



**MINUTES OF THE  
ORDINARY COUNCIL MEETING  
18 JUNE 2025**

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**MINUTES OF THE ORDINARY COUNCIL MEETING OF  
SOUTHERN DOWNS REGIONAL COUNCIL HELD ON 18 JUNE 2025 IN THE COUNCIL  
CHAMBERS, SOUTHERN DOWNS REGIONAL COUNCIL, 61 MARSH STREET,  
STANTHORPE AT 9:17AM**

**1. ACKNOWLEDGEMENT OF COUNTRY**

**2. PRAYERS & CONDOLENCES**

Rev Matthew Skelton, Stanthorpe Anglican Church offered a prayer for the meeting and Councillors acknowledged condolences.

**3. ATTENDANCE AND APOLOGIES**

Present: Crs Hamilton (Chair), Bartley, Deane, Harslett, McDonald, Pidgeon, Richters, Wantling and Windle

Officers: Rachel Brophy (Chief Executive Officer), Susie Glasson (Acting General Manager Customer and Organisational Services), Nick Wellwood (General Manager Infrastructure, Assets & Projects), Dyan Currie (Acting General Manager Planning and Environmental Services), Gurbindar Singh (Chief Financial Officer), Jon Charles (Manager Assets, Sustainability and Projects), Graham Sweetlove (Manager Water), Angela O'Mara (Manager Planning and Development) and Marion Seymour (Minute Secretary)

**4. READING AND CONFIRMATION OF MINUTES**

**4.1 Ordinary Council Meeting - 21 May 2025**

**Resolution**

**Moved Cr J Richters**

**Seconded Cr M Harslett**

THAT the minutes of the Ordinary Council Meeting held on Wednesday 21 May 2025 be adopted.

**Carried Unanimously**

**5. ACTIONS FROM COUNCIL MEETINGS**

**5.1 Actions from Ordinary Council Meeting 21 May 2025**

**Resolution**

**Moved Cr M Harslett**

**Seconded Cr J Richters**

THAT Council receive the report and note the contents.

**Carried Unanimously**

## 6. DECLARATIONS OF CONFLICTS OF INTEREST

Item No	Item Precise	Nature of Conflict
14.1	EV Charger Public Consultation Outcomes	Cr Pidgeon declared a declarable conflict of interest in this matter (as defined in Section 150EQ(4)(a) of the <i>Local Government Act 2009</i> ) as she had received a text message from one of the submitters last night, however she did not respond to the message. Although Cr Pidgeon has a declarable conflict of interest, she does not believe a reasonable person could have a perception of bias because of her declared conflict. Therefore, Cr Pidgeon will choose to remain in the meeting. However, she will respect the decision of the meeting on whether she can remain and participate in the decision. Following a resolution from Council, Cr Pidgeon participated in the discussion and voting on this matter.
15.2	Material Change of Use – Consideration of Change Representations – Howard Trade Centre Pty Ltd C/- Adapt Development Management Pty Ltd – 10 Mill Road, Stanthorpe: Lot 110 RP12340	Cr Harslett declared a declarable conflict of interest in this matter (as defined in Section 150EQ(4)(a) of the <i>Local Government Act 2009</i> ) as she knows the applicant socially and has had conversations regarding these MCU Applications. Although Cr Harslett has a declarable conflict of interest, she does not believe a reasonable person could have a perception of bias because of her declared conflict. Therefore, Cr Harslett will choose to remain in the meeting. However, she will respect the decision of the meeting on whether she can remain and participate in the decision. Following a resolution from Council, Cr Harslett participated in the discussion and voting on this matter.
15.3	Material Change of Use – Consideration of Change Representations – Howard Trade Centre Pty Ltd C/- Adapt Development Management Pty Ltd – 10 Mill Road, Stanthorpe: Lot 110 RP12340	Cr Harslett declared a declarable conflict of interest in this matter (as defined in Section 150EQ(4)(a) of the <i>Local Government Act 2009</i> ) as she knows the applicant socially and has had conversations regarding these MCU Applications. Although Cr Harslett has a declarable conflict of interest, she does not believe a reasonable person could have a perception of bias because of her declared conflict. Therefore, Cr Harslett will choose to remain in the meeting. However, she will respect the decision of the meeting on whether she can remain and participate in the decision. Following a resolution from Council, Cr Harslett participated in the discussion and voting on this matter.
15.2	Material Change of Use – Consideration of Change Representations – Howard Trade Centre Pty Ltd C/- Adapt Development Management Pty Ltd – 10 Mill Road, Stanthorpe: Lot 110 RP12340	Cr Deane declared a declarable conflict of interest in this matter (as defined in Section 150EQ(4)(a) of the <i>Local Government Act 2009</i> ) as she had visited the site the previous day and was approached by the applicant who spoke to her regarding this application. As a result of Cr Deane's conflict, she will leave the meeting room while the matter is considered and voted on.
15.3	Material Change of Use – Consideration of Change Representations – Howard Trade Centre Pty Ltd C/- Adapt Development Management Pty Ltd – 10 Mill Road, Stanthorpe:	Cr Deane declared a declarable conflict of interest in this matter (as defined in Section 150EQ(4)(a) of the <i>Local Government Act 2009</i> ) as she had visited the site the previous day and was approached by the applicant who spoke to her regarding this application. As a result of Cr Deane's conflict, she will leave the

	Lot 110 RP12340	meeting room while the matter is considered and voted on.
15.4	Change Application – 47 Marsh Street, Stanthorpe	Cr Windle declared a declarable conflict of interest in this matter (as defined in Section 150EQ(4)(a) of the <i>Local Government Act 2009</i> ) due to a personal conflict between herself and one of the applicants Cr Windle believed she could not form an unbiased opinion. As a result of Cr Windle's conflict, she will leave the meeting room while the matter is considered and voted on.
15.4	Change Application – 47 Marsh Street, Stanthorpe	Cr McDonald declared a declarable conflict of interest in this matter (as defined in Section 150EQ(4)(a) of the <i>Local Government Act 2009</i> ) as one of the applicants is a former SDRC Councillor who lodged numerous complaints against her in the last term, with one still outstanding from January 2024, and she may be perceived as biased. As a result of Cr McDonald's conflict, she will leave the meeting room while the matter is considered and voted on.
15.4	Change Application – 47 Marsh Street, Stanthorpe	Mayor Hamilton declared a declarable conflict of interest in this matter (as defined in Section 150EQ(4)(a) of the <i>Local Government Act 2009</i> ) as she had raised with the Chief Executive Officer in the previous term the issue of a possible conflict of interest for one of the applicants in a matter and a potential code of conduct breach. Although Mayor Hamilton has a declarable conflict of interest, she does not believe a reasonable person could have a perception of bias because of her declared conflict. Therefore, Mayor Hamilton will choose to remain in the meeting. However, she will respect the decision of the meeting on whether she can remain and participate in the decision. Following a resolution from Council, Mayor Hamilton participated in the discussion and voting on this matter.

## 6.1 Conflict of Interest - Cr Harslett: Agenda Items 15.2 and 15.3

### Resolution

**Moved Cr J Richters**

**Seconded Cr C Pidgeon**

THAT Council, following the declarable conflict of interest declaration by Cr Harslett for Agenda Items 15.2 and 15.3, determines that it is in the public interest that she participates and votes on the matter as her declarable conflict is not of sufficient significance that it will lead her to making a decision on the matter that is contrary to the public interest and would not prevent her from performing her Councillor responsibilities and serving the public interest of the region by remaining in the room for the discussion and vote on the matter.

**Carried**

*The following votes were recorded:*

*For: Crs M Hamilton, C McDonald, C Pidgeon, J Richters and S Windle (5)*

*Against: Crs R Bartley and R Wantling (2)*

*Noting Cr Deane did not vote due to her conflict of interest for this item*

9:24am Mayor Hamilton handed the Chair to Cr Richters to deal with her declaration of a conflict of interest for Agenda Item 15.4. Cr Richters took the Chair.

## 6.2 Conflict of Interest - Mayor Hamilton: Agenda Item 15.4

### Resolution

**Moved Cr M Harslett**

**Seconded Cr S Deane**

THAT Council, following the declarable conflict of interest declaration by Mayor Hamilton for Agenda Item 15.4, determines that it is in the public interest that she participates and votes on the matter as her declarable conflict is not of sufficient significance that it will lead her to making a decision on the matter that is contrary to the public interest and would not prevent her from performing her Councillor responsibilities and serving the public interest of the region by remaining in the room for the discussion and vote on the matter.

**Carried Unanimously**

*Noting Cr Windle and Cr McDonald did not vote due to their conflicts of interest on this item*

9:25am Mayor Hamilton resumed the Chair

09:27 am Cr S Deane left the meeting during the deputation from the Application in relation to Agenda Items 15.2 and 15.3

9:20am Deputation from Chris Haynes from Howards Trade Centre in relation to Agenda Items 15.2 and 15.3

09:42 am Cr S Deane rejoined the meeting.

## 7. MAYORAL MINUTE

*Mayor Hamilton recognised Council's former Director of Engineering Services, Peter See, on being awarded a Public Service Medal for his service to the community.*

*Mayor Hamilton offered her congratulations to Stanthorpe on receiving the Silver Award in the Tourism Industry Council's Queensland Top Tourism Town Awards Queensland.*

## 8. NOTICES OF MOTION

Nil

## 9. READING AND CONSIDERATION OF CORRESPONDENCE

### 9.1 Correspondence

#### Resolution

**Moved Cr J Richters**

**Seconded Cr S Deane**

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

**Carried Unanimously**

## **10. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS**

### **10.1 Petition - Pozieres State School - Improve Road School Crossing Safety and Slow Down Traffic**

#### **Resolution**

**Moved Cr R Wantling**

**Seconded Cr S Deane**

THAT Council receive the Petition and note the advice from officers on the existing school signage and clearing of vegetation for visibility purposes.

**Carried Unanimously**

## **11. PORTFOLIO REPORTS**

### **11.1 Portfolio Report - Cr Harslett - Inspired Communities**

#### **Resolution**

**Moved Cr M Harslett**

**Seconded Cr C Pidgeon**

THAT Council's Inspired Communities Portfolio Report be received.

**Carried Unanimously**

## **12. EXECUTIVE SERVICES REPORTS**

### **12.1 Chief Executive Officer - Status Report**

#### **Resolution**

**Moved Cr J Richters**

**Seconded Cr S Deane**

THAT Council receive and note the Chief Executive Officer's Status Report.

**Carried Unanimously**

### **12.2 Councillor Briefings and Workshops Policy**

#### **Recommendation**

**Moved Cr S Windle**

**Seconded Cr M Harslett**

THAT Council adopt the Councillor Briefings and Workshops Policy.

#### **Amendment**

Mayor Hamilton proposed the following amendment to the Councillor Briefings and Workshops Policy by replacing section 4.5 paragraph 4 with the following:

Councillor briefing sessions and workshops are not formal meetings of Council and are generally not open to the public. The CEO, after consultation with Councillors, may open part(s) of a briefing session to the public. Sessions that may be open to the public include:



- a) Deputations on planning matters;
- b) Other deputations requested by members of the community or community groups;
- c) Community engagement sessions;
- d) Presentations to Council by government bodies or external parties on matters of interest to the community, subject to obtaining the consent of that external party;
- e) Annual or other periodic reports to Council on progress under Council's strategic plans, except where the matter is one where a meeting may be closed to the public under section 275 of the *Local Government Regulation 2012*.

## Resolution

**Moved Mayor M Hamilton**

**Seconded Cr M Harslett**

**Carried**

*The following votes were recorded:*

*For: Crs S Deane, M Hamilton, M Harslett, C McDonald, C Pidgeon, J Richters and S Windle (7)*

*Against: Crs R Bartley and R Wantling (2)*

## Amendment

Cr Richters proposed the following amendment to the Councillor Briefings and Workshop Policy to replace section 4.5 paragraph 6 with the following:

External persons may attend confidential Councillor briefing sessions or workshops upon invitation from the Mayor or CEO. If an external party (for example a consultant, contractor or guest) is to be present at a briefing session or workshop, the person's name, title and company shall be included on the Agenda. The external party shall only be present at the briefing session or workshop during the discussion of the item for which their name appears next to on the agenda.

## Resolution

**Moved Cr J Richters**

**Seconded Cr M Harslett**

**Carried**

*The following votes were recorded:*

*For: Crs S Deane, M Hamilton, M Harslett, C McDonald, C Pidgeon, J Richters and S Windle (7)*

*Against: Crs R Bartley and R Wantling (2)*

## Resolution

**Moved Cr S Windle**

**Seconded Cr M Harslett**

THAT Council adopt the Councillor Briefings and Workshops Policy as amended.

**Carried**

*The Mayor accepted a call for a Division on the motion from the floor and the following votes were recorded:*

*For: Crs S Deane, M Hamilton, M Harslett, C Pidgeon and S Windle (5)*

*Against: Crs R Bartley, C McDonald, J Richters and R Wantling (4)*

*Accordingly the Mayor declared the motion carried.*

### **12.3 Country Universities Centre Southern Downs Community Alliance Panel - Appointment of Representative**

#### **Recommendation**

**Moved Cr S Windle**

**Seconded Cr M Harslett**

THAT Council appoint the Mayor or a Councillor as Council's representative on the Country Universities Centre Southern Downs Community Alliance Panel.

#### **Amendment**

Cr Windle proposed the following amendment:

THAT Council nominate the Mayor as Council's representative on the Country Universities Centre Southern Downs Community Alliance Panel.

#### **Resolution**

**Moved Cr S Windle**

**Seconded Cr S Deane**

**Carried**

*The votes were recorded:*

*For: Crs S Deane, M Hamilton, M Harslett, C Pidgeon, J Richters and S Windle (6)*

*Against: Crs R Bartley, C McDonald and R Wantling (3)*

#### **Resolution**

**Moved Cr S Windle**

**Seconded Cr M Harslett**

THAT Council appoint the Mayor as Council's representative on the Country Universities Centre Southern Downs Community Alliance Panel.

**Carried**

*The votes were recorded:*

*For: Crs S Deane, M Hamilton, M Harslett, C Pidgeon, J Richters and S Windle (6)*

*Against: Crs R Bartley, C McDonald and R Wantling (3)*

*10:30am Presentation of Recognition of Service Awards to Council Staff who have over 30 Years of Service with Council*

#### **Procedural Motion - Meeting Adjournment**

*In accordance with Section 21 of Council Meetings Policy PL-CS036 Mayor Hamilton moved the following Procedural Motion:*

THAT the meeting adjourn for morning tea.

#### **Resolution**

**Moved Cr M Hamilton**

**Carried Unanimously**

*The meeting adjourned for morning tea at 10:55am and reconvened at 11:41am at which time there were present Mayor Hamilton and Crs Bartley, Deane, Harslett, McDonald, Pidgeon, Richters, Wantling and Windle*

### **13. CUSTOMER AND ORGANISATIONAL SERVICES REPORTS**

#### **13.1 Financial Services - Financial Report as at 31 May 2025**

##### **Resolution**

**Moved Cr J Richters**

**Seconded Cr M Harslett**

THAT Council receive and note the Financial Performance Report as at 31 May 2025.

**Carried Unanimously**

#### **13.2 Southern Downs Youth Council Minutes - 15 May 2025**

##### **Resolution**

**Moved Cr M Harslett**

**Seconded Cr J Richters**

THAT Council receive and note the minutes from the Southern Downs Youth Council Meeting on 15 May 2025.

**Carried Unanimously**

#### **6.3 Conflict of Interest - Cr Pidgeon: Agenda Item 14.1**

##### **Resolution**

**Moved Cr J Richters**

**Seconded Cr S Windle**

THAT Council, following the declarable conflict of interest declaration by Cr Pidgeon for Agenda Item 14.1, determines that it is in the public interest that she participates and votes on the matter as her declarable conflict is not of sufficient significance that it will lead her to making a decision on the matter that is contrary to the public interest and would not prevent her from performing her Councillor responsibilities and serving the public interest of the region by remaining in the room for the discussion and vote on the matter.

**Carried Unanimously**

## **14. INFRASTRUCTURE SERVICES REPORTS**

### **14.1 EV Charger Public Consultation Outcomes**

#### **Resolution**

**Moved Cr M Harslett**

**Seconded Cr J Richters**

THAT Council:-

1. Note the public engagement feedback regarding the additional EV charging sites in the Southern Downs Regional Council Community.
2. Continue the conditional acceptance of the NRMA Electric Highways Pty Ltd to build, own and operate two (2) 150 kW to 180 kW ultra-rapid DC fast charger unit solution at the Council proposed location within Australiana Park Warwick.
3. Withdraw the conditional acceptance of the i-Charge Solutions International for the desired location in Weeroona Park Stanthorpe for one (1) 60 kW and one (1) 22 kW Charger.

**Carried**

*The Mayor accepted a call for a Division on the motion from the floor and the following votes were recorded:*

*For: Crs S Deane, M Hamilton, M Harslett, C Pidgeon, J Richters and S Windle (6)*

*Against: Crs R Bartley, C McDonald and R Wantling (3)*

*Accordingly the Mayor declared the motion carried.*

### **14.2 Naming unnamed road connected to Lot 461 SP303977, Gillbard Road Dalcouth**

#### **Recommendation**

**Moved Cr M Harslett**

**Seconded Cr S Deane**

THAT Council name the unnamed road connected to Lot 461 SP303977 Gillbard Road, Dalcouth as "Boag".

#### **Amendment**

Cr Wantling proposed the following amendment:

THAT Council replace the name "Boag" with "Gasparin Lane" for the unnamed road connected to Lot 461 SP303977 Gillbard Road, Dalcouth in recognition of that family's historical connection to the region.

#### **Resolution**

**Moved Cr R Wantling**

**Seconded Cr R Bartley**

**Carried Unanimously**

## **Amendment**

Cr Harslett proposed the following amendment:

THAT Council undertake a public engagement process with the broader community seeking feedback on naming the unnamed road connected to Lot 461 SP303977 Gillbard Road, Dalcouth as "Gasparin Lane".

### **Resolution**

**Moved Cr M Harslett**

**Lapsed**

### **Resolution**

**Moved Cr M Harslett**

**Seconded Cr S Deane**

THAT Council name the unnamed road connected to Lot 461 SP303977 Gillbard Road, Dalcouth as "Gasparin Lane".

**Carried Unanimously**

## **14.3 Naming unnamed road connected to Lot 3 SP305799, Lot 11 SP191086, Lot 12 SP182046 and Lot 386 SP208840, 232 Sugarloaf Road Stanthorpe**

### **Resolution**

**Moved Cr M Harslett**

**Seconded Cr C Pidgeon**

THAT Council name Road 2 Blakelys Red Gum, and name Road 3 Rough-Barked Apple, in Stage 1, 232 Sugarloaf Road Development.

**Carried**

*The following votes were recorded:*

*For: Crs R Bartley, S Deane, M Hamilton, M Harslett, C McDonald, C Pidgeon, J Richters and S Windle (8)*

*Against: Cr R Wantling (1)*

## **14.4 Naming unnamed road connected to Lot 3 RP182877, 1502 Old Stanthorpe Road, Wildash**

### **Recommendation**

**Moved Cr M Harslett**

**Seconded Cr S Deane**

THAT Council name the road connected to Lot 3 RP182877, Old Stanthorpe Road, Wildash as "Fredrick".

## **Amendment**

Cr Richters proposed the following amendment:

THAT Council name the road connected to Lot 3 RP182877, Old Stanthorpe Road, Wildash as "Ratcliffe".

## **Resolution**

**Moved Cr J Richters**

**Seconded Cr R Bartley**

**Carried**

*The following votes were recorded:*

*For: Crs R Bartley, M Harslett, C Pidgeon, J Richters and R Wantling (5)*

*Against: Crs S Deane, M Hamilton, C McDonald and S Windle (4)*

## **Amendment**

Cr Harslett proposed the following amendment:

THAT Council name the road connected to Lot 3 RP182877, Old Stanthorpe Road, Wildash as "Ratcliffe", subject to public engagement.

## **Resolution**

**Moved Cr M Harslett**

**Seconded Cr C Pidgeon**

**Carried**

*The following votes were recorded:*

*For: Crs S Deane, M Hamilton, M Harslett, C McDonald, C Pidgeon and S Windle (6)*

*Against: Crs R Bartley, J Richters and R Wantling (3)*

## **Resolution**

**Moved Cr M Harslett**

**Seconded Cr S Deane**

THAT Council the name the road connected to Lot 3 RP182877, Old Stanthorpe Road, Wildash as "Ratcliffe", subject to public engagement.

**Carried Unanimously**

## **14.5 Naming unnamed road connected to Lot 901 ML2305, 59 Wienholt Street Maryvale.**

### **Recommendation**

**Moved Cr M Harslett**

**Seconded Cr S Deane**

THAT Council name the road connected to Lot 901 ML2305, 59 Wienholt Street, Maryvale as "Patrick".

## **Amendment**

Mayor Hamilton proposed the following amendment :

THAT Council replace the name “Patrick” with “Keefe” for the road connected to Lot 901 ML2305, 59 Wienholt Street, Maryvale.

### **Resolution**

**Moved Mayor M Hamilton**

**Seconded Cr R Wantling**

**Lost**

*The following votes were recorded:*

*For: Crs S Deane, M Hamilton and R Wantling (3)*

*Against: Crs R Bartley, M Hamilton, C McDonald, C Pidgeon, J Richters and S Windle (6)*

## **Amendment**

Cr Richters proposed the following amendment :

THAT Council replace the name “Patrick” with “Tilly” for the road connected to Lot 901 ML2305, 59 Wienholt Street, Maryvale.

### **Resolution**

**Moved Cr J Richters**

**Seconded Cr S Windle**

**Carried**

*The following votes were recorded:*

*For: Crs S Deane, M Harslett, C McDonald, C Pidgeon, J Richters and S Windle (6)*

*Against: Crs R Bartley, M Hamilton and R Wantling (3)*

### **Resolution**

**Moved Cr M Harslett**

**Seconded Cr S Deane**

THAT Council name the road connected to Lot 901 ML2305, 59 Wienholt Street, Maryvale as “Tilly”.

**Carried**

*The following votes were recorded:*

*For: Crs R Bartley, S Deane, M Harslett, C McDonald, C Pidgeon, J Richters and S Windle (7)*

*Against: Crs M Hamilton and R Wantling (2)*

## 14.6 Amendment to the Water Supply Areas

### Resolution

Moved Cr J Richters

Seconded Cr M Harslett

THAT Council approve adding:

1. Lot 2 of ML1896 (Property ID 145225) and Lot 2 of RP104070 (Property ID 130890) to the Rural Water Supply Area.
2. Lot 1 of SP215093 (Property ID 89345), Lot of 3 SP215093 (Property ID 89355), Lot 3 of RP36424 (Property ID32195) and Lot 371 of W3010 (Property ID32340) to the Urban Water Supply Area.

**Carried Unanimously**

## 15. PLANNING AND ENVIRONMENTAL SERVICES REPORTS

### 15.1 Material Change of Use - Consideration of Change Representations - Sarah Hulme - 10 Deutscher Road, Mount Tully

#### Recommendation

THAT Council refuse the change representations made in relation to the application for a Material Change of Use for the purpose of Short-term accommodation (Three (3) buildings, up to 16 guests) on land at 10 Deutscher Road, Mount Tully, described as Lot 10 SP145282 for the following reasons:

- The proposed development will result in an increase of traffic to the local road network.
- The current unsealed section of Deutscher Road is not considered to be a standard to adequately cater for the traffic generated by the scale of the proposed use.
- The conditions achieve compliance with the relevant assessment benchmarks of the Rural zone code and Short-term accommodation code.
- The existing conditions are a reasonable response to mitigate the impacts as a result of the changes that the development will cause.

Alternatively, Condition 24 be amended as follows:

24. Deutscher Road is to be improved to Council's Sealed Rural Minor Access standard, from the existing sealed section to the site entrance.

*Alternatively, the proposed development is to be accessed along Mt Tully Road only via an approved vehicle crossover, wholly contained within the subject premises.*

*Note: approval for Minor Works – Works in Road Reserve is required for any new access, or existing access that has not been previously approved.*



## Procedural Motion

*In accordance with Section 21 of Council Meetings Policy PL-CS036 Cr Richters moved the following Procedural Motion:*

THAT Agenda Item 15.1 lay on the table until the July Ordinary Council Meeting in accordance with the Applicant's request.

## Resolution

**Moved Cr J Richters**

**Carried Unanimously**

12:43pm Cr Deane declared a conflict of interest in Agenda Items 15.2 and 15.3, and left the meeting.

## 15.2 Material Change of Use - Consideration of Change Representations - Howard Trade Centre Pty Ltd C/- Adapt Development Management Pty Ltd - 10 Mill Road, Stanthorpe: Lot 110 RP12340

## Resolution

**Moved Cr J Richters**

**Seconded Cr M Harslett**

THAT Council agree in part with the change representations made in relation to the application for a Material Change of Use for the purpose of Warehouse (One (1) shed – 490m<sup>2</sup> GFA) on land at Mill Road, Stanthorpe, described as Lot 110 RP12340, with Conditions 9, 25, 28 and 34 remaining unchanged, Condition 42 being deleted and Conditions 5, 8, 24, 37, 38 and 41 being amended as follows:

5. The development shall generally operate only between the hours of ~~8.00am~~ 7.00am to 6.00pm, Mondays to Saturdays, and not at all on Sundays and public holidays.
8. If the site is not provided with amenities and/or kitchen facilities, the use on-site operates as a Warehouse for storage purposes only ~~and no distribution is to occur from the site.~~
24. Street trees are to be planted within the road reserve of Mill Road. The trees are to be planted approximately 20.0 metres apart on the frontage of the site. The trees are to be of a minimum height of 1.5 metres at the time of planting.

**A Street trees plan is to be submitted to and approved by Council's Planning Department ~~prior to the planting of the street trees as part of the Operational Works application.~~** This must include details of the location and species of trees, the height and root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. Tree are to be generally frost resistant and drought hardy, and must not include weed species.

- 34 Mill Road is to be constructed to an industrial standard ~~for the full frontage of the site(s)~~ on the development side of the road. The works are to;
  - i. reflect a nominal ultimate design sealed width of 12 metres
  - ii. include kerb and channel and stormwater drainage
  - iii. extend ~~from the existing part of Mill Road and include the full frontage of the site, and,~~ **are** to and be generally aligned with the existing part of Mill Road that is sealed to a width of 10 metres
  - iv. include a minimum 4 metre sealed lane and stormwater drainage on the opposing side of the road, to facilitate the function of the road until such time as the road is constructed to its ultimate width

- v. include any necessary rework of the existing road to facilitate the new work
- vi. include street tree plantings, in accordance with Condition ~~34~~ 24, and top dressing of the verge with quality top soil.

37. Prior to the issuing of a Development Permit for Building Works, an On-site waste disposal report prepared by a suitable qualified person is to be provided to Council for endorsement that demonstrates an on-site sewage facility (OSSF) in accordance with the AS/NZS 1547:2012 - *On-site Domestic Wastewater Management, Queensland Plumbing and Wastewater Code* and the *Standard Plumbing and Drainage Regulation 2003* can be achieved on-site, if the Warehouse is to include amenities and/or kitchen facilities.

OR

A sewerage reticulation system is to be provided to service the building. This system is to be connected to Council's wastewater sewerage system.

OR

If the site is not provided with amenities and/or kitchen facilities and the use on-site operates as a Warehouse for storage purposes only an onsite waste water system or connection to Council reticulation system is not required.

38. The site must be provided with a water storage reservoir having a minimum of 10,000 litres of water for emergency fire fighting purposes. Such storage must be provided in addition to the water supply capacity required for the use and must be provided in the form of either an accessible dam, swimming pool or rainwater tank. If storage is to be provided in a rainwater tank, water storage for fire fighting purposes must be provided either in a separate rainwater tank or a reserve section in the main water supply tank on which:

- (a) the domestic take off from the tank is at or above the 10,000 litre point; and
- (b) standard rural fire brigade fittings are fitted to the tank outlet for access by rural fire services vehicles.

All fire fighting connections are to be carried out in accordance with the *Plumbing and Drainage Act 2018*.

OR

A site specific Bushfire hazard assessment report, showing that the land does not have a bushfire hazard, is **to be submitted and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work.**

*Note: if the site specific Bushfire hazard assessment report demonstrates a bushfire hazard exists on the subject land, a Bushfire Management Plan for the premises must also be submitted and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work*

OR

Hydrant/s are to be provided at intervals of not more than 90 metres.

*Note: this work is to be completed through Council's private works system.*

41. 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 network. Prior to commencement of the use, written advice is to be provided from Telstra that the telecommunications infrastructure network has been installed

in accordance with NBN Co's specifications.

OR

Correspondence, including reasons, from the nbn provider noting that the premises cannot be connected as above, is **submitted and approved by Council's Planning Department prior to the issue of the Certificate of Occupancy.**

42. ~~Deleted. LED street lighting shall be provided in accordance with AS/NZS 1158 – Lighting for Roads and Public Spaces.~~

## Amendment

Cr Richters proposed the following amendments to the Recommendation as highlighted in yellow:

THAT Council agree in part with the change representations made in relation to the application for a Material Change of Use for the purpose of Warehouse (One (1) shed – 490m<sup>2</sup> GFA) on land at Mill Road, Stanthorpe, described as Lot 110 RP12340, with Conditions 9, 25, 28 **and 34** remaining unchanged, Condition 42 being deleted and Conditions 5, 8, 24, **34**, 37, 38 and 41 being amended as follows:

5. The development shall generally operate only between the hours of ~~8.00am~~ **7.00am** to 6.00pm, Mondays to Saturdays, and not at all on Sundays and public holidays.
8. If the site is not provided with amenities and/or kitchen facilities, the use on-site operates as a Warehouse for storage purposes only ~~and no distribution is to occur from the site.~~
24. Street trees are to be planted within the road reserve of Mill Road. The trees are to be planted approximately 20.0 metres apart on the frontage of the site. The trees are to be of a minimum height of 1.5 metres at the time of planting.

**A Street trees plan is to be submitted to and approved by Council's Planning Department prior to the planting of the street trees as part of the Operational Works application.** This must include details of the location and species of trees, the height and root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. Tree are to be generally frost resistant and drought hardy, and must not include weed species.

34. Mill Road is to be constructed to an industrial standard ~~for the full frontage of the site(s)~~ on the development side of the road. The works are to;
- reflect a **nominal future** ultimate design sealed width of 12 metres
  - include kerb and channel and stormwater drainage
  - extend ~~from the existing part of Mill Road and include the full frontage of the site, and,~~ **are** to and be generally aligned with the existing part of Mill Road that is sealed to a width of 10 metres
  - include a minimum 4 metre sealed lane and stormwater drainage on the opposing side of the road, to facilitate the function of the road until such time as the road is constructed to its ultimate width
  - include any necessary rework of the existing road to facilitate the new work
  - include street tree plantings, in accordance with Condition ~~34~~ 24, and top dressing of the verge with quality top soil.
37. Prior to the issuing of a Development Permit for Building Works, an On-site waste disposal report prepared by a suitable qualified person is to be provided to Council for endorsement that demonstrates an on-site sewage facility (OSSF) in accordance with the AS/NZS 1547:2012 - *On-site Domestic Wastewater Management, Queensland Plumbing and*

*Wastewater Code* and the *Standard Plumbing and Drainage Regulation 2003* can be achieved on-site, if the Warehouse is to include amenities and/or kitchen facilities.

OR

A sewerage reticulation system is to be provided to service the building. This system is to be connected to Council's wastewater sewerage system.

OR

If the site is not provided with amenities and/or kitchen facilities and the use on-site operates as a Warehouse for storage purposes only an onsite waste water system or connection to Council reticulation system is not required.

38. The site must be provided with a water storage reservoir having a minimum of 10,000 litres of water for emergency fire fighting purposes. Such storage must be provided in addition to the water supply capacity required for the use and must be provided in the form of either an accessible dam, swimming pool or rainwater tank. If storage is to be provided in a rainwater tank, water storage for fire fighting purposes must be provided either in a separate rainwater tank or a reserve section in the main water supply tank on which:

- (a) the domestic take off from the tank is at or above the 10,000 litre point; and
- (b) standard rural fire brigade fittings are fitted to the tank outlet for access by rural fire services vehicles.

All fire fighting connections are to be carried out in accordance with the *Plumbing and Drainage Act 2018*.

OR

A site specific Bushfire hazard assessment report, showing that the land does not have a bushfire hazard, is **to be submitted and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work.**

*Note: if the site specific Bushfire hazard assessment report demonstrates a bushfire hazard exists on the subject land, a Bushfire Management Plan for the premises must also be submitted and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work*

OR

Hydrant/s are to be provided at intervals of not more than 90 metres. *Note: this work is to be completed through Council's private works system.*

41. 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 network. Prior to commencement of the use, written advice is to be provided from Telstra that the telecommunications infrastructure network has been installed in accordance with NBN Co's specifications.

OR

Correspondence, including reasons, from the nbn provider noting that the premises cannot be connected as above, is **submitted and approved by Council's Planning Department prior to the issue of the Certificate of Occupancy.**

42. ~~Deleted. LED street lighting shall be provided in accordance with AS/NZS 1158—Lighting for Roads and Public Spaces.~~

## Resolution

Moved Cr J Richters

Seconded Cr M Harslett

Carried Unanimously

## Amendment

Cr Richters proposed the following amendment to Condition 34 highlighted in yellow:

- 34 Mill Road is to be constructed to an industrial standard ~~for the full frontage of the site(s)~~ on the development side of the road. The works are to;
- reflect a future ultimate design sealed width of 12 metres
  - include kerb and channel and stormwater drainage
  - extend ~~from the existing part of Mill Road and include the full frontage of the site, and, are~~ to and be generally aligned with the existing part of Mill Road that is sealed to a width of 10.6 metres
  - ~~include a minimum 4 metre sealed lane and stormwater drainage on the opposing side of the road, to facilitate the function of the road until such time as the road is constructed to its ultimate width~~
  - include any necessary rework of the existing road to facilitate the new work
  - include street tree plantings, in accordance with Condition ~~31~~ 24, and top dressing of the verge with quality top soil.

## Resolution

Moved Cr J Richters

Seconded Cr R Bartley

Lost

*The following votes were recorded:*

*For: Crs R Bartley, C McDonald, J Richters and R Wantling (4)*

*Against: Crs M Hamilton, M Harslett, C Pidgeon and S Windle (4)*

*Note the Mayor used her casting vote*

## Resolution

Moved Cr M Harslett

Seconded Cr S Windle

THAT Council agree in part with the change representations made in relation to the application for a Material Change of Use for the purpose of Warehouse (One (1) shed – 490m<sup>2</sup> GFA) on land at Mill Road, Stanthorpe, described as Lot 110 RP12340, with Conditions 9, 25, 28 remaining unchanged, Condition 42 being deleted and Conditions 5, 8, 24, 34, 37, 38 and 41 being amended as follows:

- The development shall generally operate only between the hours of ~~8.00am~~ 7.00am to 6.00pm, Mondays to Saturdays, and not at all on Sundays and public holidays.
- If the site is not provided with amenities and/or kitchen facilities, the use on-site operates as a Warehouse for storage purposes only ~~and no distribution is to occur from the site.~~
- Street trees are to be planted within the road reserve of Mill Road. The trees are to be planted approximately 20.0 metres apart on the frontage of the site. The trees are to be of a minimum height of 1.5 metres at the time of planting.

**A Street trees plan is to be submitted to and approved by Council's Planning Department ~~prior to the planting of the street trees as part of the Operational Works~~**

**application.** This must include details of the location and species of trees, the height and root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. Tree are to be generally frost resistant and drought hardy, and must not include weed species.

34. Mill Road is to be constructed to an industrial standard ~~for the full frontage of the site(s)~~ on the development side of the road. The works are to;
- reflect a future ultimate design sealed width of 12 metres
  - include kerb and channel and stormwater drainage
  - extend ~~from the existing part of Mill Road and include the full frontage of the site, and, are~~ to and be generally aligned with the existing part of Mill Road that is sealed to a width of 10 metres
  - include a minimum 4 metre sealed lane and stormwater drainage on the opposing side of the road, to facilitate the function of the road until such time as the road is constructed to its ultimate width
  - include any necessary rework of the existing road to facilitate the new work
  - include street tree plantings, in accordance with Condition ~~34~~ 24, and top dressing of the verge with quality top soil.
37. Prior to the issuing of a Development Permit for Building Works, an On-site waste disposal report prepared by a suitable qualified person is to be provided to Council for endorsement that demonstrates an on-site sewage facility (OSSF) in accordance with the AS/NZS 1547:2012 - *On-site Domestic Wastewater Management, Queensland Plumbing and Wastewater Code* and the *Standard Plumbing and Drainage Regulation 2003* can be achieved on-site, if the Warehouse is to include amenities and/or kitchen facilities.

OR

A sewerage reticulation system is to be provided to service the building. This system is to be connected to Council's wastewater sewerage system.

OR

~~If the site is not provided with amenities and/or kitchen facilities and the use on-site operates as a Warehouse for storage purposes only an onsite waste water system or connection to Council reticulation system is not required.~~

38. The site must be provided with a water storage reservoir having a minimum of 10,000 litres of water for emergency fire fighting purposes. Such storage must be provided in addition to the water supply capacity required for the use and must be provided in the form of either an accessible dam, swimming pool or rainwater tank. If storage is to be provided in a rainwater tank, water storage for fire fighting purposes must be provided either in a separate rainwater tank or a reserve section in the main water supply tank on which:
- the domestic take off from the tank is at or above the 10,000 litre point; and
  - standard rural fire brigade fittings are fitted to the tank outlet for access by rural fire services vehicles.

All fire fighting connections are to be carried out in accordance with the *Plumbing and Drainage Act 2018*.

OR

A site specific Bushfire hazard assessment report, showing that the land does not have a bushfire hazard, is **to be submitted and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work.**

*Note: if the site specific Bushfire hazard assessment report demonstrates a bushfire hazard*



*exists on the subject land, a Bushfire Management Plan for the premises must also be submitted and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work*

OR

*Hydrant/s are to be provided at intervals of not more than 90 metres.*

*Note: this work is to be completed through Council's private works system.*

41. 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 network. Prior to commencement of the use, written advice is to be provided from Telstra that the telecommunications infrastructure network has been installed in accordance with NBN Co's specifications.

OR

*Correspondence, including reasons, from the nbn provider noting that the premises cannot be connected as above, is submitted and approved by Council's Planning Department prior to the issue of the Certificate of Occupancy.*

42. ~~Deleted. LED street lighting shall be provided in accordance with AS/NZS 1158 – Lighting for Roads and Public Spaces.~~

**Carried**

*The Mayor accepted a call for a Division on the motion from the floor and the following votes were recorded:*

*For: Crs M Hamilton, M Harslett, C Pidgeon and S Windle (4)*

*Against: Crs R Bartley, C McDonald, J Richters and R Wantling (4)*

*Accordingly the declared the motion carried using her casting vote*

### **15.3 Material Change of Use - Consideration of Change Representations - Howard Trade Centre Pty Ltd C/- Adapt Development Management Pty Ltd - 10 Mill Road, Stanthorpe: Lot 109 RP12340**

#### **Recommendation**

**Moved Cr M Harslett**

**Seconded Cr S Windle**

THAT Council agree in part with the change representations made in relation to the application for a Material Change of Use for the purpose of Warehouse (One (1) shed – 490m2 GFA) on land at Mill Road, Stanthorpe, described as Lot 109 RP12340, with Conditions 9, 25, 28 and 34 remaining unchanged, Condition 42 being deleted and Conditions 5, 8, 24, 37, 38 and 41 being amended as follows:

5. The development shall generally operate only between the hours of ~~8.00am~~ 7.00am to 6.00pm, Mondays to Saturdays, and not at all on Sundays and public holidays.
8. If the site is not provided with amenities and/or kitchen facilities, the use on-site operates as a Warehouse for storage purposes only ~~and no distribution is to occur from the site.~~
24. Street trees are to be planted within the road reserve of Mill Road. The trees are to be planted approximately 20.0 metres apart on the frontage of the site. The trees are to be of a

minimum height of 1.5 metres at the time of planting.

**A Street trees plan is to be submitted to and approved by Council's Planning Department ~~prior to the planting of the street trees as part of the Operational Works application~~.** This must include details of the location and species of trees, the height and root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. Tree are to be generally frost resistant and drought hardy, and must not include weed species.

34. Mill Road is to be constructed to an industrial standard ~~for the full frontage of the site(s)~~ on the development side of the road. The works are to;
- reflect a nominal ultimate design sealed width of 12 metres
  - include kerb and channel and stormwater drainage
  - extend ~~from the existing part of Mill Road and include the full frontage of the site, and, are~~ to and be generally aligned with the existing part of Mill Road that is sealed to a width of 10 metres
  - include a minimum 4 metre sealed lane and stormwater drainage on the opposing side of the road, to facilitate the function of the road until such time as the road is constructed to its ultimate width
  - include any necessary rework of the existing road to facilitate the new work
  - include street tree plantings, in accordance with Condition ~~34~~ 24, and top dressing of the verge with quality top soil.
37. Prior to the issuing of a Development Permit for Building Works, an On-site waste disposal report prepared by a suitable qualified person is to be provided to Council for endorsement that demonstrates an on-site sewage facility (OSSF) in accordance with the AS/NZS 1547:2012 - *On-site Domestic Wastewater Management*, *Queensland Plumbing and Wastewater Code* and the *Standard Plumbing and Drainage Regulation 2003* can be achieved on-site, if the Warehouse is to include amenities and/or kitchen facilities.

OR

A sewerage reticulation system is to be provided to service the building. This system is to be connected to Council's wastewater sewerage system.

OR

~~If the site is not provided with amenities and/or kitchen facilities and the use on-site operates as a Warehouse for storage purposes only an onsite waste water system or connection to Council reticulation system is not required.~~

38. The site must be provided with a water storage reservoir having a minimum of 10,000 litres of water for emergency fire fighting purposes. Such storage must be provided in addition to the water supply capacity required for the use and must be provided in the form of either an accessible dam, swimming pool or rainwater tank. If storage is to be provided in a rainwater tank, water storage for fire fighting purposes must be provided either in a separate rainwater tank or a reserve section in the main water supply tank on which:
- the domestic take off from the tank is at or above the 10,000 litre point; and
  - standard rural fire brigade fittings are fitted to the tank outlet for access by rural fire services vehicles.

All fire fighting connections are to be carried out in accordance with the *Plumbing and Drainage Act 2018*.

OR

~~A site specific Bushfire hazard assessment report, showing that the land does not have a~~



bushfire hazard, is to be submitted and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work.

*Note: if the site specific Bushfire hazard assessment report demonstrates a bushfire hazard exists on the subject land, a Bushfire Management Plan for the premises must also be submitted and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work*

OR

Hydrant/s are to be provided at intervals of not more than 90 metres. *Note: this work is to be completed through Council's private works system.*

41. 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 network. Prior to commencement of the use, written advice is to be provided from Telstra that the telecommunications infrastructure network has been installed in accordance with NBN Co's specifications.

OR

Correspondence, including reasons, from the nbn provider noting that the premises cannot be connected as above, is submitted and approved by Council's Planning Department prior to the issue of the Certificate of Occupancy.

42. ~~Deleted. LED street lighting shall be provided in accordance with AS/NZS 1158—Lighting for Roads and Public Spaces.~~

## Amendment

Cr Harslett proposed the following amendment:

THAT Council agree in part with the change representations made in relation to the application for a Material Change of Use for the purpose of Warehouse (One (1) shed – 490m<sup>2</sup> GFA) on land at Mill Road, Stanthorpe, described as Lot 109 RP12340, with Conditions 9, 25, 28, 34 remaining unchanged, Condition 42 being deleted and Conditions 5, 8, 24, 34, 37, 38 and 41 being amended as follows:

5. The development shall generally operate only between the hours of ~~8.00am~~ 7.00am to 6.00pm, Mondays to Saturdays, and not at all on Sundays and public holidays.
8. If the site is not provided with amenities and/or kitchen facilities, the use on-site operates as a Warehouse for storage purposes only ~~and no distribution is to occur from the site.~~
24. Street trees are to be planted within the road reserve of Mill Road. The trees are to be planted approximately 20.0 metres apart on the frontage of the site. The trees are to be of a minimum height of 1.5 metres at the time of planting.

**A Street trees plan is to be submitted to and approved by Council's Planning Department prior to the planting of the street trees as part of the Operational Works application.** This must include details of the location and species of trees, the height and root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. Tree are to be generally frost resistant and drought hardy, and must not include weed species.

34. Mill Road is to be constructed to an industrial standard ~~for the full frontage of the site(s)~~ on

the development side of the road. The works are to;

- i. reflect a ~~nominal~~ **future** ultimate design sealed width of 12 metres
- ii. include kerb and channel and stormwater drainage
- iii. extend **from the existing part of Mill Road and include the full frontage of the site, and, are** to and be generally aligned with the existing part of Mill Road that is sealed to a width of 10 metres
- iv. include a minimum 4 metre sealed lane and stormwater drainage on the opposing side of the road, to facilitate the function of the road until such time as the road is constructed to its ultimate width
- v. include any necessary rework of the existing road to facilitate the new work
- vi. include street tree plantings, in accordance with Condition ~~34~~ 24, and top dressing of the verge with quality top soil.

37. Prior to the issuing of a Development Permit for Building Works, an On-site waste disposal report prepared by a suitable qualified person is to be provided to Council for endorsement that demonstrates an on-site sewage facility (OSSF) in accordance with the AS/NZS 1547:2012 - *On-site Domestic Wastewater Management, Queensland Plumbing and Wastewater Code* and the *Standard Plumbing and Drainage Regulation 2003* can be achieved on-site, if the Warehouse is to include amenities and/or kitchen facilities.

OR

A sewerage reticulation system is to be provided to service the building. This system is to be connected to Council's wastewater sewerage system.

OR

**If the site is not provided with amenities and/or kitchen facilities and the use on-site operates as a Warehouse for storage purposes only an onsite waste water system or connection to Council reticulation system is not required.**

38. The site must be provided with a water storage reservoir having a minimum of 10,000 litres of water for emergency fire fighting purposes. Such storage must be provided in addition to the water supply capacity required for the use and must be provided in the form of either an accessible dam, swimming pool or rainwater tank. If storage is to be provided in a rainwater tank, water storage for fire fighting purposes must be provided either in a separate rainwater tank or a reserve section in the main water supply tank on which:

- (a) the domestic take off from the tank is at or above the 10,000 litre point; and
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All fire fighting connections are to be carried out in accordance with the *Plumbing and Drainage Act 2018*.

OR

**A site specific Bushfire hazard assessment report, showing that the land does not have a bushfire hazard, is to be submitted and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work.**

***Note: if the site specific Bushfire hazard assessment report demonstrates a bushfire hazard exists on the subject land, a Bushfire Management Plan for the premises must also be submitted and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work***

OR

Hydrant/s are to be provided at intervals of not more than 90 metres.

*Note: this work is to be completed through Council's private works system.*

41. 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 network. Prior to commencement of the use, written advice is to be provided from Telstra that the telecommunications infrastructure network has been installed in accordance with NBN Co's specifications.

OR

Correspondence, including reasons, from the nbn provider noting that the premises cannot be connected as above, is **submitted and approved by Council's Planning Department prior to the issue of the Certificate of Occupancy.**

42. ~~Deleted. LED street lighting shall be provided in accordance with AS/NZS 1158 – Lighting for Roads and Public Spaces.~~

## Resolution

Moved Cr M Harslett

Seconded Cr S Windle

**Carried**

*The following votes were recorded:*

*For: Crs M Hamilton, M Harslett, C Pidgeon and S Windle (4)*

*Against: Crs R Bartley, C McDonald, J Richters and R Wantling (4)*

*Note the Mayor used her casting vote*

## Resolution

Moved Cr M Harslett

Seconded Cr S Windle

THAT Council agree in part with the change representations made in relation to the application for a Material Change of Use for the purpose of Warehouse (One (1) shed – 490m<sup>2</sup> GFA) on land at Mill Road, Stanthorpe, described as Lot 109 RP12340, with Conditions 9, 25, 28 remaining unchanged, Condition 42 being deleted and Conditions 5, 8, 24, 34, 37, 38 and 41 being amended as follows:

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24. Street trees are to be planted within the road reserve of Mill Road. The trees are to be planted approximately 20.0 metres apart on the frontage of the site. The trees are to be of a minimum height of 1.5 metres at the time of planting.

**A Street trees plan is to be submitted to and approved by Council's Planning Department prior to the planting of the street trees as part of the Operational Works application.** This must include details of the location and species of trees, the height and root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. Tree are to be generally frost resistant and drought hardy, and

must not include weed species.

34. Mill Road is to be constructed to an industrial standard ~~for the full frontage of the site(s)~~ on the development side of the road. The works are to;
- reflect a future ultimate design sealed width of 12 metres
  - include kerb and channel and stormwater drainage
  - extend ~~from the existing part of Mill Road and include the full frontage of the site, and, are~~ to and be generally aligned with the existing part of Mill Road that is sealed to a width of 10 metres
  - include a minimum 4 metre sealed lane and stormwater drainage on the opposing side of the road, to facilitate the function of the road until such time as the road is constructed to its ultimate width
  - include any necessary rework of the existing road to facilitate the new work
  - include street tree plantings, in accordance with Condition ~~34~~ 24, and top dressing of the verge with quality top soil.
37. Prior to the issuing of a Development Permit for Building Works, an On-site waste disposal report prepared by a suitable qualified person is to be provided to Council for endorsement that demonstrates an on-site sewage facility (OSSF) in accordance with the AS/NZS 1547:2012 - *On-site Domestic Wastewater Management*, *Queensland Plumbing and Wastewater Code* and the *Standard Plumbing and Drainage Regulation 2003* can be achieved on-site, if the Warehouse is to include amenities and/or kitchen facilities.

OR

A sewerage reticulation system is to be provided to service the building. This system is to be connected to Council's wastewater sewerage system.

OR

~~If the site is not provided with amenities and/or kitchen facilities and the use on-site operates as a Warehouse for storage purposes only an onsite waste water system or connection to Council reticulation system is not required.~~

38. The site must be provided with a water storage reservoir having a minimum of 10,000 litres of water for emergency fire fighting purposes. Such storage must be provided in addition to the water supply capacity required for the use and must be provided in the form of either an accessible dam, swimming pool or rainwater tank. If storage is to be provided in a rainwater tank, water storage for fire fighting purposes must be provided either in a separate rainwater tank or a reserve section in the main water supply tank on which:
- the domestic take off from the tank is at or above the 10,000 litre point; and
  - standard rural fire brigade fittings are fitted to the tank outlet for access by rural fire services vehicles.

All fire fighting connections are to be carried out in accordance with the *Plumbing and Drainage Act 2018*.

OR

~~A site specific Bushfire hazard assessment report, showing that the land does not have a bushfire hazard, is to be submitted and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work.~~

~~Note: if the site specific Bushfire hazard assessment report demonstrates a bushfire hazard exists on the subject land, a Bushfire Management Plan for the premises must also be submitted and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work~~

OR

Hydrant/s are to be provided at intervals of not more than 90 metres.

*Note: this work is to be completed through Council's private works system.*

41. 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 network. Prior to commencement of the use, written advice is to be provided from Telstra that the telecommunications infrastructure network has been installed in accordance with NBN Co's specifications.

OR

Correspondence, including reasons, from the nbn provider noting that the premises cannot be connected as above, is **submitted and approved by Council's Planning Department prior to the issue of the Certificate of Occupancy.**

42. ~~Deleted. LED street lighting shall be provided in accordance with AS/NZS 1158—Lighting for Roads and Public Spaces.~~

#### **Carried**

*The Mayor accepted a call for a Division on the motion from the floor and the following votes were recorded:*

*For: Crs M Hamilton, M Harslett, C Pidgeon and S Windle (4)*

*Against: Crs R Bartley, C McDonald, J Richters and R Wantling (4)*

*Accordingly she declared the motion carried using her casting vote.*

*1:02pm Cr Windle and Cr McDonald declared conflicts of interest in Agenda Item 15.4, and left the meeting*

*1:02pm Cr Deane rejoined the meeting*

### **15.4 Change Application - 47 Marsh Street, Stanthorpe**

#### **Resolution**

**Moved Cr M Harslett**

**Seconded Cr S Deane**

THAT Council refuse the Change application (minor) for Multiple dwellings (Four units) on land at 47 Marsh Street, described as Lot 2 SP265342, for the following reasons:

- The broom finish applied to the driveway does not complement the development or the streetscape and is not considered to be compatible with the surroundings of the site.

#### **Carried**

*The following votes were recorded:*

*For: Crs S Deane, M Hamilton, M Harslett and C Pidgeon (4)*

*Against: Crs R Bartley, J Richters and R Wantling (3)*

01:24 pm Cr C McDonald rejoined the meeting.

01:24 pm Cr S Windle rejoined the meeting.

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

Nil

**17. CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS**

Nil

**18. GENERAL BUSINESS**

Cr Wantling raised the issue of the importance acknowledging and supporting Men's Health across the community for physical and mental health.

**MEETING CLOSURE**

There being no further business, the meeting closed at 1:26pm.