



**MINUTES OF THE
ORDINARY COUNCIL MEETING
17 DECEMBER 2025**

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**MINUTES OF THE ORDINARY COUNCIL MEETING OF
SOUTHERN DOWNS REGIONAL COUNCIL HELD ON 17 DECEMBER 2025
IN THE COUNCIL CHAMBERS, SOUTHERN DOWNS REGIONAL COUNCIL,
61 MARSH STREET, STANTHORPE AT 9:00AM**

1. ACKNOWLEDGEMENT OF COUNTRY

2. PRAYERS & CONDOLENCES

Senior Pastor Jeremy Greening of Vineyard Christian 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), Dean Frost (General Manager Corporate Services), Nick Wellwood (General Manager Infrastructure, Assets & Projects), Poul Tvermoes (General Manager Communities, Planning and Environmental Services), Dyan Currie (Strategic Advisor) and Marion Seymour (Minute Secretary)

4. READING AND CONFIRMATION OF MINUTES

4.1 Ordinary Council Meeting - 19 November 2025

Resolution

Moved Cr S Windle

Seconded Cr C Pidgeon

THAT the minutes of the Ordinary Council Meeting held on Wednesday 19 November 2025 be adopted.

Carried Unanimously

5. ACTIONS FROM COUNCIL MEETINGS

5.1 Actions from Council Meeting 19 November 2025

Resolution

Moved Cr S Deane

Seconded Cr M Harslett

THAT Council receive the report.

Carried Unanimously

6. DECLARATIONS OF CONFLICTS OF INTEREST

Item No	Item Precs	Nature of Conflict
14.2	Traffic Calming Petition – Myall Avenue, Warwick	Cr Richters 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 he resides in Myall Avenue, Warwick. Although Cr Richters has a declarable conflict of interest, he does not believe a reasonable person could have a perception of bias because of his conflict. Therefore, Cr Richters will choose to remain in the meeting. However, he will respect the decision of the meeting on whether she can remain and participate in the decision. Following a resolution from Council, Cr Richters participated in the discussion and voting on this matter.
15.3	Material Change of Use – Satake Australia Pty Ltd C/- Precinct Urban Planning, Haigs Road, Allora	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 is a neighbour of the property and uses the business quite regularly. As a result of Cr Pidgeon's conflict, she will leave the meeting room while the matter is considered and voted on.
15.5	Southern Downs Planning Scheme	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 a result of her husband making a submission to the Draft Planning Scheme,. As a result of Cr Pidgeon's conflict, she will leave the meeting room while the matter is considered and voted on.
15.5	Southern Downs Planning Scheme	Cr McDonald declared a prescribed conflict of interest in this matter (as defined in Section 150EG(1) and (2) of the <i>Local Government Act 2009</i>) as she is a neighbouring property to a feedlot and the section that refers to subdivision by a road will impact her property. As a result of Cr McDonald's conflict, she will leave the meeting room while the matter is considered and voted on.
17.1	Draft Planning Scheme Submission Consideration	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 a result of her husband making a submission to the Draft Planning Scheme,. As a result of Cr Pidgeon's conflict, she will leave the meeting room while the matter is considered and voted on.
17.1	Draft Planning Scheme Submission Consideration – Item 25	Cr McDonald declared a prescribed conflict of interest in this matter (as defined in Section 150EG(1) and (2) of the <i>Local Government Act 2009</i>) as the entity referred to is an employer of her company, Rogers Creek Transport,. As a result of Cr McDonald's conflict, she will leave the meeting room while the matter is considered and voted on.

6.1 Conflict of Interest: Cr Richters - Agenda Item 14.2

Resolution

Moved Cr M Harslett

Seconded Cr S Deane

THAT Council, following the declarable conflict of interest declaration by Cr Richters for Agenda Item 14.2, determines that it is in the public interest that he participates and votes on the matter as his declarable conflict is not of sufficient significance that it will lead him to making a decision on the matter that is contrary to the public interest and would not prevent him from performing his 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

7. MAYORAL MINUTE

7.1 Procedural Motion - Agenda Order of Business

In accordance with section 21 of Council Meetings Policy, Mayor Hamilton moved the following Procedural Motion:

THAT:

1. Agenda Item 14.1 be included in the Order of Business; and
2. Change the order of business to discuss Agenda Item 17.1 after Agenda Item 15.4

Resolution

Moved Mayor M Hamilton

Carried Unanimously

8. NOTICES OF MOTION

Nil

9. READING AND CONSIDERATION OF CORRESPONDENCE

9.1 Correspondence

Resolution

Moved Cr C McDonald

Seconded Cr R Bartley

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 - Request for the Establishment of an Off-Leash Dog Park in Allora

Resolution

Moved Cr J Richters

Seconded Cr C McDonald

THAT Council receive the Petition and note the matter has been referred to the General Manager Infrastructure, Assets and Projects for investigation and a report to Council.

Carried Unanimously

11. PORTFOLIO REPORTS

11.1 Productive Communities Report - Cr Carla Pidgeon

Resolution

Moved Cr C Pidgeon

Seconded Cr C McDonald

THAT Council's Productive Communities Portfolio Report be received.

Carried Unanimously

11.2 Healthy Communities Portfolio Report - Cr Deane

Resolution

Moved Cr S Deane

Seconded Cr S Windle

THAT Council's Healthy Communities Portfolio Report be received.

Carried Unanimously

12. EXECUTIVE SERVICES REPORTS

12.1 Chief Executive Officer - Status Report

Resolution

Moved Cr M Harslett

Seconded Cr S Windle

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

Carried Unanimously

12.2 Southern Downs Local Disaster Management Group - Membership Nomination Endorsement

Recommendation

Moved Mayor M Hamilton

Seconded Cr J Richters

THAT Council in accordance with s. 33 of the *Disaster Management Act 2003* and s. 9 of the *Disaster Management Regulation 2014* appoint the following persons to the Southern Downs Local Disaster Management Group ("LDMG"):

- Queensland Police Service: Jamie Deacon, Officer in Charge, Warwick Police Station
- SDRC Councillor: Cr Carla Pidgeon
- Queensland Ambulance Service: Michaela Abraham, Officer in Charge, Warwick
- Queensland Fire Department: Gavin Blissner, Area Commander – A/Inspector | Warwick Command
- Queensland Health: Alison Evans, Director of Nursing, Warwick Hospital
- State Emergency Services: Matt Sondergeld, Southern Downs SES Local Controller
- Local Disaster Coordinator: Michael Bell, Manager Community Resilience

Amendment

Cr Richters proposed an amendment to the motion to include the words "as Members" following the word "persons" in the first paragraph.

Resolution

Moved Cr J Richters

Seconded Mayor M Hamilton

Carried Unanimously

Resolution

Moved Mayor M Hamilton

Seconded Cr J Richters

THAT Council in accordance with s. 33 of the *Disaster Management Act 2003* and s. 9 of the *Disaster Management Regulation 2014* appoint the following persons as members to the Southern Downs Local Disaster Management Group ("LDMG"):

- Queensland Police Service: Jamie Deacon, Officer in Charge, Warwick Police Station
- SDRC Councillor: Cr Carla Pidgeon
- Queensland Ambulance Service: Michaela Abraham, Officer in Charge, Warwick
- Queensland Fire Department: Gavin Blissner, Area Commander – A/Inspector | Warwick Command
- Queensland Health: Alison Evans, Director of Nursing, Warwick Hospital
- State Emergency Services: Matt Sondergeld, Southern Downs SES Local Controller
- Local Disaster Coordinator: Michael Bell, Manager Community Resilience

Carried Unanimously

12.3 Notice of LGAQ Special General Meeting and Voting Paper

Recommendation

Moved Cr C McDonald

Seconded Cr M Harslett

THAT Council vote FOR or AGAINST the motion from LGAQ as follows:

That the LGAQ maintains its members' current policy position, held since 2012, that Councillors should not automatically stop being a Councillor, in the event that they nominate (and campaign) for election to the Queensland Parliament.

Amendment

Cr McDonald proposed the following amendment:

THAT Council vote FOR the motion from LGAQ as follows:

That the LGAQ maintains its members' current policy position, held since 2012, that Councillors should not automatically stop being a Councillor, in the event that they nominate (and campaign) for election to the Queensland Parliament.

Resolution

Moved Cr C McDonald

Seconded Cr J Richters

Lost

The following votes were recorded:

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

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

Amendment

Mayor Hamilton proposed the following amendment:

THAT Council vote AGAINST the motion from LGAQ as follows:

That the LGAQ maintains its members' current policy position, held since 2012, that Councillors should not automatically stop being a Councillor, in the event that they nominate (and campaign) for election to the Queensland Parliament.

Resolution

Moved Mayor M Hamilton

Seconded Cr S Windle

Carried

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)

Resolution

Moved Cr C McDonald

Seconded Cr M Harslett

THAT Council vote AGAINST the motion from LGAQ as follows:

That the LGAQ maintains its members' current policy position, held since 2012, that Councillors should not automatically stop being a Councillor, in the event that they nominate (and campaign) for election to the Queensland Parliament.

Carried

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)

13. CORPORATE SERVICES REPORTS

13.1 Financial Services - Financial Report as at 30 November 2025

Resolution

Moved Cr M Harslett

Seconded Cr C Pidgeon

THAT Council receive and note the Financial Performance Report as at 30 November 2025.

Carried Unanimously

13.2 Renewal of lease - Allora Show Society incorporated - Lot 1 on Survey Plan 302786 and Lot 2 on CP889547

Recommendation

Moved Cr C Pidgeon

Seconded Cr S Windle

THAT Council :-

1. Pursuant to section 236(2) of the *Local Government Regulation 2012* (Regulation), resolve that the exception at section 236 (1)(c)(iii) of the Regulation applies to the disposal of interest in land at 228 New England highway, Allora described as Lot 1 on Survey Plan 302786 and Lot 2 on Crown Plan 889547, because it is for renewal of a lease to existing lessee, Allora Show Society Inc.
2. Approve a Ten (10) year lease to Allora Show Society Incorporated over Lot 1 on SP 302786 and Lot 2 on CP889547, in accordance with the *Local Government Regulation 2012*.
3. Grant delegated authority to Chief Executive Officer or delegated officer, to undertake lease negotiations with Allora Show Society Incorporated when the updated survey plans are received from SEQ water with regards to Lot 1 SP 302786.
4. Pursuant to section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "contractual action" pursuant to section 238 of the Regulation, to implement Council's decision.

Amendment

Mayor Hamilton proposed an amendment to item 3 to delete the remainder of the sentence following the word "Incorporated".

Resolution

Moved Mayor M Hamilton

Seconded Cr C Pidgeon

Carried Unanimously

Resolution

Moved Cr C Pidgeon

Seconded Cr S Windle

THAT Council :-

1. Pursuant to section 236(2) of the *Local Government Regulation 2012* (Regulation), resolve that the exception at section 236 (1)(c)(iii) of the Regulation applies to the disposal of interest in land at 228 New England highway, Allora described as Lot 1 on Survey Plan 302786 and Lot 2 on Crown Plan 889547, because it is for renewal of a lease to existing lessee, Allora Show Society Inc.
2. Approve a Ten (10) year lease to Allora Show Society Incorporated over Lot 1 on SP 302786 and Lot 2 on CP889547, in accordance with the *Local Government Regulation 2012*.
3. Grant delegated authority to Chief Executive Officer or delegated officer, to undertake lease negotiations with Allora Show Society .
4. Pursuant to section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "contractual action" pursuant to section 238 of the Regulation, to implement Council's decision.

Carried Unanimously

14. INFRASTRUCTURE, ASSETS AND PROJECTS REPORTS

14.1 Works for Queensland Funding Program 2024-27 (Amendment 2025)

Resolution

Moved Cr S Deane

Seconded Cr R Wantling

THAT Council submit the following amended list of projects to the Department of Housing, Local Government, Planning and Public Works for assessment and approval from Council's \$4,580,000 allocation under the 2024-27 Works for Queensland program:

1. Warwick Water Treatment Plant (WTP) Distribution Centre - \$175,000
2. Safe City Project – CCTV renewal program - \$300,000
3. Palmerin Street Leslie Park Footpath - \$100,000
4. Allora Community Precinct – Redevelopment and enhancement - \$600,000
5. Energy Audit Initiatives – Energy efficiency upgrades - \$130,000
6. Warwick Saleyards – Redevelopment Stage 3 and 4 - \$795,000
7. WIRAC Project – Priority works from Condition Assessment Report - \$2,100,000
8. Waste Options Master Plan - \$200,000
9. Infill Development with Warwick and Stanthorpe – \$80,000
10. Waste Reduction and Recycling Plan - \$100,000

Carried

The following votes were recorded:

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

Against: Cr R Bartley (1)

Cr Richters declared a conflict of interest in Agenda Item 14.2 and following a resolution from Council remained in the meeting for discussion and vote.

14.2 Traffic Calming Petition - Myall Avenue, Warwick

Recommendation

Moved Cr R Bartley

Seconded Cr M Harslett

THAT Council:

1. Notes the Petition received, that was properly made, requesting traffic calming measures along Myall Avenue between New England Highway and Locke Street.
2. Notes Council Engineering team have completed an investigation of the request.
3. Endorse that no new or upgraded treatments are required at present as part of the outcome from the investigation.

Procedural Motion

In accordance with section 21 of Council Meetings Policy Cr McDonald proposed the following procedural motion:

That this matter lay on the table to allow time for conferral with the Warwick and District Road Safety Group to discuss their concerns in relation to this matter.

Resolution

Moved Cr C McDonald

Lost

The following votes were recorded:

For: Cr C McDonald (1)

Against: Crs R Bartley, S Deane, M Hamilton, M Harslett, C Pidgeon, J Richters, R Wantling and S Windle (8)

Resolution

Moved Cr R Bartley

Seconded Cr M Harslett

THAT Council:

1. Notes the Petition received, that was properly made, requesting traffic calming measures along Myall Avenue between New England Highway and Locke Street.
2. Notes Council Engineering team have completed an investigation of the request.
3. Endorse that no new or upgraded treatments are required at present as part of the outcome from the investigation.

Carried

The following votes were recorded:

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

Against: Cr C McDonald (1)

14.3 PIN for Contravention of Sec.193 of Water Supply (Safety & Reliability Act (2008)

Recommendation

Moved Cr R Bartley

Seconded Cr R Wantling

THAT Council approve penalty infringement notices if required, to be issued for contraventions of s 193 of the *Water Supply (Safety and Reliability) Act* 2008, namely discharging particular substances.

Amendment

Cr Richters proposed the following amendment to Agenda Item 14.3 to include the following paragraph: -

- AND THAT Council require that the implementation of Penalty Infringement Notices under this resolution be supported by an education-first compliance approach, including the use of warnings where appropriate, with enforcement action focused on deterrence and reserved for serious, repeat or deliberate non-compliance.

Resolution

Moved Cr J Richters

Seconded Cr C Pidgeon

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 R Bartley

Seconded Cr R Wantling

THAT Council:

1. Approve penalty infringement notices if required, to be issued for contraventions of s 193 of the *Water Supply (Safety and Reliability) Act* 2008, namely discharging particular substances; and
2. Require that the implementation of Penalty Infringement Notices under this resolution be supported by an education-first compliance approach, including the use of warnings where appropriate, with enforcement action focused on deterrence and reserved for serious, repeat or deliberate non-compliance.

Carried Unanimously

Procedural Motion - Meeting Adjournment

In accordance with section 21 of Council Meetings Policy, Mayor Hamilton moved the following Procedural Motion:

THAT the meeting adjourn.

Resolution

Moved Mayor M Hamilton

Carried Unanimously

The meeting adjourned at 10:20am and reconvened at 10:35am at which time there were present Crs Hamilton, Bartley, Deane, Harslett, McDonald, Pidgeon, Richters, Wantling and Windle.

15. COMMUNITIES, PLANNING AND ENVIRONMENTAL SERVICES REPORTS

15.1 Material Change of Use - Eloise A Handley and Ronald A Perquin, 8 Purdon Court, Sladevale

Resolution

Moved Cr S Deane

Seconded Cr M Harslett

THAT the application for Material Change of Use, for the purpose of Dual occupancy (Two storey Dwelling house and Pool house) on land at 8 Purdon Court, Sladevale, described as Lot 4 SP344013, be approved subject to the following conditions:

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 Site Plan	250429.SK.00 1	11/08/2025
Partial Site Plan	250429.SK.00 2	11/08/2025
Ground Floor Plan	250429.SK.10 1	28/05/2025
First Floor Plan	250429.SK.10 2	28/05/2025
Building Elevations	250429.SK.40 1	11/11/2025
Floor Plan (Pool House)	250400.SD.10 1	07/03/2025
Building Elevations (Pool House)	250400.SD.40 1	07/03/2025

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. The approval stages are as follows:

- Stage 1 – Pool house
- Stage 2 – Two storey Dwelling house house

The stages are not required to be undertaken in any chronological order.

Land Use and Planning Controls

4. This approval allows for the use of the site for the following uses only: Dual occupancy (Two storey Dwelling house house and Pool house)

Building and Site Design

5. To ensure privacy for adjoining residents, the window located on the eastern building elevation of the primary Dwelling house must either:
- (i) have a minimum window sill height of 1.5 metres above floor level; or
 - (ii) be fitted with translucent glazing; or
 - (iii) be fitted with a fixed external screen.

Amenity and Environmental Controls

6. During the construction phase of the development, all wastes must be separated into recyclables (where possible) and landfill wastes, and disposed of at an approved Waste Management Facility.
7. One set of wheelie bins (one general waste and one recycling bin) must be provided per household.
8. A sufficient number of suitable waste receptacles must be provided on site at all times. Waste receptacles must be regularly serviced to prevent unsightly accumulations of waste or environmental harm being caused.
9. All wastes are to be suitably collected and disposed of so as not to adversely impact on the environment.

Fencing, Landscaping and Buffers

10. All earthworks, including batters must be fully contained within the site.
11. Retaining structures and their foundations must be wholly contained within private allotments and not be constructed as Council owned infrastructure.
12. Landscaping is to be provided between the Purdon Court property boundary and the primary Dwelling house. The 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.

Car Parking and Vehicle Access

13. The proposed development is to be accessed via an approved, sealed vehicle crossover.
- Note: approval for Minor Works – Works in a Road Reserve is required for any new access, or existing access that has not been previously approved.*
14. The internal driveway to the proposed Dual occupancy must be able to provide road access with a minimum clearances of 3.0 metres wide and 3.0 metres high for safe passage of emergency vehicles.

15. All vehicular access to and from the site must be via Purdon Court only.

Roadworks

16. 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 General Manager Infrastructure, Assets & Projects.

Stormwater Drainage

17. The proposed development must have a lawful point of discharge determined in accordance with the *Queensland Urban Drainage Manual* (QUDM). A stormwater management plan, including plans for any proposed stormwater infrastructure, may be required to demonstrate compliance with QUDM. Any required stormwater management plan must be prepared by a suitably qualified RPEQ and submitted for endorsement by Council prior to the commencement of the use.

For any proposed use where it cannot be satisfactorily demonstrated that storm-water associated with the use can be directed to the frontage kerb or alternative lawful point of discharge, an inter-allotment drainage system must be designed and constructed in accordance with QUDM.

Inter-allotment drainage systems and overland flow paths, including those affecting adjacent properties, must be wholly contained within easements. Easements are to have a minimum width of three (3) metres, and be provided to Council at no cost to Council.

Water Supply and Waste water

18. A reticulated water supply system, is to be provided to service the buildings. This system is to be connected to Council's water supply system.
19. All sewage generated from this property must be disposed of by means of 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*.

Electricity, Street Lighting and Telecommunications

20. Reticulated electricity connections must be provided to the proposed development to the standards of the relevant authorities.

Alternatively,

An adequate on-site energy supply with a system capacity of at least 6.5kWh/day and back up for at least 4 days. Fuel generators are not provided for required energy supply or required back up

21. 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.

Infrastructure Charges Notice

22. 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 General Manager Communities, 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 your responsibility to notify Council when a development, or part of, is nearing completion and ready for commencement of the use. The commencement of use is when the Infrastructure Charges associated with your development are to be paid, unless paid earlier.
- (iv) 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.
- (v) The General Environmental Duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (vi) **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 1a 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 21 (Final Inspection Certificate) must be issued for the building works prior to the use commencing**.
- (viii) From 1 July 2022 in Southern Downs Regional Council area Queensland Development Code MP4.2 will be applicable for any new class 1 buildings. Rainwater tanks with a minimum capacity of 5,000 litres are required for all new Dwelling houses in water reticulated areas. Tanks are to be plumbed to service toilets, washing machines and an outdoor tap in accordance with the *Plumbing and Drainage Act 2018*. Appropriate area on the subject lot will be required to ensure compliance with these mandatory provisions.
- (ix) This area is expressly identified as being potentially impacted by lawful non-residential uses. In commencing a residential use, the owner(s) acknowledges and accepts that the use may be potentially impacted by emissions from the lawful non-residential use. It is the responsibility of the property owner(s) to take all measures necessary to ensure that the proposed Dwelling house is developed and maintained in such a way as to mitigate odour, dust and noise impacts from the surrounding lawful non-residential use. These measures must be undertaken at the expense of the property owner(s).
- (x) 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.

- (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) A Compliance Certificate for Plumbing and Drainage Works should be obtained prior to the issue of a Development Permit for Building Works.
- (xiii) Any retaining structures above one metre in height must be separately certified for structural adequacy by a Registered Professional Engineer of Queensland at design submission and also on completion of construction for compliance with the design.

A detailed inspection and as constructed record must be provided to Council by a Registered Professional Engineer of Queensland, prior to acceptance of the works, including certification that the wall's foundation ground conditions nominated in the design were inspected and achieved during construction.

The approved design and/or construction of the retaining walls must not be modified or altered without Council's prior written approval.

Telecommunications in New Developments

- (xiv) For information for developers and owner builders, on important Commonwealth telecommunication rules that need to be complied with, visit www.infrastructure.gov.au/tind

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

Carried Unanimously

15.2 Material Change of Use and Reconfiguring a Lot – Southern Downs Regional Council: Madsens Road, Yangan

Resolution

Moved Cr M Harslett

Seconded Cr S Deane

THAT the application for the Realignment of boundaries (Two (2) lots into two (2) lots) and Access Easement and Material Change of Use for Utility installation (New water reservoir) on land at 1 Madsens Road, Yangan, described as Lots 1 and 2 RP167459, be approved subject to the following conditions:

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
Plan of Lots 1, 2 and Easement B in Lot 2	SP346507	31/05/2024
Proposed Site Plan	CP801045_04	13/12/2023
Proposed Reservoir Plan	P1000473-1-2002	29/01/2025

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.
3. All conditions of Schedule 1 of this Development Permit must be complied with prior to the signing of the Plan of Subdivision.

Easements and Covenants

4. An easement for access and services purposes is to be provided over Lot 2 in favour of Lot 1. The easement documentation is to be prepared at the developer's cost. A copy of the easement documentation is to be submitted to Council for approval prior to the signing of the Plan of Subdivision.

Amenity and Environmental Controls

5. 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.
6. All wastes are to be suitably collected and disposed of so as not to adversely impact on the environment.
7. No materials or goods associated with the development are to be permanently displayed or stored on the site.

Car Parking and Vehicle Access

8. Lot 1 is to be accessed via an approved, vehicle crossover.
Note: approval for Minor Works – Works in a Road Reserve is required for any new access, or existing access that has not been previously approved.
9. A minimum 3.0 metre wide all-weather driveway is to be constructed and maintained within the access easement.

Roadworks

10. 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 General Manager Infrastructure, Assets and Projects.

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the General Manager Communities, 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 your responsibility to notify Council when a development, or part of, is nearing completion and ready for commencement of the use. The commencement of use is when the Infrastructure Charges associated with your development are to be paid, unless paid earlier.
- (iv) 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.
- (v) Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Workplace Health and Safety* legislation and *Public Health Act 2005*.

- (vi) 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.
- (vii) Any storage of flammable and/or combustible liquids must comply with the minor storage provision of Australian Standard AS1940 *The Storage and Handling of Flammable and Combustible Liquids*.
- (viii) **Building Approval is to be obtained** 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 21 (Final Inspection Certificate) must be issued for the building works prior to the use commencing.**

Aboriginal Cultural Heritage

- (ix) 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

Approval Times

- (x) In accordance with the *Planning Act 2016*, this approval will lapse four years from the day the approval takes effect, unless the Plan of Subdivision is submitted to Council within the currency period. **Council will NOT approve the plan unless all conditions of this approval have been complied with to the satisfaction of Council and within the currency period of the approval.**
- (xi) The approved Plan of Subdivision must be lodged for registration in the Office of the Registrar of Titles within six months of the date of Council’s Compliance Certificate and approval of the Plan of Subdivision. If the Plan of Subdivision is not registered within this timeframe, Council’s approval of the Plan of Subdivision will lapse. Council may reapprove the Plan of Subdivision subject to payment of the applicable fee.

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)

Following a declaration of a conflict of interest in relation to Agenda Item 15.3, Cr Pidgeon left the meeting at 10:42am.

15.3 Material Change of Use –Satake Australia Pty Ltd C/- Precinct Urban Planning – Haigs Road, Allora

Recommendation

Moved Cr M Harslett

Seconded Cr J Richters

THAT the application for Material Change of Use -High impact industry (Expansion to silo manufacturing facility) on land at Haigs Road, Allora, described as Lot 32 M34673, be approved subject to the following conditions:

Schedule 1 - Southern Downs Regional Council Conditions

Approved Plans

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

Plan Name	Plan No.	Date
Site Plan, Revision F, prepared by WD Building Design	SD-050	26-08-2025
Proposed Floor Plan, Revision F, prepared by WD Building Design	SD-100	26-08-2025
DV1 – Staffroom, Revision F, prepared by WD Building Design	SD-105	26-08-2025
Elevations, Revision F, prepared by WD Building Design	SD-200	26-08-2025
Site Key Plan, Revision C, prepared by Lark Landscape Architecture & Urban Design	LL01	16/09/25
Landscape Plan Sheet A (Area 2), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL02	16/09/25
Landscape Plan Sheet B (Area 2), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL03	16/09/25
Landscape Plan Sheet C (Area 2), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL04	16/09/25
Landscape Plan Sheet D (Area 2), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL05	16/09/25
Landscape Plan Sheet E (Area 1), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL06	16/09/25
Landscape Plan Sheet F (Area 1), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL07	16/09/25
Landscape Plan Sheet G (Area 3), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL08	16/09/25
Landscape Plan Sheet H (Area 3), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL09	16/09/25

Landscape Plan Sheet I (Area 4), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL10	16/09/25
Landscape Plan Sheet J (Area 4), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL11	16/09/25
General Notes, Revision C, prepared by Lark Landscape Architecture & Urban Design	LL12	16/09/25
Rehabilitation Plan & Grass Seeding Notes, Revision C, prepared by Lark Landscape Architecture & Urban Design	LL15	16/09/25
Plant Schedule, Revision C, prepared by Lark Landscape Architecture & Urban Design	LL16	16/09/25

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.

Land Use and Planning Controls

3. This approval allows for the use of the site for the following uses only:
- High Impact Industry - Expansion to silo manufacturing facility
4. The development shall generally operate only between the hours of 6.00am to 6.00pm, Mondays to Saturdays, and not at all on Sundays and public holidays. These operating hours are applicable for the use of the site.
5. No materials or goods associated with the development are to be displayed or stored within the car park or landscape areas, or outside the boundaries of the site.

Building and Site Design

6. All new buildings are to be set back at least 18 metres from the Haigs Road property boundary.
7. The colours and materials of the building are to be in generally in accordance with the existing character of the site.

Amenity and Environmental Controls

8. During the construction phase of the development, all wastes must be separated into recyclables (where possible) and landfill wastes, and disposed of at an approved Waste Management Facility.
9. All material shall be stored so as not to:
- (a) Provide any harbourage or attraction for rates, mice or other vermin; or
 - (b) Provide a breeding place for mosquitoes; or
 - (c) Be unsightly
10. All outdoor storage areas identified as 'Proposed Gravel Area' on the approved plans are to be constructed using gravel hardstand.
11. The cleaning of plant, equipment and vehicles must be carried out in an area where wastewater can be suitably managed so as not to cause contaminants to release into waterways or overland flow paths.
12. All equipment, goods and materials must be located in a or screened from view from all roads, other public places and adjoining land by dense landscaping.

13. Any storage of flammable and/or combustible liquids must comply with the minor storage provision of Australian Standard AS1940 *The Storage and Handling of Flammable and Combustible Liquids*.
14. Any hazardous materials (e.g. oil and fuel) must be stored in a covered and bunded area.
15. Any liquid spills must be cleaned up as soon as practical and disposed of in an appropriate manner that ensures environmental harm does not occur. An appropriate spill kit for the management of wastes and hazardous liquids associated with the activity must be readily available at the site.
16. Trafficable areas within the approved place must be maintained using all reasonable and practicable measures necessary to minimise the release of windblown dust or traffic generated dust to the atmosphere. This includes the hardstand storage areas at the rear of the property.
17. All activities which may result in adverse environmental impacts must be carried out within the confines of the workshop.
18. Any fixed noise emitting device (e.g. compressor, generator) located outside the workshop must be placed within an acoustic enclosure.
19. The registered operator of an activity to which this approval relates must:
 - (a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this approval; and
 - (b) maintain and operate such measures, plant and equipment in a proper and efficient condition and manner.
20. All complaints received must be investigated and relevant strategies implemented to remedy the problem. The complainant must be informed of the outcome of the investigation and any actions taken to avoid recurrence of the problem.
21. When requested by Council, an assessment, including monitoring and/or sampling must be undertaken by a suitably qualified person(s) to investigate any complaint of environmental nuisance (which in the opinion of an authorised person is not frivolous, vexatious nor based on mistaken belief), and the results of the assessment notified within 14 days of receipt to Council. This must be undertaken in accordance with any direction given by Council at the time.
22. If the results of the assessment indicate or where it is determined by an authorised person that environmental nuisance is being caused, you must:
 - (a) address the complaint, including the use of appropriate dispute resolution if required; and
 - (b) immediately implement abatement or control measures as recommended by a suitably qualified person and Council so that emissions from site activities do not result in further environmental nuisance.
23. The loading and/or unloading of delivery and other service vehicles (excluding general waste collection vehicles) is limited between the hours of 6.00am and 6.00pm, Monday to Saturday. No heavy vehicles must enter the development site outside these times to wait for unloading/loading.
24. Advertising Devices relating to the High Impact Industry use may **only** be erected on the subject land, i.e. Lot 32 M34673. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the rural 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.
25. 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.

26. Any fixed noise emitting device (e.g. compressor, generator) located outside the workshop must be placed within an acoustic enclosure.
27. A sufficient number of suitable waste receptacles must be provided on site at all times. Waste receptacles must be regularly serviced to prevent unsightly accumulations of waste or environmental harm being caused.
28. All regulated waste must be removed from the site by a regulated waste removal contractor authorised under the Environmental Protection Act 1994. The records for this disposal must be kept on site and be available for viewing by an authorised officer.
29. All wastes are to be suitably collected and disposed of so as not to adversely impact on the environment.
30. All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
31. The area shown as "Proposed Gravel" used for outdoor storage to the west of the proposed shed is to be remediated once the use of the land for High impact industry ceases or the need for the large outdoor storage area is no longer required. The land is to be remediated and rehabilitated to a level and productive capability similar to the directly surrounding land not used for the High impact industry in accordance with the approved Rehabilitation Plan. The top soil is to be replaced and placed on the area to a depth similar to that found in surrounding undisturbed areas.

Fencing, Landscaping and Buffers

32. All earthworks, including batters must be fully contained within the site.
33. Landscaped areas are to be provided on the site in accordance with the approved Landscape Plans.
34. All landscaped areas shall be planted and maintained in accordance with the approved Landscaping Plan.

Car Parking and Vehicle Access

35. The proposed new crossover and existing southern crossover are to be designed and constructed to a concrete industrial standard in accordance with Council's standard (Council's Development Engineer can provide details regarding Council's standard). Such entrance roadworks are to be concrete and are to include appropriate drainage works.

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

36. At least 72 car parking spaces are to be provided on site. Provision is to be made for disabled parking.
37. The car park area is to be set back five (5) metres from the Haigs Road property boundary.
38. Car parking shall be provided on site in accordance with the approved plans. All car parking, driveway and loading areas shall be, line marked, drained, laid out and regularly maintained.
39. Install one R2-4 Regulatory Signs (NO ENTRY) at the central crossover points, erected one metre offset from the driveway and facing the opposite direction to the one-way flow, in accordance with the Manual for Uniform Traffic Control Devices (MUTCD).
40. Install two R2-17 Regulatory Sign (ONE WAY) within the light vehicle parking areas in accordance with directional marking shown on the approved plans, erected one metre offset from the driveway, in accordance with the Manual for Uniform Traffic Control Devices (MUTCD).
41. Road signage and pavement markings must be installed in accordance with *Australian*

Standard AS1742.1 "Manual of uniform traffic control devices".

42. All loading and unloading of goods related to the development must be carried out within the confines of the allotment's boundary. Under no circumstances will the loading or unloading of goods on the public roadway system or footpath be permitted.

Roadworks

43. The approved haul route for all heavy vehicles accessing the site must be via Haigs Road, north to South Street. No heavy vehicle access to or from the site is permitted south of the site or via unsealed roads.
44. Any 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.
45. The full width of the Haigs Road frontage is to be upgraded to Council's Rural Collector Standard, being a 6.0 metre seal on a 7.0 metre formation for the full frontage of the site.

The works are to include review of the existing road pavement and formation, and re-work where necessary to facilitate the necessary works and to ensure the performance of the completed road.

Stormwater Drainage

46. The proposed development must have a lawful point of discharge determined in accordance with the *Queensland Urban Drainage Manual* (QUDM). A stormwater management plan, including plans for any proposed stormwater infrastructure, may be required to demonstrate compliance with QUDM. Any required stormwater management plan must be prepared by a suitably qualified RPEQ and submitted for endorsement by Council prior to the commencement of the use.

For any proposed use where it cannot be satisfactorily demonstrated that storm-water associated with the use can be directed to the frontage kerb or alternative lawful point of discharge, an inter-allotment drainage system must be designed and constructed in accordance with QUDM.

Inter-allotment drainage systems and overland flow paths, including those affecting adjacent properties, must be wholly contained within easements. Easements are to have a minimum width of three (3) metres, and be provided to Council at no cost to Council.

Water Supply and Waste water

47. All sewage generated from this property must be disposed of by means of 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*.

Note: Any on-site wastewater system with a total daily peak design capacity of 21EP or more will require an Environmental Authority for Environmentally Relevant Activity 63 – Sewage Treatment.

48. Prior to the issue of building approval for any building, a report demonstrating that adequate provision has been made for the supply of water, including a drinking water supply, is to be submitted to and approved by Council's Planning Department. If water is to be supplied for the development from a spring/bore/dam on the site, written advice must be supplied from the Department of Resources that water may be lawfully supplied from that source. A water supply is to be provided in accordance with the approved report.

Electricity, Street Lighting and Telecommunications

49. Reticulated electricity connections must be provided to the proposed development to the standards of the relevant authorities.

Operational Works

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

Infrastructure Charges Notice

51. Payment is to be made to Council in accordance with the Infrastructure Charges Notice attached to the decision notice. 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 General Manager Communities, Planning & 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 your responsibility to notify Council when a development, or part of, is nearing completion and ready for commencement of the use. The commencement of use is when the Infrastructure Charges associated with your development are to be paid, unless paid earlier.
- (iv) It is encouraged that you arrange for a 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.
- (v) The General Environmental Duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (vi) Any storage of flammable and/or combustible liquids must comply with the minor storage provision of Australian Standard AS1940 *The Storage and Handling of Flammable and Combustible Liquids*.
- (vii) **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.
- (viii) **Building Approval is to be obtained** for a Class 8 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**.
- (ix) The applicant is to permit Council officers access to the site in accordance with the powers of entry provisions of the *Local Government Act 2009*, subject to 48 hours notice and reasonable security and health restrictions on access, so as to ensure the use is being conducted in accordance with the conditions of the approval.

- (x) The supply of water for human consumption, food preparation, food utensil washing or personal hygiene, including the supply of water for drinking water, showers, baths, hand basin and kitchen sinks, must be connected to a drinking water supply, in accordance with the *Plumbing Code of Australia* and the *Australian Drinking Water Quality Guidelines* produced by the *National Health and Medical Research*.
- (xi) The Flood hazard overlay is based on a 1% Annual Exceedance Probability (AEP) flood event. An event of this size may occur, on average, once every 100 years, however it may occur more frequently. Flood events may also be larger than the 1% AEP and therefore areas located outside of the overlay are not guaranteed of flood immunity.
- (xii) 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.
- (xiii) 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.

- (xiv) 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.
- (xv) 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.
- (xvi) A Development Permit for Operational Works and Compliance Permit for Plumbing and Drainage Works should be obtained prior to the issue of a Development Permit for Building Works.
- (xvii) 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.

Telecommunications in New Developments

- (xviii) For information for developers and owner builders, on important Commonwealth telecommunication rules that need to be complied with, visit www.infrastructure.gov.au/tind

Aboriginal Cultural Heritage

- (xix) 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 Housing, Local Government, Planning and Public Works’ conditions as a Concurrence agency

Nil

RA9-N



SARA reference: 2506-46373 SRA
Council reference: OL:OL/IMCU/02674
Applicant reference: 2024-319

7 July 2025

Chief Executive Officer
Southern Downs Regional Council
PO Box 26
WARWICK QLD 4370
mail@sdrc.qld.gov.au

Attention: Tonya Collier

Dear Ms Collier

SARA referral agency response—Haigs Road, Allora

(Referral agency response given under section 56 of the Planning Act 2016)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 4 June 2025.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the Planning Act 2016, SARA advises it has no requirements relating to the application.
Date of response:	7 July 2025
Advice:	Advice to the applicant is in Attachment 1
Reasons:	The reasons for the referral agency response are in Attachment 2

Development details

Description:	Development permit	Material Change of Use - High impact industry (expansion to silo manufacturing facility)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (Planning Regulation 2017) - Development impacting on state transport infrastructure	
SARA reference:	2506-46373 SRA	
Assessment manager:	Southern Downs Regional Council	

Street address: Haigs Road, Allora
Real property description: Lot 32 on M34673
Applicant name: Satake Australia Pty Ltd
Applicant contact details: PO Box 3038
Toowoomba QLD 4350
james@precinctplan.com.au

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Malcolm McDowell, Planning Officer, on (07) 3452 6897 or via email ToowoombaSARA@dsdrlg.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
A/Manager

cc: Satake Australia Pty Ltd, james@precinctplan.com.au

enc: Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations about a referral agency response provisions

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP), (version 3.2). If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the Planning Act 2016)

The reasons for SARA's decision are:

The development complies with State Code 6: Protection of state transport networks. Specifically, the development:

- does not create a safety hazard for users of a state-controlled road
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- does not compromise the state's ability to maintain and operate state-controlled roads or significantly increase the cost to maintain and operate state-controlled roads.

Material used in the assessment of the application:

- the development application material and submitted plans
- Planning Act 2016
- Planning Regulation 2017
- the SDAP, version 3.2, as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the Human Rights Act 2019.

Attachment 3— Representations about a referral agency response provisions

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Amendment

Mayor Hamilton proposed the following amendment to Agenda Item 15.3 Condition 44:-

- Schedule 1 Condition 44 be amended by replacing the words “Director Infrastructure Services” with “General Manager Infrastructure, Assets & Projects.”

Resolution

Moved Mayor M Hamilton

Seconded Cr M Harslett

Carried Unanimously

Resolution

Moved Cr M Harslett

Seconded Cr J Richters

THAT the application for Material Change of Use -High impact industry (Expansion to silo manufacturing facility) on land at Haigs Road, Allora, described as Lot 32 M34673, be approved subject to the following conditions:

Schedule 1 - Southern Downs Regional Council Conditions

Approved Plans

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

Plan Name	Plan No.	Date
Site Plan, Revision F, prepared by WD Building Design	SD-050	26-08-2025
Proposed Floor Plan, Revision F, prepared by WD Building Design	SD-100	26-08-2025
DV1 – Staffroom, Revision F, prepared by WD Building Design	SD-105	26-08-2025
Elevations, Revision F, prepared by WD Building Design	SD-200	26-08-2025
Site Key Plan, Revision C, prepared by Lark Landscape Architecture & Urban Design	LL01	16/09/25
Landscape Plan Sheet A (Area 2), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL02	16/09/25
Landscape Plan Sheet B (Area 2), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL03	16/09/25
Landscape Plan Sheet C (Area 2), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL04	16/09/25
Landscape Plan Sheet D (Area 2), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL05	16/09/25
Landscape Plan Sheet E (Area 1), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL06	16/09/25
Landscape Plan Sheet F (Area 1), Revision C, prepared by Lark Landscape Architecture	LL07	16/09/25

& Urban Design		
Landscape Plan Sheet G (Area 3), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL08	16/09/25
Landscape Plan Sheet H (Area 3), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL09	16/09/25
Landscape Plan Sheet I (Area 4), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL10	16/09/25
Landscape Plan Sheet J (Area 4), Revision C, prepared by Lark Landscape Architecture & Urban Design	LL11	16/09/25
General Notes, Revision C, prepared by Lark Landscape Architecture & Urban Design	LL12	16/09/25
Rehabilitation Plan & Grass Seeding Notes, Revision C, prepared by Lark Landscape Architecture & Urban Design	LL15	16/09/25
Plant Schedule, Revision C, prepared by Lark Landscape Architecture & Urban Design	LL16	16/09/25

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.

Land Use and Planning Controls

3. This approval allows for the use of the site for the following uses only:
 - High Impact Industry - Expansion to silo manufacturing facility
4. The development shall generally operate only between the hours of 6.00am to 6.00pm, Mondays to Saturdays, and not at all on Sundays and public holidays. These operating hours are applicable for the use of the site.
5. No materials or goods associated with the development are to be displayed or stored within the car park or landscape areas, or outside the boundaries of the site.

Building and Site Design

6. All new buildings are to be set back at least 18 metres from the Haigs Road property boundary.
7. The colours and materials of the building are to be in generally in accordance with the existing character of the site.

Amenity and Environmental Controls

8. During the construction phase of the development, all wastes must be separated into recyclables (where possible) and landfill wastes, and disposed of at an approved Waste Management Facility.
9. All material shall be stored so as not to:
 - (a) Provide any harbourage or attraction for rates, mice or other vermin; or
 - (b) Provide a breeding place for mosquitoes; or
 - (c) Be unsightly
10. All outdoor storage areas identified as 'Proposed Gravel Area' on the approved plans are to be constructed using gravel hardstand.

11. The cleaning of plant, equipment and vehicles must be carried out in an area where wastewater can be suitably managed so as not to cause contaminants to release into waterways or overland flow paths.
12. All equipment, goods and materials must be located in a or screened from view from all roads, other public places and adjoining land by dense landscaping.
13. Any storage of flammable and/or combustible liquids must comply with the minor storage provision of Australian Standard AS1940 *The Storage and Handling of Flammable and Combustible Liquids*.
14. Any hazardous materials (e.g. oil and fuel) must be stored in a covered and bunded area.
15. Any liquid spills must be cleaned up as soon as practical and disposed of in an appropriate manner that ensures environmental harm does not occur. An appropriate spill kit for the management of wastes and hazardous liquids associated with the activity must be readily available at the site.
16. Trafficable areas within the approved place must be maintained using all reasonable and practicable measures necessary to minimise the release of windblown dust or traffic generated dust to the atmosphere. This includes the hardstand storage areas at the rear of the property.
17. All activities which may result in adverse environmental impacts must be carried out within the confines of the workshop.
18. Any fixed noise emitting device (e.g. compressor, generator) located outside the workshop must be placed within an acoustic enclosure.
19. The registered operator of an activity to which this approval relates must:
 - (a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this approval; and
 - (b) maintain and operate such measures, plant and equipment in a proper and efficient condition and manner.
20. All complaints received must be investigated and relevant strategies implemented to remedy the problem. The complainant must be informed of the outcome of the investigation and any actions taken to avoid recurrence of the problem.
21. When requested by Council, an assessment, including monitoring and/or sampling must be undertaken by a suitably qualified person(s) to investigate any complaint of environmental nuisance (which in the opinion of an authorised person is not frivolous, vexatious nor based on mistaken belief), and the results of the assessment notified within 14 days of receipt to Council. This must be undertaken in accordance with any direction given by Council at the time.
22. If the results of the assessment indicate or where it is determined by an authorised person that environmental nuisance is being caused, you must:
 - (a) address the complaint, including the use of appropriate dispute resolution if required; and
 - (b) immediately implement abatement or control measures as recommended by a suitably qualified person and Council so that emissions from site activities do not result in further environmental nuisance.
23. The loading and/or unloading of delivery and other service vehicles (excluding general waste collection vehicles) is limited between the hours of 6.00am and 6.00pm, Monday to Saturday. No heavy vehicles must enter the development site outside these times to wait for unloading/loading.
24. Advertising Devices relating to the High Impact Industry use may **only** be erected on the

subject land, i.e. Lot 32 M34673. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the rural 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.

25. 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.
26. Any fixed noise emitting device (e.g. compressor, generator) located outside the workshop must be placed within an acoustic enclosure.
27. A sufficient number of suitable waste receptacles must be provided on site at all times. Waste receptacles must be regularly serviced to prevent unsightly accumulations of waste or environmental harm being caused.
28. All regulated waste must be removed from the site by a regulated waste removal contractor authorised under the Environmental Protection Act 1994. The records for this disposal must be kept on site and be available for viewing by an authorised officer.
29. All wastes are to be suitably collected and disposed of so as not to adversely impact on the environment.
30. All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
31. The area shown as "Proposed Gravel" used for outdoor storage to the west of the proposed shed is to be remediated once the use of the land for High impact industry ceases or the need for the large outdoor storage area is no longer required. The land is to be remediated and rehabilitated to a level and productive capability similar to the directly surrounding land not used for the High impact industry in accordance with the approved Rehabilitation Plan. The top soil is to be replaced and placed on the area to a depth similar to that found in surrounding undisturbed areas.

Fencing, Landscaping and Buffers

32. All earthworks, including batters must be fully contained within the site.
33. Landscaped areas are to be provided on the site in accordance with the approved Landscape Plans.
34. All landscaped areas shall be planted and maintained in accordance with the approved Landscaping Plan.

Car Parking and Vehicle Access

35. The proposed new crossover and existing southern crossover are to be designed and constructed to a concrete industrial standard in accordance with Council's standard (Council's Development Engineer can provide details regarding Council's standard). Such entrance roadworks are to be concrete and are to include appropriate drainage works.

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

36. At least 72 car parking spaces are to be provided on site. Provision is to be made for disabled parking.
37. The car park area is to be set back five (5) metres from the Haigs Road property boundary.
38. Car parking shall be provided on site in accordance with the approved plans. All car parking, driveway and loading areas shall be, line marked, drained, laid out and regularly maintained.
39. Install one R2-4 Regulatory Signs (NO ENTRY) at the central crossover points, erected one metre offset from the driveway and facing the opposite direction to the one-way flow, in accordance with the Manual for Uniform Traffic Control Devices (MUTCD).

40. Install two R2-17 Regulatory Sign (ONE WAY) within the light vehicle parking areas in accordance with directional marking shown on the approved plans, erected one metre offset from the driveway, in accordance with the Manual for Uniform Traffic Control Devices (MUTCD).
41. Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
42. All loading and unloading of goods related to the development must be carried out within the confines of the allotment's boundary. Under no circumstances will the loading or unloading of goods on the public roadway system or footpath be permitted.

Roadworks

43. The approved haul route for all heavy vehicles accessing the site must be via Haigs Road, north to South Street. No heavy vehicle access to or from the site is permitted south of the site or via unsealed roads.
44. Any roadworks and drainage works damaged during construction of the development are to be reinstated to the pre-existing condition, unless otherwise required by the General Manager Infrastructure, Assets and Projects.
45. The full width of the Haigs Road frontage is to be upgraded to Council's Rural Collector Standard, being a 6.0 metre seal on a 7.0 metre formation for the full frontage of the site.

The works are to include review of the existing road pavement and formation, and re-work where necessary to facilitate the necessary works and to ensure the performance of the completed road.

Stormwater Drainage

46. The proposed development must have a lawful point of discharge determined in accordance with the *Queensland Urban Drainage Manual (QUDM)*. A stormwater management plan, including plans for any proposed stormwater infrastructure, may be required to demonstrate compliance with QUDM. Any required stormwater management plan must be prepared by a suitably qualified RPEQ and submitted for endorsement by Council prior to the commencement of the use.

For any proposed use where it cannot be satisfactorily demonstrated that storm-water associated with the use can be directed to the frontage kerb or alternative lawful point of discharge, an inter-allotment drainage system must be designed and constructed in accordance with QUDM.

Inter-allotment drainage systems and overland flow paths, including those affecting adjacent properties, must be wholly contained within easements. Easements are to have a minimum width of three (3) metres, and be provided to Council at no cost to Council.

Water Supply and Waste water

47. All sewage generated from this property must be disposed of by means of 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*.

Note: Any on-site wastewater system with a total daily peak design capacity of 21EP or more will require an Environmental Authority for Environmentally Relevant Activity 63 – Sewage Treatment.

48. Prior to the issue of building approval for any building, a report demonstrating that adequate provision has been made for the supply of water, including a drinking water supply, is to be submitted to and approved by Council's Planning Department. If water is to be supplied for the development from a spring/bore/dam on the site, written advice must be supplied from the Department of Resources that water may be lawfully supplied from that source. A water

supply is to be provided in accordance with the approved report.

Electricity, Street Lighting and Telecommunications

49. Reticulated electricity connections must be provided to the proposed development to the standards of the relevant authorities.

Operational Works

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

Infrastructure Charges Notice

51. Payment is to be made to Council in accordance with the Infrastructure Charges Notice attached to the decision notice. 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 General Manager Communities, Planning & 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 your responsibility to notify Council when a development, or part of, is nearing completion and ready for commencement of the use. The commencement of use is when the Infrastructure Charges associated with your development are to be paid, unless paid earlier.
- (iv) It is encouraged that you arrange for a 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.
- (v) The General Environmental Duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (vi) Any storage of flammable and/or combustible liquids must comply with the minor storage provision of Australian Standard AS1940 *The Storage and Handling of Flammable and Combustible Liquids*.
- (vii) **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.
- (viii) **Building Approval is to be obtained** for a Class 8 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**.

- (ix) The applicant is to permit Council officers access to the site in accordance with the powers of entry provisions of the *Local Government Act 2009*, subject to 48 hours notice and reasonable security and health restrictions on access, so as to ensure the use is being conducted in accordance with the conditions of the approval.
- (x) The supply of water for human consumption, food preparation, food utensil washing or personal hygiene, including the supply of water for drinking water, showers, baths, hand basin and kitchen sinks, must be connected to a drinking water supply, in accordance with the *Plumbing Code of Australia* and the *Australian Drinking Water Quality Guidelines* produced by the *National Health and Medical Research*.
- (xi) The Flood hazard overlay is based on a 1% Annual Exceedance Probability (AEP) flood event. An event of this size may occur, on average, once every 100 years, however it may occur more frequently. Flood events may also be larger than the 1% AEP and therefore areas located outside of the overlay are not guaranteed of flood immunity.
- (xii) 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.
- (xiii) 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.

- (xiv) 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.
- (xv) 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.
- (xvi) A Development Permit for Operational Works and Compliance Permit for Plumbing and Drainage Works should be obtained prior to the issue of a Development Permit for Building Works.
- (xvii) 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.

Telecommunications in New Developments

- (xviii) For information for developers and owner builders, on important Commonwealth telecommunication rules that need to be complied with, visit www.infrastructure.gov.au/tind

Aboriginal Cultural Heritage

- (xix) 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 Housing, Local Government, Planning and Public Works’ conditions as a Concurrence agency

Nil

RA9-N



SARA reference: 2506-46373 SRA
Council reference: OL:OL/IMCU/02674
Applicant reference: 2024-319

7 July 2025

Chief Executive Officer
Southern Downs Regional Council
PO Box 26
WARWICK QLD 4370
mail@sdrc.qld.gov.au

Attention: Tonya Collier

Dear Ms Collier

SARA referral agency response—Haigs Road, Allora

(Referral agency response given under section 56 of the Planning Act 2016)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 4 June 2025.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the Planning Act 2016, SARA advises it has no requirements relating to the application.
Date of response:	7 July 2025
Advice:	Advice to the applicant is in Attachment 1
Reasons:	The reasons for the referral agency response are in Attachment 2

Development details

Description:	Development permit	Material Change of Use - High impact industry (expansion to silo manufacturing facility)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (Planning Regulation 2017) - Development impacting on state transport infrastructure	
SARA reference:	2506-46373 SRA	
Assessment manager:	Southern Downs Regional Council	

Street address: Haigs Road, Allora
Real property description: Lot 32 on M34673
Applicant name: Satake Australia Pty Ltd
Applicant contact details: PO Box 3038
Toowoomba QLD 4350
james@precinctplan.com.au

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Malcolm McDowell, Planning Officer, on (07) 3452 6897 or via email ToowoombaSARA@dsdrlg.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
A/Manager

cc: Satake Australia Pty Ltd, james@precinctplan.com.au
enc: Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations about a referral agency response provisions

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP), (version 3.2). If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the Planning Act 2016)

The reasons for SARA's decision are:

The development complies with State Code 6: Protection of state transport networks. Specifically, the development:

- does not create a safety hazard for users of a state-controlled road
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- does not compromise the state's ability to maintain and operate state-controlled roads or significantly increase the cost to maintain and operate state-controlled roads.

Material used in the assessment of the application:

- the development application material and submitted plans
- Planning Act 2016
- Planning Regulation 2017
- the SDAP, version 3.2, as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the Human Rights Act 2019.

Attachment 3— Representations about a referral agency response provisions

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The following votes were recorded:

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

Against: Cr R Bartley (1)

10:59 am Cr C Pidgeon rejoined the meeting.

15.4 Southern Downs Youth Council

Recommendation

Moved Cr M Harslett

Seconded Cr S Deane

THAT Council:

1. Receive the minutes from the Southern Downs Youth Council meeting held on the 23 October 2025.
2. Note the following 2025 Southern Downs Youth Council projects:
 - a. Youth Creative Arts Development Project
 - b. Southern Downs Super Courts
 - c. Teen Mental Health
 - d. Biosecurity Avengers
3. Note the request that the projects are further developed by the 2026 Southern Downs Youth Council when appointed.
4. Note that these projects, feasibility and budget implications will be discussed with Councillors as part of the 2026/27 Budget Process.

Procedural Motion

In accordance with section 21 of Council Meetings Policy, Cr Harslett moved the following Procedural Motion:

THAT the four Southern Downs Youth Council Project Presentations omitted from the Agenda as attachments to the Minutes of the Southern Downs Youth Council Meeting be tabled.

Resolution

Moved Cr M Harslett

Carried Unanimously

Amendment

Cr Harslett proposed the following amendment to item 3:

3. That all four of the project proposals be given due consideration by the relevant Council department, noting that staff have been present at and working with the Youth Council students throughout 2025, and a report be brought to Councillors so that they can assess the feasibility of each project prior to 2026-27 budget discussions.

Resolution

Moved Cr M Harslett

Seconded Cr J Richters

Carried

The following votes were recorded:

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

Against: Cr R Bartley (1)

Procedural Motion

In accordance with section 21 of Council Meetings Policy, Cr McDonald moved the following Procedural Motion:

That that the motion for Agenda Item 15.4 be put.

Resolution

Moved Cr C McDonald

Lost

The following votes were recorded:

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

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

Resolution

Moved Cr M Harslett

Seconded Cr J Richters

THAT:

1. Council receive the minutes from the Southern Downs Youth Council meeting held on the 23 October 2025.
2. Council note the following 2025 Southern Downs Youth Council projects:
 - a. Youth Creative Arts Development Project
 - b. Southern Downs Super Courts
 - c. Teen Mental Health
 - d. Biosecurity Avengers
3. All four of the project proposals be given due consideration by the relevant Council department, noting that staff have been present at and working with the Youth Council students throughout 2025, and a report be brought to Councillors so that they can assess the feasibility of each project prior to 2026-27 budget discussions.
4. Council note that these projects, feasibility and budget implications will be discussed with Councillors as part of the 2026/27 Budget Process.

Carried Unanimously

Attachments

1. Southern Downs Youth Council Presentations - **Attached to the Minutes Under Separate Cover**

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

Nil

11:20 am Cr C McDonald left the meeting during discussion on Agenda Item 17.1 and 15.5

11:20 am Cr C Pidgeon left the meeting during discussion on Agenda Item 17.1 and 15.5

17. CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS

In accordance with the provisions of Section 254J(3) of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public and move 'into Committee' to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

Recommendation

THAT the meeting be closed to the public and move into committee to discuss the following items, which are considered confidential in accordance with Section 254J(3) of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following, as indicated:

17.1 Draft Planning Scheme Submission Consideration

Reason for Confidentiality

This item is considered confidential in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

Meeting In Camera

Resolution

Moved Cr S Deane

Seconded Cr S Windle

THAT the meeting move into closed session..

Carried

The following votes were recorded:

For: Crs S Deane, M Hamilton, M Harslett, R Wantling and S Windle (5)

Against: Crs R Bartley and J Richters (2)

The Meeting moved into closed session at 11:20am.

Meeting Out Of Camera

Resolved

THAT the meeting resume in open session at 11:45am.

Procedural Motion - Meeting Adjournment

In accordance with section 21 of Council Meetings Policy, Cr Wantling moved the following Procedural Motion:

That that the meeting be adjourned.

Resolution

Moved Cr R Wantling

Carried Unanimously

The meeting adjourned at 11:45am and reconvened at 11:50am at which time there were present Crs Hamilton, Bartley, Deane, Harslett, McDonald, Pidgeon, Richters, Wantling and Windle

17.1 Draft Planning Scheme Submission Consideration

Resolution

Moved Cr S Windle

Seconded Cr M Harslett

THAT Council resolve in line with the recommendations outlined in Attachment 1 – Ordinary Council Meeting 17 December 2025.

Carried

The following votes were recorded:

For: Crs S Deane, M Hamilton, M Harslett, J Richters and S Windle (5)

Against: Crs R Bartley and R Wantling (2)

15.5 Southern Downs Planning Scheme

Recommendation

Moved Cr S Windle

Seconded Cr S Deane

THAT Council:

1. receives the Draft Southern Downs Planning Scheme Consultation Report;
2. endorse progressing the revised Draft Southern Downs Planning Scheme, and a Submissions Report to the Minister seeking approval to adopt the revised Draft Southern Downs Planning Scheme;
3. endorse progressing the revised Local Government Infrastructure Plan to the Minister seeking approval to adopt the revised Local Government Infrastructure Plan within the Draft Southern Downs Planning Scheme;
4. decide to make a Planning Scheme Policy to support the Draft Southern Downs Planning Scheme in accordance with Chapter 3 of the Minister's Guidelines and Rules
5. note responses will be provided to each submitter;
6. delegate to the Chief Executive Officer the power to undertake all necessary steps under the Minister's Guidelines and Rules to progress the revised Draft Southern Downs Planning Scheme to formal adoption and commencement.

Amendment

Cr Richters proposed the following amendment to include a new item 5 and renumber the remaining items:-

5. commence the Rural Land Strategy immediately upon approval of the planning scheme, with an interim report to Council within 6 months of the investigation commencing.

Resolution

Moved Cr J Richters

Lapsed

Note: Amendment Motion lapsed due to lack of a seconder.

Resolution

Moved Cr S Windle

Seconded Cr S Deane

THAT Council:

1. receives the Draft Southern Downs Planning Scheme Consultation Report;
2. endorse progressing the revised Draft Southern Downs Planning Scheme, and a Submissions Report to the Minister seeking approval to adopt the revised Draft Southern Downs Planning Scheme;
3. endorse progressing the revised Local Government Infrastructure Plan to the Minister seeking approval to adopt the revised Local Government Infrastructure Plan within the Draft Southern Downs Planning Scheme;
4. decide to make a Planning Scheme Policy to support the Draft Southern Downs Planning Scheme in accordance with Chapter 3 of the Minister's Guidelines and Rules;
5. note responses will be provided to each submitter;
6. delegate to the Chief Executive Officer the power to undertake all necessary steps under the

Minister's Guidelines and Rules to progress the revised Draft Southern Downs Planning Scheme to formal adoption and commencement.

Carried Unanimously

12:06 pm Cr C Pidgeon rejoined the meeting.

12:07 pm Cr C McDonald rejoined the meeting.

18. GENERAL BUSINESS

18.1 Procedural Motion to Suspend Standing Orders

In accordance with section 21 of Council Meetings Policy, Cr Richters moved the following Procedural Motion:

That that the Standing Orders be suspended to allow a motion to be put that is not on the Agenda in relation to blood collection on the Southern Downs.

Resolution

Moved Cr J Richters

Seconded Cr S Deane

Lost

The following votes were recorded:

For: Crs S Deane and J Richters (2)

Against: Crs R Bartley, M Hamilton, M Harslett, C McDonald, C Pidgeon, R Wantling and S Windle (7)

MEETING CLOSURE

There being no further business, the meeting closed at 12:10pm.