure integration of the development to the surrounding neighbourhood. The single storey cabins and units will ensure the development does not dominate surrounding residences.

The proposed buildings with Stage 1 will be setback significantly from Freestone Road and whilst not addressing the street in the same manner as Stage 2, the units will incorporate landscaping to provide a compatible streetscape character. With conditions imposed, the development is considered to comply with the Performance outcome.

PO10 Street trees and landscaping treatment contribute to the character, amenity, utility and safety of public thoroughfares and spaces.

The applicant has outlined the same landscape palate and planting densities used for existing Stage 1 and 2 will be utilised for Stage 3 also. A detailed Landscaping Plan is proposed to be provided for Stage 3 Operational Works assessment. Conditions are able to be imposed requiring the amendment of the Landscaping Plan; however, as the landscaping works will not trigger assessment for Operational Works and the Stage 2 landscaping works as proposed may impede Stage 3 development, it is considered reasonable for the Landscaping Plan approval timing to be altered. Conditions will be imposed to require the provision of an amended Landscaping Plan prior to the issuing of a Development Permit for Building Works with Stage 2. This will ensure the landscaping contributes to the character, amenity, utility and safety of public thoroughfares and spaces. With conditions imposed, the development is considered to comply with the Performance outcome.

PO11 Development has acceptable access for vehicles and pedestrians with sealed and fully constructed kerb and channel and constructed footpaths on road frontages.

The development has access via a sealed, fully constructed kerb and channel road frontage along Freestone Road. Alexandra Drive is not kerb and channelled for the frontage of the site, however given the drainage design in this location, the access arrangements from the site, orientation of the development and that there is no kerb and channel either side, provision of this infrastructure is not considered appropriate.

The provision of a footpath for the frontage of the site would not provide connectivity to an existing network on either road frontage. If a footpath were to be required, the logical placement would be along Freestone Road.

Council have proposed future footpath works on the southern side of Freestone Road and a 20 metre long footpath on the northern side will not provide future connectivity. These works are proposed under the Master Plan for Cycleways and Scooterways, consulted in August 2019 and due for adoption by Council. Previous advice provided with the original application by the Manager Works has indicated these works will be funded through the LGIP.

Therefore, the development is considered to provide acceptable access for vehicles and pedestrians.

PO13 Development incorporates satisfactory servicing, access, circulation and parking arrangements for private transport, public transport and emergency vehicles.

The applicant has previously provided manoeuvring templates with the approval for Short-term accommodation. The existing approval does not include Stage 3 and no manoeuvring templates have been provided to indicate satisfactory circulation and parking arrangements for private transport. Engineering advice provided with the application indicates that the aisle widths and turn paths as shown on the Proposed Site Plan, will be able to achieve compliance. Conditions will be imposed accordingly.

Residential uses code

AO14.2

- (a) Buildings, including projections, are setback at least 6 m from any primary street frontage and 3 m from any secondary street frontage.*
- (b) The external walls of buildings are setback at least 2 m from any adjoining side or rear boundary.*

The external wall of Duplex 4 is setback less than two (2) metres from the side boundary, therefore the development must comply with the Performance outcome.

AO14.5 *Roof form incorporates variety in design through the use of roof pitch, height, gables and skillions and incorporate a minimum overhang (eave) of 400 mm.*

The duplex buildings do not incorporate a minimum overhang of 400 mm; therefore, the development must comply with the Performance outcome.

AO14.7 *On sloping sites, terracing and building design steps the development down the slope so that any cut and fill is not greater than 1 m.*

The applicant has indicated the proposal complies, a condition will be imposed to ensure compliance.

PO14 *The use is sited and designed to be complementary and compatible with the surroundings and to address the street in a positive way.*

The development addresses the Freestone Road frontage in a manner that is compatible with the local streetscape. The single crossover and reception building will provide a window that addresses the street and the appearance of a Dwelling house to Freestone Road. The addition of landscaping will soften the appearance of buildings and the proposed fencing will ensure integration of the development to the surrounding neighbourhood. The single storey cabins and units will ensure the development does not dominate surrounding residences. Proposed buildings with Stage 1 will be setback significantly from Freestone Road and whilst not addressing the street in the same manner as Stage 2, the units will incorporate landscaping to provide a compatible streetscape character. With conditions imposed, the development is considered to comply with the Performance outcome.

AO15.1 *Bedroom windows are at least 2 m away from shared driveways or parking areas of adjacent dwellings.*

AO15.2

- (a) *Transparent doors and windows are designed and located so that they do not directly face transparent doors or windows or the private open space areas of other dwellings.*
- (b) *Windows of habitable rooms with a direct outlook to a window or door in an adjacent dwelling have:*
 - (i) *sill heights of 1.7 m above floor level, or have fixed obscure glazing in any part of the window below 1.7 m above floor level; or*
 - (ii) *louvres or other architectural treatment to reduce overlooking.*

The applicant has indicated the proposal can comply with AO15.1 and AO15.2 as required. Conditions will be imposed to ensure compliance.

AO16 *At least 30% of the site is used for landscaping and open space. Car parking and driveways are not included in this area. The landscaped area includes:*

- (a) *An area at least 6 m wide adjacent to the property boundary adjoining the primary street frontage for the full length of the frontage excluding driveways; and*
- (b) *An area at least 3 m wide adjacent to the property boundary adjoining the secondary street frontage for the full length of the frontage excluding driveways; and*
- (c) *An area at least 1 m wide adjacent to all side and rear boundaries.*

The Approved Landscaping Plan indicates a landscaped area at least 30% of the site with the minimum widths provided as per AO16. The applicant has outlined that 52.1% of the site is proposed to be landscaped and the planting details will be confirmed at the detailed design phase. As outlined earlier, a condition will be required for an Amended Landscaping Plan to be provided to ensure compliance is maintained. With conditions imposed, the development is considered to comply.

AO17 *Where there are more than 4 dwellings on a site within a multiple dwelling or retirement facility, communal open space is provided at a rate of at least 10 m² per dwelling.*

The communal open space:

- (a) includes the setback from the street frontage;
- (b) has a minimum dimension of 6 m;
- (c) has an area of at least 20% that is landscaped beds the remaining area may be grassed or paved;
- (d) in a retirement facility has an area that is provided with raised garden beds at least 700mm off the ground with solid edges of at least 150 mm. Water connections are provided within 10 m of the raised garden beds. The raised garden beds are suitable for planting;
- (e) may include playground equipment, swimming pools, courts, barbeque areas and similar;
- (f) has access to at least one part that is suitable for access for wheelchairs and other mobility aids.

The provision of communal open space at a rate of at least 10 square metres per dwelling requires a minimum total area of 250 square metres. The applicant has proposed 74.7 square metres and a covered BBQ area. Therefore, the development must comply with the Performance outcome.

PO17 Communal open space provides adequate usable area for children to play and recreation.

The proposed development involves minimal private open space and as such, communal open area will be heavily relied upon for recreation on-site. The shortfall in minimum area required for private open space is 477 square metres. Given the minimal private open space available for each dwelling and that dwellings may be used for permanent living, it is considered reasonable for the minimum rate of communal open space to be provided with the addition of 477 square metres to cover the shortfall in private open space. This will require the addition of approximately 652 square metres in communal open space, not already provided and will ensure adequate useable area for recreation. To ensure this communal open space remains functional for all residents and guests to the site, at least half the required communal open space must be centrally located. Conditions will be imposed to ensure compliance.

AO18.1 For dwellings located at ground level the amount and dimension of private open space is as follows:

<i>Dwelling type</i>	<i>Minimum area</i>	<i>Minimum width</i>
<i>Studio apartment</i>	<i>11 m²</i>	<i>2.0 m</i>
<i>1 bedroom</i>	<i>18 m²</i>	<i>2.5 m</i>
<i>2 or more bedroom</i>	<i>25 m²</i>	<i>4.0 m</i>

The open space may be a covered verandah or courtyard.

The applicant has proposed minimal private open space. The maximum area of private open space for any building is 10.7 square metres, being below the minimum area required and none of the proposed dwellings meet the required minimum widths. Therefore, the development must comply with the Performance outcome.

PO18 Private open space is designed to meet the needs of occupants and is:

- *Directly accessible from a living area;*
- *Located away from noise generating uses;*
- *Capable of receiving adequate sunlight and protection from west to southwest prevailing winds;*
- *Designed to provide for the privacy of occupants of the premises and adjoining premises;*
- *When at ground level at least 15% of the area is landscaped beds and the remaining area is grassed or paved.*

The provision of private open space is limited throughout the site. Given the multiple proposed uses for each dwelling, the provision of private open space for each dwelling does not necessarily align with the requirement for Multiple dwellings. As outlined in the assessment against PO17,

additional communal open space will be provided to offset impacts from limited private open space. This will be required to be provided in a location central to the site to ensure equitable access from all buildings on-site. The design of this communal open space will be landscaped and will provide an accessible area for on-site recreation. With conditions imposed, there is considered to be adequate open space on-site to meet the needs of occupants.

Carparking and loading code

AO1.1 *The number of parking and loading spaces is not less than the minimum number specified in Table 9.4.2.4. Where the calculation of applicable parking rates results in a fraction, the number required will be the next highest whole number. Council may accept an alternative to providing the required spaces on the development site in accordance with Planning Scheme Policy – Off Street Carparking.*

PO1 *Sufficient carparking is provided to accommodate the number and type of vehicles likely to be generated by the development having regard to the following:*

- (a) the nature and operation of the use;*
- (b) the likely number of users including residents and employees;*
- (c) the hours of operation and the peak parking demand periods;*
- (d) the availability of alternative parking in the vicinity including on street car parking;*
- (e) in the case of residential development, the proximity to the Principal centre zone and the facilities contained within that zone;*
- (f) the feasibility of physically providing parking on site including access restrictions and size of the site; and*
- (g) The provisions of Planning Scheme Policy – Off Street Carparking.*

The required number of parking and loading spaces must not be less than 73 spaces, as outlined in Table 9.4.2.4. The applicant has proposed 30 parking spaces and outlined that this will comprise 26 car parks plus four (4) visitor car parks.

Planning Scheme Policy – Off Street Carparking allows an alternative to the provision of the required spaces when located in the Specialised centre zone. The nature and intensity of the proposed use, amount and proportion of off street car parking proposed, and available access for off street parking are the key considerations for the proposed development.

The applicant has indicated each dwelling will accommodate four (4) people with two (2) bedrooms per dwelling. The only dwelling to accommodate less people will be the one bedroom PWD cabin, accommodating two (2) people. This will result in 24 dwellings with one (1) parking space each, able to accommodate four (4) people for permanent living or Short-term accommodation. This is not considered sufficient to accommodate the number and type of visitors to the site, including residents. Given the limited public transport in this area and the intended use of the site, it is considered reasonable for two (2) spaces to be provided per dwelling, with at least one (1) space to be covered.

An amended plan will be required to demonstrate the location of the additional parking. With conditions imposed, the development is considered to comply.

Landscaping code

AO1 *In partial fulfilment of the PO –*

Landscaping is carried out in accordance with a planting plan prepared by a suitably qualified landscape designer that: ...

PO1 *Development is landscaped in a manner which:*

- *Makes a positive contribution to the streetscape and enhances the appearance of the facility;*

- *Integrates natural landscape features such as rock outcrops and existing large trees and existing native vegetation;*
- *Enhances buffer areas around property boundaries;*
- *Compliments the relative size and nature of the development;*
- *Screens the view of service, carparking and loading areas;*
- *Enhances the appearance of screens and acoustic fences; and*
- *Ensures the functionality of outdoor space.*

The applicant has outlined the same landscape palate and planting densities used for existing Stage 1 and 2 will be utilised for Stage 3 also. A detailed Landscaping Plan is proposed to be provided for Stage 3 Operational Works assessment. Conditions are able to be imposed requiring the amendment of the Landscaping Plan; however, as the landscaping works will not trigger assessment for Operational Works and the Stage 2 landscaping works as proposed may impede Stage 3 development, it is considered reasonable for the Landscaping Plan approval timing to be altered. Conditions will be imposed to require the provision of an amended Landscaping Plan prior to the issuing of a Development Permit for Building Works with Stage 2. With conditions imposed, the development is considered to comply with the Code.

Outdoor lighting code

Detailed Outdoor Lighting Plans have been provided with the application and are shown in Figure 8.0 below. As the internal layout will require alteration with the inclusion of Stage 3, a condition will be imposed to require amendment to this plan, maintaining compliance with the Code.

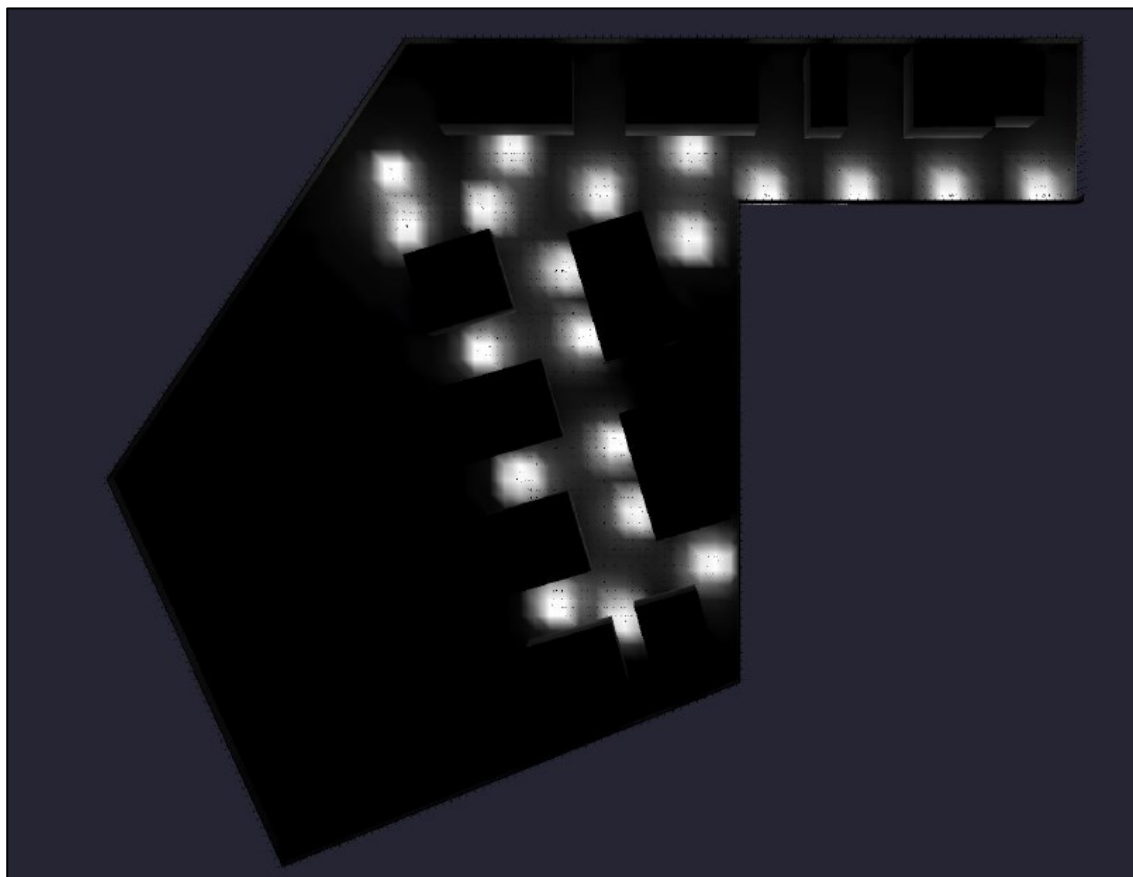


Figure 8.0 Outdoor Lighting Plan – Render demonstrating compliance with the Outdoor lighting code

Physical infrastructure code

PO5 All noise sensitive uses are located, designed, oriented and constructed to minimise nuisance caused by noise, vibration and dust emissions generated by the State controlled road and rail network.

The proposed site has frontage to two (2) State-controlled roads and is wholly located within a designated transport noise corridor. As the property is situated within the mandatory area, all buildings must comply with the relevant noise category measures under MP 4.4 of the *Queensland Development Code (QDC)*. This will ensure the development is constructed to minimise potential noise emissions generated by the State-controlled road. The applicant has proposed a 1.8 metre high perimeter acoustic fence to further reduce potential noise impacts both from the site and to the site. Therefore, the development is considered to comply with the Performance outcome.

PO6 Where buildings or other structures are in proximity to State or Council's sewerage, stormwater or water supply infrastructure, provision is made to protect the infrastructure from physical damage and allow ongoing maintenance by Council.

The applicant has proposed works over the existing sewer for Stage Two (2). These works will require 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 and it is generally considered that alternative arrangements should be sought. Conditions will be imposed to ensure infrastructure is protected from physical damage. With conditions imposed, the development is considered to comply with the Performance outcome.

Stormwater management code

Council's Development Engineer has reviewed the Stormwater Management Plan provided by the applicant and has considered the proposed changes to stormwater. The applicant has acknowledged the need to address stormwater with an Operational Works application. With consideration to the details provided in the Stormwater Management Plan and the comments provided by Council's Development Engineer, the development is considered to comply with the Code. Standard conditions will be applied to ensure the development maintains compliance.

Infrastructure Charges

Section 119 of the *Planning Act 2016* states the following:

(5) *The local government must give an infrastructure charges notice to the applicant for a change application or extension application if—*

(a) an approval is given for the application; and

(b) subsection (1)(b) did not apply for the development approval to which the application relates, but applies because of the change or extension.

(6) *If an approval is given for a change application or extension application related to a development approval for which an infrastructure charges notice has been given, the local government may give an amended infrastructure charges notice to the applicant.*

As the change relates to a development approval for which an infrastructure charges notice has been given, the local government may give an amended infrastructure charges notice to the applicant.

The applicant has been made aware of the changes to Infrastructure Charges under the latest *Charges Resolution (No. 4) 2023* and has provided their written understanding that all dwelling units will be charged with the highest charge category based on their proposed use for Multiple dwelling. As the use has not lawfully commenced, the credit applicable is the amount that applies for vacant land (i.e. \$21,500)

Charges Resolution (No. 4) 2023 commenced 27 February 2023.

Stage 1					
Development Type	Network	Charge Rate	Proposed	Credit	Charge
Residential – Multiple dwelling	All	\$21,500/dwelling unit	8 dwelling units	1 lot	\$150,500

TOTAL: \$150,500.00

Stage 1 - Office use only			
Network	Proportion of Charge	Charge/Network	Receipt Code
Public Parks and land for community facilities	6%	\$9,030.00	RC243
Transport	12%	\$18,060.00	RC241
Water supply	28%	\$42,140.00	RC244
Sewerage	49%	\$73,745.00	RC245
Stormwater	5%	\$7,525.00	RC242

Stage 2					
Development Type	Network	Charge Rate	Proposed	Credit	Charge
Residential – Multiple dwelling	All	\$21,500/dwelling unit	17 dwelling units	8 dwelling units	\$193,500
TOTAL:					\$193,500.00

Stage 2 - Office use only			
Network	Proportion of Charge	Charge/Network	Receipt Code
Public Parks and land for community facilities	6%	\$11,610.00	RC243
Transport	12%	\$23,220.00	RC241
Water supply	28%	\$54,180.00	RC244
Sewerage	49%	\$94,815.00	RC245
Stormwater	5%	\$9,675.00	RC242

Stage 3					
Development Type	Network	Charge Rate	Proposed	Credit	Charge
Residential – Multiple dwelling	All	\$21,500/dwelling unit	25 dwelling units	17 dwelling units	\$172,000
TOTAL:					\$172,000.00

Stage 3 - Office use only			
Network	Proportion of Charge	Charge/Network	Receipt Code
Public Parks and land for community facilities	6%	\$10,320.00	RC243
Transport	12%	\$20,640.00	RC241
Water supply	28%	\$48,160.00	RC244
Sewerage	49%	\$84,280.00	RC245
Stormwater	5%	\$8,600.00	RC242

In accordance with Section 122 of the *Planning Act 2016*, the infrastructure charge is payable when the change of use happens.

Recommendation

THAT the change application in relation to the Development Permit for Material Change of Use for the purpose of Short-term accommodation (8 units and 10 cabins – over two stages), on land at 25 Freestone Road, Warwick, described as Lot 7 SP192909, be approved such that the approved development is described as Short-term accommodation, Non-resident workforce accommodation & Multiple dwelling (10 units and 15 cabins – over three stages) and the conditions of Schedule 1 of the Development Permit be amended as follows:

Schedule 1 - Southern Downs Regional Council Conditions

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 Stage 1 – Site Plan prepared by Elevation Architecture Pty Ltd	A-DA-01.02 Rev. 02	9 September 2021
Proposed Stage 2 – Site Plan prepared by Elevation Architecture Pty Ltd	A-DA-01.03 Rev. 01	9 September 2021
Floor Plan – Reception, PWD Units & Duplex prepared by Elevation Architecture Pty Ltd	A-DA-03.01 Rev. 01	25 August 2021
Floor Plan – Cabins & Duplex Continued prepared by Elevation Architecture Pty Ltd	A-DA-03.02 Rev. 01	25 August 2021
Floor Plan – Cabins Continued prepared by Elevation Architecture Pty Ltd	A-DA-03.03 Rev. 01	25 August 2021
Elevations prepared by Elevation Architecture Pty Ltd	A-DA-09.01 Rev. 01	25 August 2021
Engineering Report & Stormwater Management Plan prepared by DME Projects Pty Ltd	210901-R001 Rev. A	27 September 2021

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) Short-term accommodation, Non-resident workforce accommodation & Multiple dwelling (8 10 units, and 150 cabins and reception – over three stages)
5. ~~Deleted. This approval does not allow for the use of the units or cabins for the purpose of Non-resident workforce accommodation.~~
6. ~~Deleted. No person is to reside in any building identified for short term accommodation for more than 45 days consecutively, or more than 90 days in any 12 month period. The approved accommodation must not be occupied by persons for the purpose of permanent accommodation, excluding those persons in a manager's residence for the premises.~~
7. ~~Deleted. Guests are to be made readily aware prior to booking accommodation that there is only one (1) allocated car parking space per dwelling unit, with the exception of Duplexes 1 to 4, PWD Unit 1 and Cabins 7 and 8, which will have the availability of two (2) car parking~~

~~spaces.~~

Building and Site Design

8. The design, colours and materials of the building and pavement are to be in accordance with the character of the area. **Details of the design, colours and materials of the building and pavement are to be submitted to and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work for Stage 1.** The building and pavement are to be constructed in the approved design, colours and materials.
- 8A. To ensure privacy for adjoining residents, the windows of habitable rooms with a direct outlook to a window or door in an adjacent dwelling must either:
 - (i) have a minimum window sill height of 1.7 metres above floor level; or
 - (ii) be fitted with translucent glazing; or
 - (iii) be fitted with a fixed external screen.
9. A copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)
10. 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.)

Amenity and Environmental Controls

11. During the construction phase of the development, all wastes must be separated into recyclables (where possible) and landfill wastes, and disposed of at the Warwick Central Waste Management Facility.
12. 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 Saturday, and between the hours of 8.00am and 3.00pm on Sundays. No heavy vehicles must enter the development site outside these times to wait for unloading/loading.
13. All wastes are to be suitably collected and disposed of so as not to adversely impact on the environment.
14. No materials or goods associated with the development are to be displayed or stored within the car park or landscaped areas, or outside the boundaries of the site.
15. A centralised waste facility is to be provided as per Plan A-DA-01.032 Rev. 012, dated 9 September 2021. Approval is to be sought from Council's Waste Management Department for an on-property collection service.

The centralised bin area is to be screened from view from all roads and public places. A concrete pad is to be provided for the bins in an appropriate location.
16. Advertising Devices relating to the Short-term accommodation may **only** be erected on the subject land, i.e. Lot 7 SP192909. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the 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.
17. 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.
18. Lighting is to be provided within the development including adjacent to the internal driveways. Any lighting is to be located such that there is no interference with any residences. Details of the proposed lighting are to be submitted to and approved by Council's Planning Department prior to the issuing of any Development Permit for Building Works for Stage 2 4. Lighting is to be provided in accordance with the approved plan.
19. All cleared or lopped timber and vegetation must be processed on site by wood chipping, mulching or similar method. Any processing of trees or vegetation must be carried out in a

safe manner and without any adverse environmental impacts from noise or dust emissions, and in accordance with any requirements under the *Environmental Protection Act 1994*.

20. The balance of the lot is to be maintained to a tidy standard and not to be used for the storage of goods or equipment, including informal carparking.

Fencing, Landscaping and Buffers

21. A screen fence 1.8 metres high shall be erected along the side and rear boundaries, to provide visual screening as part of Stage 1. This screen fencing is to be provided at the developer's cost. This fencing shall reduce in height to be no more than 1.2 metres high within 6.0 metres of the Freestone Road boundary. The fence shall be of acoustic materials, in accordance with the Department of Transport and Main Roads specification - MRTS15 (Noise Fences) so as to minimise noise impacts upon adjoining development.

22. **Details of the proposed fencing are to be submitted to and approved by Council's Planning Department prior to the issue of a Development Permit for Building Work for Stage 1.** Fencing is to be provided and maintained in accordance with the approved details.

- 22A. Communal open space is to be provided at a rate of at least 30 square metres per dwelling. The communal open space:

- Has a minimum dimension of 6.0 metres;
- Has an area of at least 20% that is landscaped beds, the remaining area may be grassed or paved;
- At least half of the required communal open space is to be centrally located on the site (not around the periphery); and
- Has access to at least one part that is suitable access for wheelchairs and other mobility aids.

23. Retaining structures and their foundations must be wholly contained within private allotments and not be constructed as Council owned infrastructure. Any cut and fill is not to be greater than one (1) metre.

24. All earthworks, including batters must be fully contained within the site.

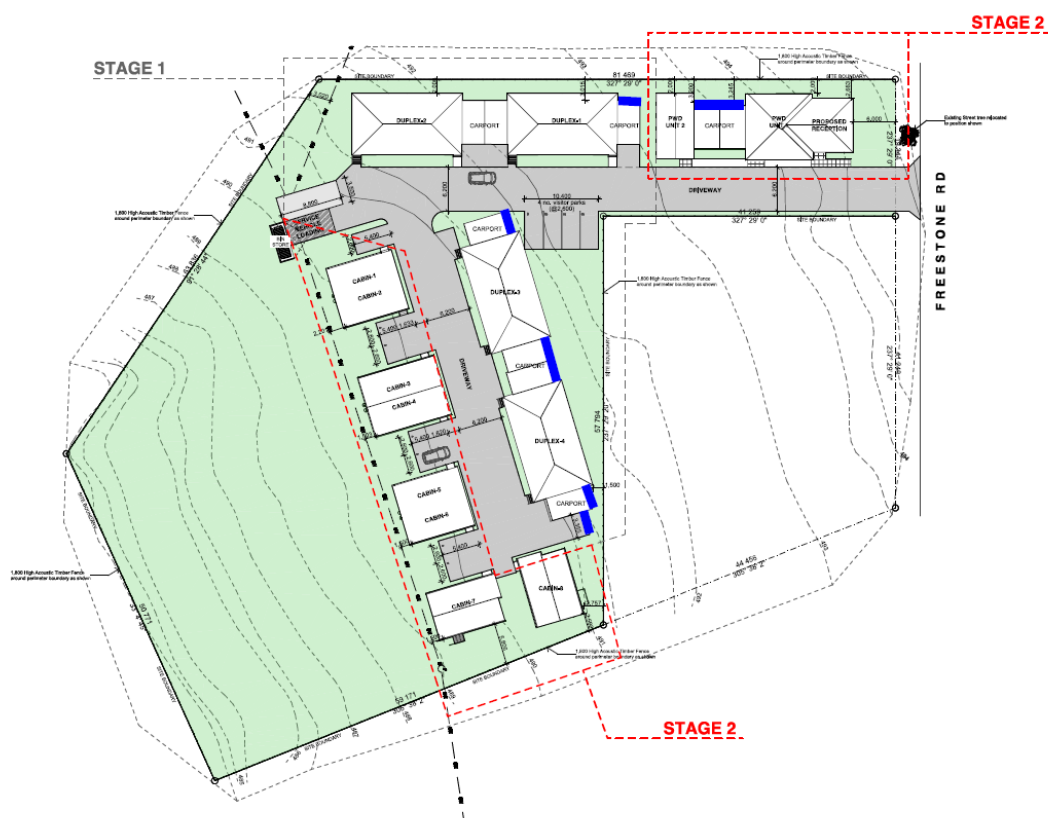
25. Landscaping is to be provided within the building setback of each dwelling unit and cabin to the internal driveway.

- 25A. Perimeter landscaping is to be provided as follows:

- A minimum 6.0 metre wide area along the Freestone Road frontage;
- A minimum 3.0 metre wide area along the Alexandra Drive frontage; and
- A minimum 1.0 metre wide area along all remaining boundaries.

This area is to be densely planted with trees and shrubs.

26. Batten screening to the full height of the carports and a minimum one (1) metre wide landscaped buffer, including irrigation, is to be provided along the façade of the vehicle accommodation as identified in 'blue' below. This area between the vehicle accommodation and the common boundaries are to be densely planted with hedges to provide an adequate buffer to the adjoining residential properties. Where the car space is not in the form of a carport, a batten fence 1.8 metres high is to be provided.



27. The street trees within the road reserve of Freestone Road are to be retained. These trees are to be protected during construction. If it is not possible to design the development to preserve all the trees in their current locations, the tree/s must be relocated at the developer's cost. The relocation of the tree/s is to be carried out by a suitably qualified and experienced person. If the tree/s die within 12 months of the relocation, the dead tree must be replaced with an advanced tree of the same species and height.
28. **An Amended Landscaping Plan is to be submitted to and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work for Stage 2 4.** The Landscaping Plan is to be prepared by an appropriately qualified person, and must include details of the location and species of plants, the irrigation system and the height and material of fencing. Plants are to be generally frost resistant and drought hardy, and must not include weed species. Root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. The site is to be landscaped and maintained in accordance with the approved Landscaping Plan.

Car Parking and Vehicle Access

29. 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.
30. At least ~~two (2) twenty-seven (27)~~ car parking spaces ~~per dwelling unit~~ are to be provided. ~~on site. Provision is to be made for disabled parking. At least one (1) space must be covered.~~
31. **An Amended Parking Plan is to be submitted to and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work for Stage 2 4.** The Amended Parking Plan is to be prepared by an appropriately qualified person, and must include details of the location and dimensions of the car parking spaces. No parking or loading spaces are to be placed over Council's sewerage manhole.
32. All car parking, driveway and loading areas shall be sealed, line marked, drained, laid out and regularly maintained.
- 32A. All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with Australian Standard

AS1742.1 "Manual of uniform traffic control devices" and Australian Standard AS2890.1 "Parking facilities – Off-street car parking".

33. 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"*.

Roadworks

34. Any footpaths, kerbing and channelling, roadworks and drainage works damaged during construction of the development are to be reinstated to the pre-existing condition, unless otherwise required by the Director Infrastructure Services.

Stormwater Drainage

35. The design, construction and operation of the stormwater drainage system must comply with the water quality objectives stated in the Assessment Benchmarks – Water Quality and Appendix 2 of the State Planning Policy.
36. 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).
37. Site stormwater runoff must be collected, detained and discharged where appropriate in a manner that does not increase the quantity or concentration of stormwater flow in comparison to the pre-development condition. Where necessary, suitable easements to lawful points of discharge, which may include surrounding properties, shall be provided to Council, at the developer's cost.

Water Supply and Waste water

38. A reticulated water supply system, up to and including water meters, is to be provided to service ~~each dwelling unit the development~~. This system is to be connected to Council's water supply system. ~~A separate water connection (including water meter) is to be provided for each dwelling unit within the development.~~
39. A sewerage reticulation system is to be provided to service ~~each dwelling unit the development~~. This system is to be connected to Council's wastewater sewerage system. ~~A separate sewerage connection is to be provided for each dwelling unit.~~
40. 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

41. Underground electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.
42. In accordance with the Federal Government's National Broadband Network (NBN) initiatives, the Developer (at the Developer's expense) ~~is to install telecommunications infrastructure, such as lead-in conduits (LIC) or~~ 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 ~~infrastructure pit-and-pipe~~ network. Prior to commencement of the use, written advice is to be provided from Telstra that the ~~telecommunications infrastructure pit-and-pipe~~ network

has been installed in accordance with NBN Co's specifications.

43. LED street lighting shall be provided in accordance with AS/NZS 1158 - Lighting for Roads and Public Spaces.

Operational Works

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

Infrastructure Charges Notice

45. Payment is to be made to Council in accordance with the Infrastructure Charges Notice attached to the decision notice. If the development is staged, the payment of Infrastructure Charges may also be staged. If payment is made more than two years after the date of the Infrastructure Charges Notice, the charge will increase in line with the Road and Bridge Construction Index for Queensland.

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Planning and Environmental Services, 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) 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.
- (v) An application must be submitted and approved by Council for a permit under Local Law No. 1 (Administration) 2011 and Subordinate Local Law No. 1.19 (Rental Accommodation) 2011.
- (vi) **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.
- (vii) **Building Approval is to be obtained** for a Class 1b 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**.
- (viii) Prior to constructing or upgrading an access, an application must be submitted and approved by Council for a permit under Local Law No. 1 (Administration) 2011 and Subordinate Local Law No. 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011.
- (ix) 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);
- A car parking plan showing the location and dimension of all parking areas, details of the proposed pavement treatment, and full engineering specifications of layout, construction, sealing, drainage and line marking;
- A plan showing ingress and egress wheel and swept turning paths;
- A Stormwater Management Plan;
- An Erosion and Sediment Control Plan.

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.

- (x) An Erosion and Sediment Control Plan (ESCP) must be submitted for approval with the application for Operational Works. The ESCP must demonstrate that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing the objectives in Table A (Construction phase - stormwater management design objectives) in Appendix 2 of the State Planning Policy for drainage control, erosion control, sediment control and water quality outcomes.
- (xi) 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.
- (xii) 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.
- (xiii) 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.
- (xiv) This approval for Short-term Accommodation may potentially affect your rates and charges levied on your property. The potential impact may include, but is not limited to:
 - General Rates may change to a commercial category
 - State Emergency Management Levy may change classes
 - Sewerage Access Charges may change to a different category
 - Domestic Waste Collection may be removed and require a separate waste collection direct from a waste collection provider

For further information, please contact Council’s Revenue section on 1300 697 372.

Aboriginal Cultural Heritage

- (xv) 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 – Department of State Development, Infrastructure, Local Government and Planning's conditions as a Concurrence agency

No.	Conditions	Condition timing
Development Permit – Material change of use (other change) for short term accommodation, non-resident workforce accommodation and multiple dwelling (10 units and 15 cabins – over three stages)		
Schedule 10, part 9, division 4, subdivision 2, table 4, item 1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of 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.	Any excavation, filling/backfilling/compaction, retaining structures, stormwater management measures and other works involving ground disturbance must not encroach or de-stabilise the state-controlled road or the land supporting this infrastructure, or cause similar adverse impacts.	At all times.
2.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance material worsening to the state-controlled road. (b) Any works on the land must not: (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; (iv). reduce the quality of stormwater discharge onto the state-controlled road.	(a) and (b) At all times.
3.	(a) The road access location is to be located generally in accordance with the Proposed Site Plan prepared by Elevation Architecture, dated 25/08/2024 9 September 2021 reference A-DA-01.023 and revision 01, (as amended in red by SARA on 28 February 2023). (b) Road access works comprising a sealed driveway crossover (at the road access location) must be provided generally in accordance with the dimensions shown on the Proposed Site Plan prepared by Elevation Architecture, dated 25/08/2024 9 September 2021 reference A-DA-01.023 and revision 01, (as amended in red by SARA on 28 February 2023). (c) The road access works must be designed and constructed in accordance with Southern Downs Regional Councils' commercial driveway design standards and the Department of Transport and Main Roads' Road Planning and Design Manual.	(a) At all times. (b) and (c) Prior to the commencement of use.

ATTACHMENTS

Nil