

File: 24/26
Date: 14 October 2024

SMK QLD Pty Ltd for Phoenix Infrastructure Pty Ltd
PO Box 422
GOONDIWINDI QLD 4390

Attention: Tom Jobling

Dear Tom

**Decision Notice –approval (with conditions)
Material Change of Use & Reconfiguring a Lot
Lot 2 on SP340400, 8B Henderson Road, Goondiwindi**

We wish to advise that on 9 October 2024 a decision was made to approve the material change of use and reconfiguring a lot development application for “Residential activities” – “Caretaker’s Accommodation”, “Industry activities” – “Low Impact Industry” and “Warehouse” and “Rural activities” – “Agricultural Supplies Store” and Reconfiguring a Lot (One (1) lot into two (2) lots) at Lot 2 on SP340400, 8B Henderson Road, Goondiwindi. In accordance with the *Planning Act 2016*, please find attached Council’s Decision Notice for the application.

Please read the conditions carefully as these include actions which must be undertaken **prior to the commencement of the use or Council’s endorsement of the Plan of Survey**, as applicable, as well as requirements for the ongoing operation of the use.

All conditions are required to be either complied with or bonded prior to the commencement of the use. Please note, conditions of approval require a letter to be submitted to Council, outlining and demonstrating compliance with each condition prior to the commencement of the use or Council’s endorsement of the Plan of Survey, as applicable.

The applicant is required to **notify Council in writing of the date of the commencement of the use**, within fourteen (14) business days of commencement.

If you require any further information, please contact Council’s Manager of Planning Services, Mrs Ronnie McMahon, on (07) 4671 7400 or rmcmahon@grc.qld.gov.au, who will be pleased to assist.

Yours faithfully



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

Decision Notice approval

Planning Act 2016 section 63

Council File Reference: 24/26
Council Contact: Mrs Ronnie McMahon: PD
Council Contact Phone: (07) 4671 7400

14 October 2024

Applicant Details: SMK QLD Pty Ltd for Phoenix Infrastructure Pty Ltd
PO Box 422
GOONDIWINDI QLD 4390

Attention: Tom Jobling

The development application described below was properly made to Goondiwindi Regional Council on 16 July 2024.

Applicant details

Applicant name: SMK QLD Pty Ltd for Phoenix Infrastructure Pty Ltd
Applicant contact details: Attn: Mr Tom Jobling
PO Box 422, Goondiwindi, QLD 4390
tom@smkqld.com.au
(07) 4671 2445

Application details

Application number: 24/26
Approval sought: Development Permit – Material Change of Use & Reconfiguring a Lot
Details of proposed development: Material Change of Use

- “Residential activities” – “Caretaker’s Accommodation”
- “Industry activities”:
 - “Low Impact Industry”; and
 - “Warehouse”
- “Rural Activities” – “Agricultural Supplies Store”

Reconfiguring a Lot

- One (1) lot into two (2) lots.

Location details

Street address: 8B Henderson Road, Goondiwindi
Real property description: Lot 2 on SP340400

Decision

Date of decision: 9 October 2024

Decision details: Approved in full with conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

Details of the approval

The application is not taken to be approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approvals are given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval	N/A		
- building work assessable under the planning scheme		<input type="checkbox"/>	<input type="checkbox"/>
- plumbing or drainage work		<input type="checkbox"/>	<input type="checkbox"/>
- material change of use		<input checked="" type="checkbox"/>	<input type="checkbox"/>
- reconfiguring a lot		<input checked="" type="checkbox"/>	<input type="checkbox"/>
- operational work		<input type="checkbox"/>	

Conditions

This approval is subject to the conditions in Attachment 1.

Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

Reconfiguring a Lot

1. Survey Plan Approval

Material Change of Use

2. Development Permit – Building Works
3. Compliance Permit – Plumbing Works

Properly made submissions

Not applicable—No part of the application required public notification.

Referral agencies for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Address
<p>As per Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) of the PR:</p> <p><i>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</i></p> <p>(a) <i>the development is for a purpose stated in schedule 20, column 1 for the aspect; and</i></p> <p>(b) <i>the development meets or exceeds the threshold—</i></p> <p>(i) <i>for development in local government area 1—stated in schedule 20, column 2 for the purpose; or</i></p> <p>(ii) <i>for development in local government area 2—stated in schedule 20, column 3 for the purpose; and</i></p> <p>(c) <i>for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area</i></p> <p><i>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose</i></p>	<p>Department of Housing, Local Government, Planning and Public Works—</p> <p>Concurrence Agency</p>	<p>Department of Housing, Local Government, Planning and Public Works,</p> <p>Post: PO Box 825, Visit: 128 Margaret Street, TOOWOOMBA QLD 4350</p> <p>ToowoombaSARA@dsdilgp.qld.gov.au</p> <p>Ph: (07) 4616 7307</p>
<p>As per Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (10.9.4.2.1.1) of the PR:</p> <p><i>Development application for reconfiguring a lot that is assessable development under section 21, if—</i></p> <p>(a) <i>all or part of the premises are within 25m of a State transport corridor; and</i></p> <p>(b) <i>1 or more of the following apply—</i></p> <p>(i) <i>the total number of lots is increased;</i></p> <p>(ii) <i>the total number of lots adjacent to the State transport corridor is increased;</i></p> <p>(iii) <i>there is a new or changed access between the premises and the State transport corridor;</i></p> <p>(iv) <i>an easement is created adjacent to a railway as defined under the</i></p>	<p>Department of Housing, Local Government, Planning and Public Works—</p> <p>Concurrence Agency</p>	<p>Department of Housing, Local Government, Planning and Public Works,</p> <p>Post: PO Box 825, Visit: 128 Margaret Street, TOOWOOMBA QLD 4350</p> <p>ToowoombaSARA@dsdilgp.qld.gov.au</p> <p>Ph: (07) 4616 7307</p>

For an application involving	Name of referral agency	Address
<p><i>Transport Infrastructure Act, schedule 6; and</i></p> <p>(c) <i>the reconfiguration does not relate to government supported transport infrastructure</i></p>		
<p>As per Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) of the PR:</p> <p><i>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—</i></p> <p>(a) <i>are within 25m of a State transport corridor; or</i></p> <p>(b) <i>are a future State transport corridor; or</i></p> <p>(c) <i>are—</i></p> <p>(i) <i>adjacent to a road that intersects with a State-controlled road; and</i></p> <p>(ii) <i>within 100m of the intersection</i></p>	<p>Department of Housing, Local Government, Planning and Public Works—</p> <p>Concurrence Agency</p>	<p>Department of Housing, Local Government, Planning and Public Works,</p> <p>Post: PO Box 825,</p> <p>Visit: 128 Margaret Street,</p> <p>TOOWOOMBA QLD 4350</p> <p>ToowoombaSARA@dsdilgp.qld.gov.au</p> <p>Ph: (07) 4616 7307</p>

Approved plans and specifications

Copies of the following plans are enclosed.

Drawing Number	Title	Date
Reconfiguring a Lot		
24050-1	Proposal Plan to Accompany ROL – 1 into 2 lots & MCU application on Lot 2 SP340400	27/03/24
Material Change of Use – Proposed Lot 1		
A100	Site Plan	24/07/24
A300	Building 2	24/07/24
A400	Building 3	24/07/24
A500	Caretakers	24/07/24
Material Change of Use – Proposed Lot 2		
A100	Site Plan	24/07/24
A200	Building 1	24/07/24
A500	Caretakers	24/07/24

Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*.

- For the **material change of use**: This approval lapses if the first change of use does not happen within six (6) years.
- For **reconfiguring a lot**: This approval lapses if a plan for the reconfiguration that, under the *Land Title Act 1994*, is required to be given to a local government for approval is not given within four (4) years.

Rights of appeal

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For certain applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

Attachment 5 is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights and the appeal rights of a submitter.

To stay informed about any appeal proceedings which may relate to this decision visit: <https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution/pe-court-database>.

Attachment 4 is a Notice about decision - Statement of reasons, in accordance with section 63 (5) of the *Planning Act 2016*.

If you wish to discuss this matter further, please contact Council's Manager of Planning Services, Mrs Ronnie McMahon, on 07 4671 7400.

Yours Sincerely



Ronnie McMahon
Chief Executive Officer
Goondiwindi Regional Council

Cc Department of Housing, Local Government,
Planning and Public Works
PO Box 825,
TOOWOOMBA QLD 4350

enc Attachment 1— Assessment manager and concurrence agency conditions

- State Assessment and Referral Agency Concurrence Agency Response dated 21 August 2024

Attachment 2—Approved Plans
Attachment 3—Infrastructure Charges Notice
Attachment 4—Notice about decision – Statement of reasons
Attachment 5—*Planning Act 2016* Extracts



ATTACHMENTS

Attachment 1 – Assessment Manager’s Conditions

Attachment 2 – Approved Plans

Attachment 3 – Infrastructure Charges Notice

Attachment 4 – Notice about decision - Statement of reasons

Attachment 5 – *Planning Act 2016* Extracts

Planning Act 2016 appeal provisions

Planning Act 2016 lapse dates



Attachment 1 – Assessment Manager's Conditions



Assessment Manager's Conditions

Description:	<ul style="list-style-type: none">• Material Change of Use<ul style="list-style-type: none">○ "Residential activities" – "Caretaker's Accommodation"○ "Industry activities":<ul style="list-style-type: none">▪ "Low Impact Industry"; and▪ "Warehouse"○ "Rural Activities" – "Agricultural Supplies Store"• Reconfiguring a Lot<ul style="list-style-type: none">○ One (1) lot into two (2) lots
Development:	Material Change of Use & Reconfiguring a Lot – Development Permit
Applicant:	SMK QLD Pty Ltd for Phoenix Infrastructure Pty Ltd
Address:	8B Henderson Road, Goondiwindi
Real Property Description:	Lot 2 on SP340400
Council File Reference:	24/26

RECONFIGURING A LOT

GENERAL CONDITIONS							
1.	Approval is granted for the purpose of Reconfiguring a Lot – Subdivision (One (1) lot into two (2) lots).						
2.	<p>The development shall be in accordance with supporting information supplied by the applicant with the development application including the following plans, subject to and modified by the conditions of this approval:</p> <table><tr><th>Drawing No</th><th>Title</th><th>Date</th></tr><tr><td>24050-1</td><td>Proposal Plan to Accompany ROL – 1 into 2 lots & MCU application on Lot 2 SP340400</td><td>27/03/24</td></tr></table> <p>Where there is any conflict between the conditions of this development approval and the details shown on the above plans, the conditions must prevail.</p> <p>Please note this is not an approved Plan of Survey. The approved plans are included in Attachment 2.</p>	Drawing No	Title	Date	24050-1	Proposal Plan to Accompany ROL – 1 into 2 lots & MCU application on Lot 2 SP340400	27/03/24
Drawing No	Title	Date					
24050-1	Proposal Plan to Accompany ROL – 1 into 2 lots & MCU application on Lot 2 SP340400	27/03/24					

3.	<p>Complete and maintain the approved development as follows:</p> <ul style="list-style-type: none"> (i) Generally in accordance with development approval documents; and (ii) Strictly in accordance with those parts of the approved development which have been specified in detail by the Council or Referral Agency unless the Council or Referral Agency agrees in writing that those parts will be adequately complied with by amended specifications. <p>All development must comply with any relevant provisions in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, Council's standard designs for applicable work and any relevant Australian Standard that applies to that type of work.</p> <p>The development approval documents are the material contained in the development application, approved plan(s) and supporting documentation including any written and electronic correspondence between applicant, Council or Referral Agencies during all stages of the development application assessment processes.</p>
4.	<p>All conditions must be complied with or bonded prior to the submission to Council of the Plan of Survey, unless specified in an individual condition.</p>
	<p>ESSENTIAL SERVICES</p>
5.	<p>Prior to the submission to Council of the Plan of Survey, each proposed lot shall be serviced by and connected to Council's reticulated water supply system in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, to the satisfaction of and at no cost to Council.</p> <p>The developer shall provide all necessary water infrastructure to enable all parcels to be serviced by a standard water connection to the satisfaction of Council and to relevant engineering standards.</p>
6.	<p>Each proposed lot shall be connected to an approved designed on-site effluent disposal sewerage system onsite, if or when required, in accordance with the Queensland Plumbing and Wastewater Code, to the satisfaction of and at no cost to Council.</p> <p>All sewer infrastructure (including effluent disposal areas) shall be fully located within the lot boundaries of the premises being serviced, to the satisfaction of and at no cost to Council.</p>
	<p>PUBLIC UTILITIES</p>
7.	<p>Each proposed lot shall be connected to an adequate electricity supply system, with services to be installed underground when required, at no cost to Council.</p>
8.	<p>Each proposed lot shall be connected to an adequate telecommunications supply system, with services to be installed underground when required, at no cost to Council.</p>

	VEHICLE ACCESS
9.	<p>New industrial vehicle crossovers must be provided from Proposed Lots 1 and 2 from Henderson Road, in accordance with Schedule 6.2.1 – Standard Drawing in Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i> or to other relevant engineering standards to the satisfaction of and at no cost to Council.</p> <p>The applicant shall contact Council's Department of Engineering to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite.</p> <p>A qualified Council Officer may inspect construction works at the request of the developer to ensure compliance with this condition.</p>
	STORMWATER
10.	<p>The proposed development shall be adequately drained and all stormwater shall be disposed of to a legal discharge point in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the Goondiwindi Region Planning Scheme 2018 (Version 2) or to other relevant engineering standards, to the satisfaction of and at no cost to Council.</p> <p>Any increases in volume, concentration or velocity of stormwater from the site shall be channelled to lawful points of discharge or to other storage or dispersal arrangements which all must be agreed to in writing by Council.</p> <p>There shall be no change in direction or increase in the volume, concentration or velocity in any overland flow from the site to any adjoining properties unless agreed in writing by Council and the owners of any adjoining properties affected by these changes.</p> <p>The stormwater disposal system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of waterways.</p>
11.	<p>Stormwater shall not be allowed to pond on the site during construction and after construction has been completed unless the type and size of ponding has been agreed in writing by Council.</p> <p>No ponding, concentration or redirection of stormwater shall occur on adjoining properties unless specifically agreed to in writing by Council and the owners of any adjoining properties affected by these changes.</p>

	EARTHWORKS & EROSION CONTROL
12.	Any filling and excavation shall be undertaken in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the Goondiwindi Region Planning Scheme 2018 (Version 2) or to other relevant engineering standards to the satisfaction of and at no cost to Council. Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.
13.	Erosion and sediment control measures shall be in place prior to construction commencing and remain until work is completed in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the Goondiwindi Region Planning Scheme 2018 (Version 2) or to other relevant engineering standards to the satisfaction of and at no cost to Council. The developer shall ensure no increase in any silt loads or contaminants in overland flow from the site during construction and after construction has been completed.
	DEVELOPER'S RESPONSIBILITIES
14.	Any alteration or damage to roads and public infrastructure that is attributable to the progress of works or vehicles associated with the development must be repaired to Council's satisfaction or the cost of repairs paid to Council.
15.	The developer shall be responsible for meeting all costs reasonably associated with the approved development, unless there is specific agreement by other parties, including Council, to meeting those costs.
16.	It is the developer's responsibility to ensure that any contractors and subcontractors have current, relevant and appropriate qualifications and insurances in place to carry out the works.
17.	The developer shall be responsible for mitigating any complaints arising from on-site operations during construction.
18.	Construction works must occur so they do not cause unreasonable interference with the amenity of adjoining premises. During construction the site must be kept in a clean and tidy state at all times.
19.	At all times all requirements of the conditions of the development approval must be maintained.
20.	Where appropriate, easements shall be provided in favour of Council to contain infrastructure elements, including water, sewerage and stormwater mains.

	BEFORE PLANS WILL BE ENDORSED
21.	All works necessitated by the conditions of approval shall be completed prior to the submission to Council of the Plan of Survey required.
22.	<p>The developer shall submit a detailed Plan of Survey, prepared by a licensed surveyor, for the endorsement of Council. In accordance with Schedule 18 of the <i>Planning Regulations 2017</i>.</p> <p>The relevant Council Fee for endorsement of the Plan of Survey (currently \$190.00; subject to change).</p>
23.	<p>All outstanding rates and charges shall be paid to Council prior to the submission to Council of the Plan of Survey.</p> <p>At its discretion, Council may accept bonds or other securities by way of bank guarantee or cash, to ensure completion of specified development approval conditions to expedite the endorsement of the Plan of Survey.</p> <p>It may be necessary for Council to use such bonds for the completion of outstanding works without a specific timeframe agreed.</p>
24.	<p>A letter outlining and demonstrating that each condition has been complied with or how they will be complied with shall be submitted to Council prior to the submission to Council of the Plan of Survey. Council officers may require a physical inspection to confirm that all conditions have been satisfied to relevant standards. The approval will lapse if a plan for the reconfiguration is not given to the local government within the following period, in accordance with the provisions contained in section 85(1)(b) of the Planning Act 2016:</p> <p>(a) If no period is stated – 4 years after the approval starts to have effect.</p> <p>Section 86 of the Planning Act 2016 sets out how an extension to the period of approval can be requested.</p>

MATERIAL CHANGE OF USE – PROPOSED LOT 1

	GENERAL CONDITIONS															
1.	<p>Approval is granted for the purpose of a Material Change of Use for:</p> <ul style="list-style-type: none">• “Residential activities” – “Caretaker’s Accommodation”• “Industry activities”:<ul style="list-style-type: none">○ “Low Impact Industry”; and○ “Warehouse”• “Rural Activities” – “Agricultural Supplies Store” <p>as defined in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>.</p>															
2.	<p>All conditions must be complied with or bonded prior to the commencement of the use, unless specified in an individual condition.</p>															
3.	<p>Except where changed by conditions of this approval, the development shall be in accordance with supporting information supplied by the applicant with the development application including the following plans and reports:</p> <table><tr><th>Drawing Number</th><th>Title</th><th>Date</th></tr><tr><td>A100</td><td>Site Plan</td><td>24/07/24</td></tr><tr><td>A300</td><td>Building 2</td><td>24/07/24</td></tr><tr><td>A400</td><td>Building 3</td><td>24/07/24</td></tr><tr><td>A500</td><td>Caretakers</td><td>24/07/24</td></tr></table> <p>Please note these plans are not approved Building Plans.</p>	Drawing Number	Title	Date	A100	Site Plan	24/07/24	A300	Building 2	24/07/24	A400	Building 3	24/07/24	A500	Caretakers	24/07/24
Drawing Number	Title	Date														
A100	Site Plan	24/07/24														
A300	Building 2	24/07/24														
A400	Building 3	24/07/24														
A500	Caretakers	24/07/24														
4.	<p>Complete and maintain the approved development as follows:</p> <p>(iii) Generally in accordance with development approval documents; and</p> <p>(iv) Strictly in accordance with those parts of the approved development which have been specified in detail by Council unless Council agrees in writing that those parts will be adequately complied with by amended specifications.</p> <p>All development shall comply with any relevant provisions in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, Council’s standard designs for applicable work and any relevant Australian Standard that applies to that type of work.</p> <p>The development approval documents are the material contained in the development application, approved plans and supporting documentation including any written and electronic correspondence between applicant, Council or any relevant Agencies during all stages of the development application assessment processes.</p>															
5.	<p>It is the developer’s responsibility to obtain all other statutory approvals required prior to the commencement of the use.</p>															

	OPERATION OF THE USE
6.	<p>The approval is over two (2) stages as follows:</p> <ul style="list-style-type: none"> • Stage 1: 714m² Shed • Stage 2: 360m² Shed and Caretaker's Accommodation <p>Conditions within this approval apply to all stages unless otherwise specified.</p>
7.	<p>The approved "Industry Activities" and "Rural Activities" shall be operated generally between the hours of:</p> <p>(a) 6:00am and 6:00pm, Monday to Friday.</p>
	ESSENTIAL SERVICES
8.	<p>Prior to the commencement of the use, the development shall be connected to Council's reticulated water supply system, in accordance with Schedule 6.2 Planning Scheme Policy 1 – Land Development Standards in the Goondiwindi Region Planning Scheme 2018 (Version 2), to the satisfaction of and at no cost to Council.</p> <p>The developer shall provide all necessary water infrastructure to enable the development to be serviced to relevant engineering standards and to the satisfaction of Council.</p>
9.	<p>Prior to the commencement of the use, the development shall be connected to an approved designed onsite effluent disposal sewerage system, in accordance with the Queensland Plumbing and Wastewater Code, to the satisfaction of and at no cost to Council.</p> <p>All sewer infrastructure (including effluent disposal areas) shall be fully located within site boundaries, to the satisfaction of and at no cost to Council.</p>
	PUBLIC UTILITIES
10.	<p>The development shall be connected to an adequate electricity and telecommunications supply system, at no cost to Council.</p>

	ROADS AND VEHICLES
11.	<p>The proposed access to Henderson Road, from the edge of the existing bitumen to the property boundary, shall be constructed to an industrial standard generally in the location shown in on the approved plans. The crossovers must be constructed in accordance with Schedule 6.2.1 – Standard Drawing in Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the Goondiwindi Region Planning Scheme 2018, to the satisfaction of and at no cost to Council.</p> <p>Crossovers shall be constructed prior to the commencement of the use or prior to the submission to Council of the Plan of Survey, whichever comes first.</p> <p>The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite.</p> <p>A qualified Council Officer may inspect construction works at the request of the development to ensure compliance with this condition.</p>
12.	<p>Vehicle manoeuvring areas shall be provided on-site so that all vehicles, up to and including an Articulated Vehicle (AV), can enter and leave the site in a forward direction.</p>
13.	<p>Thirteen (13) car parking spaces shall be supplied on site, plus one (1) space adjacent to the Caretaker's Accommodation. This area shall be constructed to a dust suppressant all weather standard in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, to the satisfaction of and at no cost to Council.</p> <p>Car parking areas shall be constructed prior to the commencement of the use.</p> <p>The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite.</p> <p>A qualified Council Officer may inspect construction works at the request of the developer to ensure compliance with this condition.</p>
14.	<p>Provide service vehicle parking for an Articulated Vehicle (AV) in accordance with Australian Standard 2890.2 – Off-street Commercial Vehicle Facilities.</p>
	LANDSCAPING
15.	<p>All existing natural vegetation within 5 metres of the rear property boundary must be maintained as a vegetated buffer to the adjacent watercourse.</p>
16.	<p>Security fencing, 1.8m high, shall be provided for the full length of all site boundaries. The fence shall be appropriately integrated with the proposed landscaping on site and present an attractive visual appearance to adjoining properties.</p>

17. Landscaping shall be provided in accordance with Schedule 6.3 – Planning Scheme Policy 1 – Land Development Standards of the Goondiwindi Region Planning Scheme 2018, generally in accordance with the Approved Site Plan, with a minimum of:

- Street frontage landscaping along the site's Henderson Road frontage with a minimum width of 2m, generally in accordance with the Approved Plan.
- Screen hedging along the eastern and western edges of the proposed Caretaker's Accommodation buildings, with a minimum length extending 2m north and south of the building and a minimum width of 2m.
- Grassed areas along the side and boundaries in accordance with the Approved Plan. All grassed areas must be irrigated and maintained.

All landscaping and tree plantings are to be planted and maintained to the satisfaction of a qualified Council Officer. A bond for the amount of **\$2,809** is to be submitted prior to the issue of a building approval for the maintenance of landscaping.

If the landscaping complies with Schedule 6.3 – Planning Scheme Policy 1 – Land Development Standards of the Goondiwindi Region Planning Scheme 2018, the applicant will be advised in writing that the bond is accepted.

The bond holding time starts from the acceptance of works. Council must be contacted by the applicant to request an inspection of the landscaping as soon as possible after completion of planting and payment of bond. The bond shall be returned in accordance with the following schedule if the landscaping meets the criteria:

Time from acceptance of landscaping works	Criteria	Bond Refund / Reduction
9 months – From acceptance of works	Landscaping conforms to requirements, is established and maintained. Adequate provision for on-going watering and growth. Any/all replacement plants are provided.	50%
18 months – From acceptance of works	Landscaping is well established (as a guide >50% full growth depending on species). All replacement plants are established. The landscaping intent is being achieved.	25%
24 months – From acceptance of works	Landscaping is fully established, or within 80% depending on species.	25%

After the required bond holding time has passed, a refund of bond monies will only be considered upon a written request from the person who paid the bond once the required bond holding time has been completed.

A qualified Council Officer may inspect landscaping plantings to ensure compliance with this condition and acceptance of the works. Council will hold the funds in trust for a maximum of three years, at which time should work not be carried out and maintained to Council's satisfaction, the bond will be used by Council to have the works performed unless an extension of time is requested by the land owner or applicant and approved by Council. To clarify, bonds can only be refunded upon a written request from the person who paid the bond upon the works being satisfactorily maintained for the required bond holding time.

	STORMWATER
18.	<p>Prior to the commencement of the use, the site shall be adequately drained and all stormwater shall be disposed of to a legal point of discharge in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, to the satisfaction of and at no cost to Council.</p> <p>Any increase in volume, concentration or velocity of stormwater from the site shall be channelled to lawful points of discharge or to other storage or dispersal arrangements which all must be agreed to in writing by Council.</p> <p>There shall be no change in direction or increase in the volume, concentration or velocity in any overland flow from the site to any adjoining properties unless agreed in writing by Council and the owners of any adjoining properties affected by these changes.</p> <p>The stormwater disposal system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of waterways.</p>
19.	<p>Stormwater shall not be allowed to pond on the site during the development process and after development has been completed unless the type and size of ponding has been agreed in writing by Council.</p> <p>No ponding, concentration or redirection of stormwater shall occur on adjoining properties unless specifically agreed to in writing by Council and the owners of any adjoining properties affected by these changes.</p>
	EARTHWORKS AND EROSION CONTROL
20.	<p>Any filling or excavation shall be undertaken in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region planning Scheme 2018 (Version 2)</i> or to other relevant engineering standards to the satisfaction of and at no cost to Council.</p> <p>Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p>
21.	<p>All works associated with the development must be carried out in a manner that minimises erosion and controls sediment. Best practice erosion and sediment control measures shall be in place at the location of all works prior to work commencing and remain until work is completed in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i> to the satisfaction of and at no cost to Council.</p> <p>Control procedures are to be established to ensure sediment from the site is not deposited off site. The developer shall ensure no increase in any silt loads or contaminants in overland flow from the site during the development process and after development has been completed.</p>

	AVOIDING NUISANCE
22.	At all times while the use continues, the development shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> (the Act) and all relevant regulations and standards under that Act. All necessary licences under the Act shall be obtained and shall be maintained at all times while the use continues.
23.	All external lighting is to be compliant with AS/NZS 4282-2019 " <i>Control of obtrusive effects of outdoor lighting</i> ".
24.	<p>At all times while the use continues it shall be operated in such a manner as to ensure that no nuisance shall arise to adjoining premises as a result of dust, noise, lighting, odour, vibration, rubbish, contaminants, stormwater discharge or siltation or any other potentially detrimental impact.</p> <p>Roof water drainage from structures/buildings and the yard area is to be discharged to a Council approved drainage system.</p>
25.	<p>At all times while the use continues, lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.</p> <p>All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties, motorists or the operational safety of the surrounding road network.</p>
26.	<p>At all times while the use continues, provision must be made on site for the collection of general refuse in covered waste containers with a capacity sufficient for the use.</p> <p>Waste receptacles shall be placed in a screened area. The site must maintain a general tidy appearance.</p>
27.	The operator shall be responsible for mitigating any complaints arising from on-site operations.
28.	<p>Construction works must occur so they do not cause unreasonable interference with the amenity of adjoining premises.</p> <p>The site must be kept in a clean and tidy state at all times during construction.</p>
29.	At all times while the use continues, any air conditioned equipment shall be acoustically screened to ensure noise levels do not exceed 5 dB(A) above the background noise level measured at the boundaries of the subject site.

	DEVELOPER'S RESPONSIBILITIES
30.	Any alteration or damage to roads and/or public infrastructure that is attributable to the progress of works or vehicles associated with the development of the site shall be repaired to Council's satisfaction or the cost of repairs paid to Council.
31.	All contractors and subcontractors shall hold current, relevant and appropriate qualifications and insurances to carry out the works.
32.	All costs reasonably associated with the approved development, unless there is specific agreement by other parties to meet these costs, shall be met by the developer.
33.	At all times while the use continues, all requirements of the conditions of the development approval must be maintained.
	COMMENCEMENT OF USE
34.	<p>At its discretion, Council may accept bonds or other securities to ensure completion of specified development approval conditions or Council may accept cash payments for Council to undertake the necessary work to ensure completion of specified development approval conditions.</p> <p>It may be necessary for Council to use such bonds for the completion of outstanding works without a specific timeframe agreed.</p> <p>The decision to accept bonds or other securities to satisfy a condition will be that of Council, not the applicant.</p>
35.	<p>Council must be notified in writing of the date of the commencement of the use within 14 days of commencement.</p> <p>This Material Change of Use approval will lapse if the use has not commenced within six years of the date the development approval takes effect, in accordance with the provisions contained in sections 85(i)(a) of the <i>Planning Act 2016</i>.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
36.	A letter outlining and demonstrating that conditions have been, or will be, complied with shall be submitted to Council and approved by a relevant Officer of Council prior to commencement of the use at each relevant stage. Council Officers may require a physical inspection to confirm that all conditions have been satisfied to relevant standards.

MATERIAL CHANGE OF USE – PROPOSED LOT 2

	GENERAL CONDITIONS												
1.	<p>Approval is granted for the purpose of a Material Change of Use for:</p> <ul style="list-style-type: none">• “Residential activities” – “Caretaker’s Accommodation”• “Industry activities”:<ul style="list-style-type: none">○ “Low Impact Industry”; and○ “Warehouse”• “Rural Activities” – “Agricultural Supplies Store” <p>as defined in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>.</p>												
2.	<p>All conditions must be complied with or bonded prior to the commencement of the use, unless specified in an individual condition.</p>												
3.	<p>Except where changed by conditions of this approval, the development shall be in accordance with supporting information supplied by the applicant with the development application including the following plans and reports:</p> <table><tr><th>Drawing Number</th><th>Title</th><th>Date</th></tr><tr><td>A100</td><td>Site Plan</td><td>24/07/24</td></tr><tr><td>A200</td><td>Building 1</td><td>24/07/24</td></tr><tr><td>A500</td><td>Caretakers</td><td>24/07/24</td></tr></table> <p>Please note these plans are not approved Building Plans.</p>	Drawing Number	Title	Date	A100	Site Plan	24/07/24	A200	Building 1	24/07/24	A500	Caretakers	24/07/24
Drawing Number	Title	Date											
A100	Site Plan	24/07/24											
A200	Building 1	24/07/24											
A500	Caretakers	24/07/24											
4.	<p>Complete and maintain the approved development as follows:</p> <p>(v) Generally in accordance with development approval documents; and</p> <p>(vi) Strictly in accordance with those parts of the approved development which have been specified in detail by Council unless Council agrees in writing that those parts will be adequately complied with by amended specifications.</p> <p>All development shall comply with any relevant provisions in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, Council’s standard designs for applicable work and any relevant Australian Standard that applies to that type of work.</p> <p>The development approval documents are the material contained in the development application, approved plans and supporting documentation including any written and electronic correspondence between applicant, Council or any relevant Agencies during all stages of the development application assessment processes.</p>												
5.	<p>It is the developer’s responsibility to obtain all other statutory approvals required prior to the commencement of the use.</p>												

	OPERATION OF THE USE
6.	<p>The approval is over two (2) stages as follows:</p> <ul style="list-style-type: none"> • Stage 1: 714m² Shed • Stage 2: Caretaker's Accommodation <p>Conditions within this approval apply to all stages unless otherwise specified.</p>
7.	<p>The approved "Industry Activities" and "Rural Activities" shall be operated generally between the hours of:</p> <p>(a) 6:00am and 6:00pm, Monday to Friday.</p>
	ESSENTIAL SERVICES
8.	<p>Prior to the commencement of the use, the development shall be connected to Council's reticulated water supply system, in accordance with Schedule 6.2 Planning Scheme Policy 1 – Land Development Standards in the Goondiwindi Region Planning Scheme 2018 (Version 2), to the satisfaction of and at no cost to Council.</p> <p>The developer shall provide all necessary water infrastructure to enable the development to be serviced to relevant engineering standards and to the satisfaction of Council.</p>
9.	<p>Prior to the commencement of the use, the development shall be connected to an approved designed onsite effluent disposal sewerage system, in accordance with the Queensland Plumbing and Wastewater Code, to the satisfaction of and at no cost to Council.</p> <p>All sewer infrastructure (including effluent disposal areas) shall be fully located within site boundaries, to the satisfaction of and at no cost to Council.</p>
	PUBLIC UTILITIES
10.	<p>The development shall be connected to an adequate electricity and telecommunications supply system, at no cost to Council.</p>

	ROADS AND VEHICLES
11.	<p>The proposed access to Henderson Road, from the edge of the existing bitumen to the property boundary, shall be constructed to an industrial standard generally in the location shown in on the approved plans. The crossovers must be constructed in accordance with Schedule 6.2.1 – Standard Drawing in Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the Goondiwindi Region Planning Scheme 2018, to the satisfaction of and at no cost to Council.</p> <p>Crossovers shall be constructed prior to the commencement of the use or prior to the submission to Council of the Plan of Survey, whichever comes first.</p> <p>The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite.</p> <p>A qualified Council Officer may inspect construction works at the request of the development to ensure compliance with this condition.</p>
12.	<p>Vehicle manoeuvring areas shall be provided on-site so that all vehicles, up to and including an Articulated Vehicle (AV), can enter and leave the site in a forward direction.</p>
13.	<p>Twelve (12) car parking spaces shall be supplied on site, plus one (1) space adjacent to the Caretaker's Accommodation. This area shall be constructed to a dust suppressant all weather standard in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, to the satisfaction of and at no cost to Council.</p> <p>Car parking areas shall be constructed prior to the commencement of the use.</p> <p>The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite.</p> <p>A qualified Council Officer may inspect construction works at the request of the developer to ensure compliance with this condition.</p>
14.	<p>Provide service vehicle parking for an Articulated Vehicle (AV) in accordance with Australian Standard 2890.2 – Off-street Commercial Vehicle Facilities.</p>
	LANDSCAPING
15.	<p>All existing natural vegetation within 5 metres of the rear property boundary must be maintained as a vegetated buffer to the adjacent watercourse.</p>
16.	<p>Security fencing, 1.8m high, shall be provided for the full length of all site boundaries. The fence shall be appropriately integrated with the proposed landscaping on site and present an attractive visual appearance to adjoining properties.</p>

17.

Landscaping shall be provided in accordance with Schedule 6.3 – Planning Scheme Policy 1 – Land Development Standards of the Goondiwindi Region Planning Scheme 2018, generally in accordance with the Approved Site Plan, with a minimum of:

- Street frontage landscaping along the site’s Henderson Road frontage with a minimum width of 2m, generally in accordance with the Approved Plan.
- Screen hedging along the eastern and western edges of the proposed Caretaker’s Accommodation buildings, with a minimum length extending 2m north and south of the building and a minimum width of 2m.
- Grassed areas along the side and boundaries in accordance with the Approved Plan. All grassed areas must be irrigated and maintained.

All landscaping and tree plantings are to be planted and maintained to the satisfaction of a qualified Council Officer. A bond for the amount of **\$3,145** is to be submitted prior to the issue of a building approval for the maintenance of landscaping.

If the landscaping complies with Schedule 6.3 – Planning Scheme Policy 1 – Land Development Standards of the Goondiwindi Region Planning Scheme 2018, the applicant will be advised in writing that the bond is accepted.

The bond holding time starts from the acceptance of works. Council must be contacted by the applicant to request an inspection of the landscaping as soon as possible after completion of planting and payment of bond. The bond shall be returned in accordance with the following schedule if the landscaping meets the criteria:

Time from acceptance of landscaping works	Criteria	Bond Refund / Reduction
9 months – From acceptance of works	Landscaping conforms to requirements, is established and maintained. Adequate provision for on-going watering and growth. Any/all replacement plants are provided.	50%
18 months – From acceptance of works	Landscaping is well established (as a guide >50% full growth depending on species). All replacement plants are established. The landscaping intent is being achieved.	25%
24 months – From acceptance of works	Landscaping is fully established, or within 80% depending on species.	25%

After the required bond holding time has passed, a refund of bond monies will only be considered upon a written request from the person who paid the bond once the required bond holding time has been completed.

A qualified Council Officer may inspect landscaping plantings to ensure compliance with this condition and acceptance of the works. Council will hold the funds in trust for a maximum of three years, at which time should work not be carried out and maintained to Council’s satisfaction, the bond will be used by Council to have the works performed unless an extension of time is requested by the land owner or applicant and approved by Council. To clarify, bonds can only be refunded upon a written request from the person who paid the bond upon the works being satisfactorily maintained for the required bond holding time.

	STORMWATER
18.	<p>Prior to the commencement of the use, the site shall be adequately drained and all stormwater shall be disposed of to a legal point of discharge in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, to the satisfaction of and at no cost to Council.</p> <p>Any increase in volume, concentration or velocity of stormwater from the site shall be channelled to lawful points of discharge or to other storage or dispersal arrangements which all must be agreed to in writing by Council.</p> <p>There shall be no change in direction or increase in the volume, concentration or velocity in any overland flow from the site to any adjoining properties unless agreed in writing by Council and the owners of any adjoining properties affected by these changes.</p> <p>The stormwater disposal system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting or waterways.</p>
19.	<p>Stormwater shall not be allowed to pond on the site during the development process and after development has been completed unless the type and size of ponding has been agreed in writing by Council.</p> <p>No ponding, concentration or redirection of stormwater shall occur on adjoining properties unless specifically agreed to in writing by Council and the owners of any adjoining properties affected by these changes.</p>
	EARTHWORKS AND EROSION CONTROL
20.	<p>Any filling or excavation shall be undertaken in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region planning Scheme 2018 (Version 2)</i> or to other relevant engineering standards to the satisfaction of and at no cost to Council.</p> <p>Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p>
21.	<p>All works associated with the development must be carried out in a manner that minimises erosion and controls sediment. Best practice erosion and sediment control measures shall be in place at the location of all works prior to work commencing and remain until work is completed in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i> to the satisfaction of and at no cost to Council.</p> <p>Control procedures are to be established to ensure sediment from the site is not deposited off site. The developer shall ensure no increase in any silt loads or contaminants in overland flow from the site during the development process and after development has been completed.</p>

	AVOIDING NUISANCE
22.	At all times while the use continues, the development shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> (the Act) and all relevant regulations and standards under that Act. All necessary licences under the Act shall be obtained and shall be maintained at all times while the use continues.
23.	All external lighting is to be compliant with AS/NZS 4282-2019 " <i>Control of obtrusive effects of outdoor lighting</i> ".
24.	<p>At all times while the use continues it shall be operated in such a manner as to ensure that no nuisance shall arise to adjoining premises as a result of dust, noise, lighting, odour, vibration, rubbish, contaminants, stormwater discharge or siltation or any other potentially detrimental impact.</p> <p>Roof water drainage from structures/buildings and the yard area is to be discharged to a Council approved drainage system.</p>
25.	<p>At all times while the use continues, lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.</p> <p>All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties, motorists or the operational safety of the surrounding road network.</p>
26.	<p>At all times while the use continues, provision must be made on site for the collection of general refuse in covered waste containers with a capacity sufficient for the use.</p> <p>Waste receptacles shall be placed in a screened area. The site must maintain a general tidy appearance.</p>
27.	The operator shall be responsible for mitigating any complaints arising from on-site operations.
28.	<p>Construction works must occur so they do not cause unreasonable interference with the amenity of adjoining premises.</p> <p>The site must be kept in a clean and tidy state at all times during construction.</p>
29.	At all times while the use continues, any air conditioned equipment shall be acoustically screened to ensure noise levels do not exceed 5 dB(A) above the background noise level measured at the boundaries of the subject site.

	DEVELOPER'S RESPONSIBILITIES
30.	Any alteration or damage to roads and/or public infrastructure that is attributable to the progress of works or vehicles associated with the development of the site shall be repaired to Council's satisfaction or the cost of repairs paid to Council.
31.	All contractors and subcontractors shall hold current, relevant and appropriate qualifications and insurances to carry out the works.
32.	All costs reasonably associated with the approved development, unless there is specific agreement by other parties to meet these costs, shall be met by the developer.
33.	At all times while the use continues, all requirements of the conditions of the development approval must be maintained.
	COMMENCEMENT OF USE
34.	<p>At its discretion, Council may accept bonds or other securities to ensure completion of specified development approval conditions or Council may accept cash payments for Council to undertake the necessary work to ensure completion of specified development approval conditions.</p> <p>It may be necessary for Council to use such bonds for the completion of outstanding works without a specific timeframe agreed.</p> <p>The decision to accept bonds or other securities to satisfy a condition will be that of Council, not the applicant.</p>
35.	<p>Council must be notified in writing of the date of the commencement of the use within 14 days of commencement.</p> <p>This Material Change of Use approval will lapse if the use has not commenced within six years of the date the development approval takes effect, in accordance with the provisions contained in sections 85(i)(a) of the <i>Planning Act 2016</i>.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
36.	A letter outlining and demonstrating that conditions have been, or will be, complied with shall be submitted to Council and approved by a relevant Officer of Council prior to commencement of the use at each relevant stage. Council Officers may require a physical inspection to confirm that all conditions have been satisfied to relevant standards.

ADVICE NOTES

	NOTES AND ADVICE
	<p><i>When approval takes effect</i></p> <p>This approval takes effect in accordance with section 85 of the <i>Planning Act 2016</i>.</p> <p><i>When approval lapses</i></p> <p>This Material Change of Use approval will lapse if the change of use has not occurred within the following period, in accordance with the provisions contained in section 85(i)(a) of the <i>Planning Act 2016</i>.</p> <p>(a) If no period stated – 6 years after the approval starts to have effect.</p> <p>The Reconfiguring a Lot approval will lapse if a plan for the reconfiguration is not given to the local government within the following period, in accordance with the provisions contained in section 85(1)(b) of the <i>Planning Act 2016</i>:</p> <p>(a) If no period stated – 4 years after the approval starts to have effect.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
	<p>Infrastructure charges as outlined in the Infrastructure Charges Notice included in Attachment 3 shall be paid in accordance with the timing specified in the notice.</p>
	<p>This approval in no way removes the duty of care responsibility of the applicant under the <i>Aboriginal Cultural Heritage Act 2003</i>. Pursuant to Section 23(1) of the <i>Aboriginal Cultural Heritage Act 2003</i>, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”).</p>
	<p>This approval in no way authorises the clearing of native vegetation protected under the <i>Vegetation Management Act 1999</i>.</p>
	<p>The approved development does not authorise any deviation from the applicable Australian Standards nor from the application of any laws, including laws covering work place health and safety.</p>
	<p>All development shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> and all relevant regulations and standards under that Act. All necessary licences under the Act shall be obtained and shall be maintained at all times.</p>
	<p>It is the applicant’s responsibility to obtain all statutory approvals prior to commencement of any works onsite.</p>



SARA reference: 2407-41541 SRA
Council reference: 24/26

21 August 2024

Chief Executive Officer
Goondiwindi Regional Council
LMB 7
INGLEWOOD QLD 4387
mail@grc.qld.gov.au

Attention: Ronnie McMahon

Dear Mrs McMahon

SARA referral agency response—8B Henderson Road, Goondiwindi

(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 26 July 2024.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	21 August 2024
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	Reconfiguring of a Lot - One (1) Lot into two (2) Lots Material Change of Use - Residential activities – Caretakers accommodation, Industry activities - Low impact industry and Warehouse and rural activities - Agricultural supplies store
SARA role:	Referral agency	
SARA trigger:	<ul style="list-style-type: none">Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (Planning Regulation 2017) – Development impacting on state transport	

- infrastructure
- Schedule 10, part 9, division 4, subdivision 2, table 1, item 1 (Planning Regulation 2017) – Reconfiguring a lot near a state transport corridor
- Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 – Development near a state transport corridor or that is a future state transport corridor

SARA reference: 2407-41541 SRA

Assessment manager: Goondiwindi Regional Council

Street address: 8B Henderson Road, Goondiwindi

Real property description: Lot 2 on SP340400

Applicant name: SMK QLD Pty Ltd for Phoenix Infrastructure Pty Ltd

Applicant contact details: 9 Pratten Street
Goondiwindi QLD 4390
tom@smkqld.com.au

Human Rights Act 2019 considerations: The decision has been assessed for compatibility with human rights under the *Human Rights Act 2019*. The decision was found not to limit human rights under the *Human Rights Act 2019* therefore, it is reasonable to conclude the decision is compatible with 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@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
A/Manager

cc SMK QLD Pty Ltd for Phoenix Infrastructure Pty Ltd, tom@smkqld.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 3.0). 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:

SARA assessed the development against the following codes of the State Development Assessment Provisions (SDAP), version 3.0:

- State code 2: Development in a railway environment.
- State code 6: Protection of state transport networks.

The development complies with the assessment benchmarks of State code 2 of SDAP (version 3.0) in that the development:

- does not adversely impact the structural integrity or physical condition of the railway within the railway corridor
- does not compromise the operating performance of the railway corridor.

The development complies with the assessment benchmarks of State code 6 of SDAP (version 3.0) in that the development:

- maintains the operating performance of the transport network.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version 3.0, 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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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

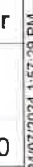
30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

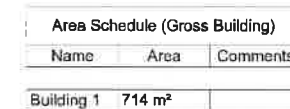
³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



Attachment 2 – Approved Plans







PHOENIX
ENERGY

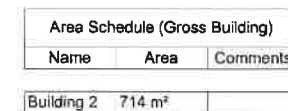
Phoenix Energy Proposed Warehouses

Building 1

A200

Scale 1 : 100

.....



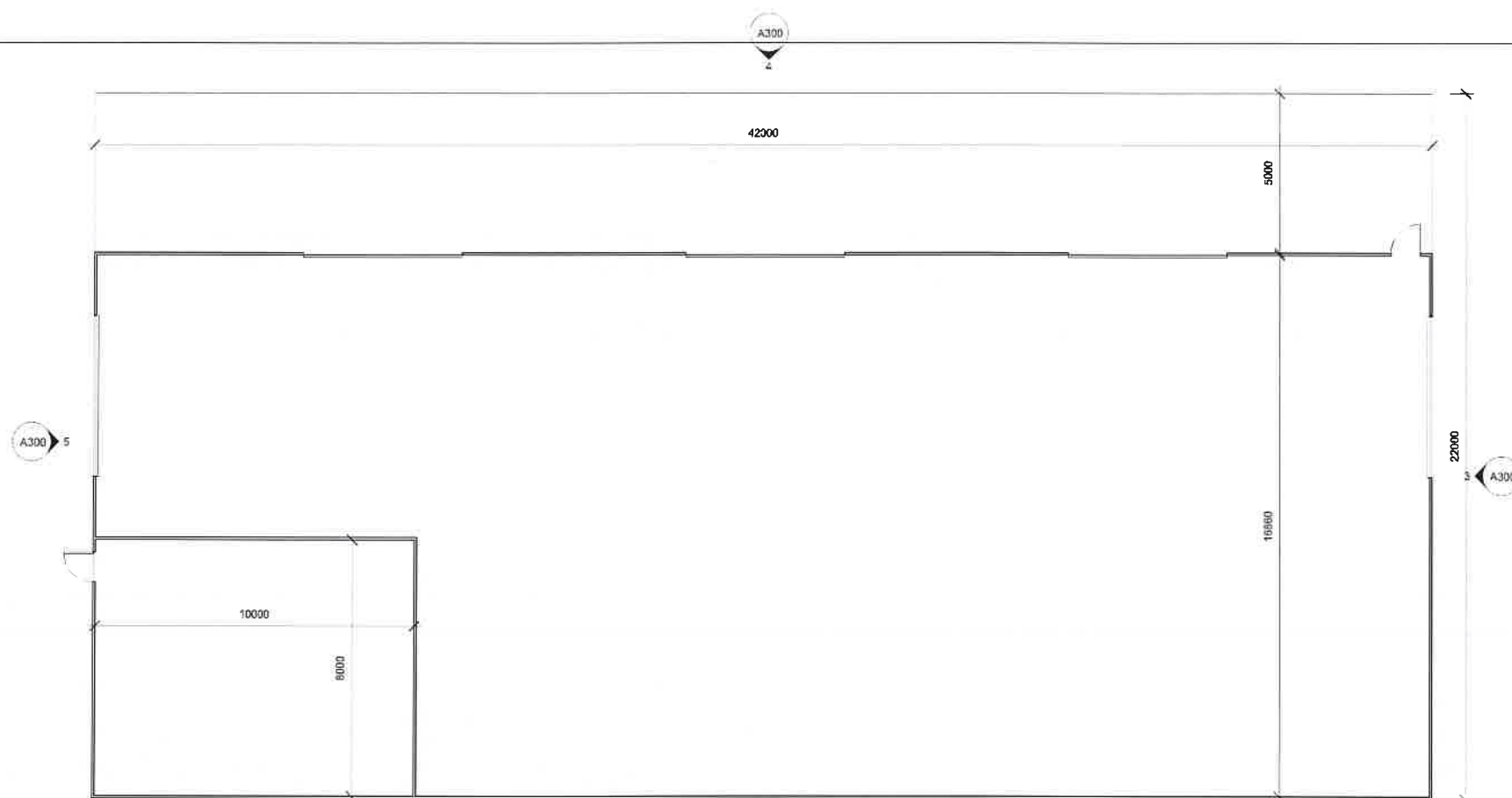
Project Address
10 Henderson Road
Goondiwindi QLD 4390

No.	Description	Date
B	PRELIMINARY	24/07/24
A	PRELIMINARY	05/06/24

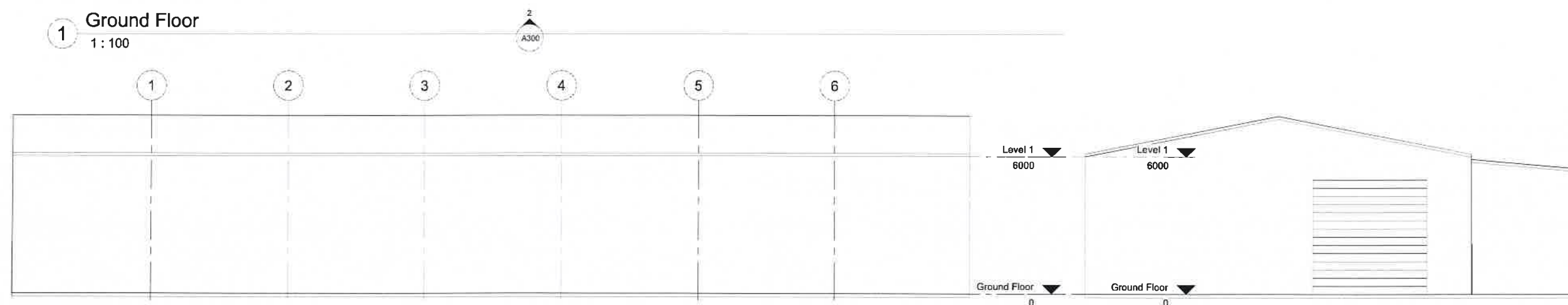
Phoenix Energy Proposed Warehouses

Building 2

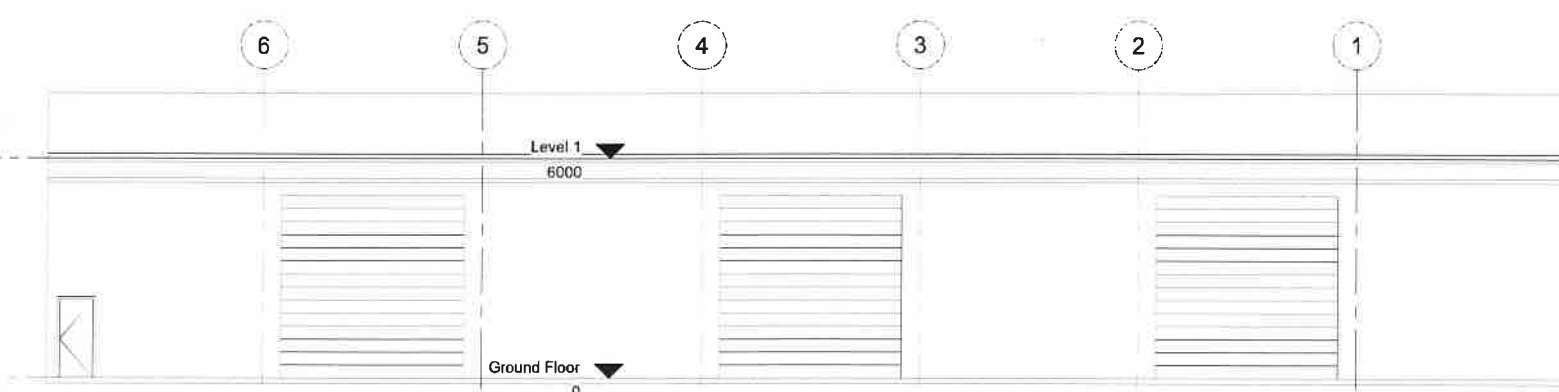
Project number	PNX01
Date	Issue Date
Drawn by	Author
Checked by	Checker
A300	
Scale	1 : 100



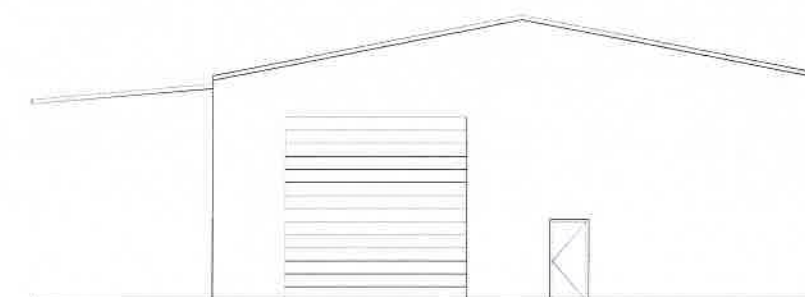
1 Ground Floor
1 : 100



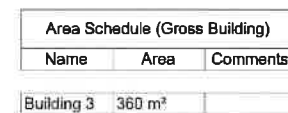
2 Elevation 1 - a
1 : 100



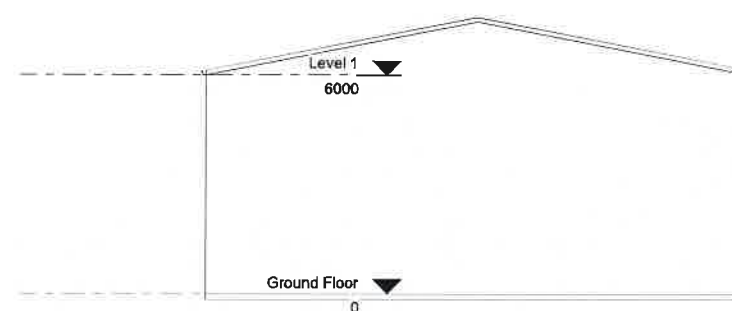
4 Elevation 3 - a
1 : 100



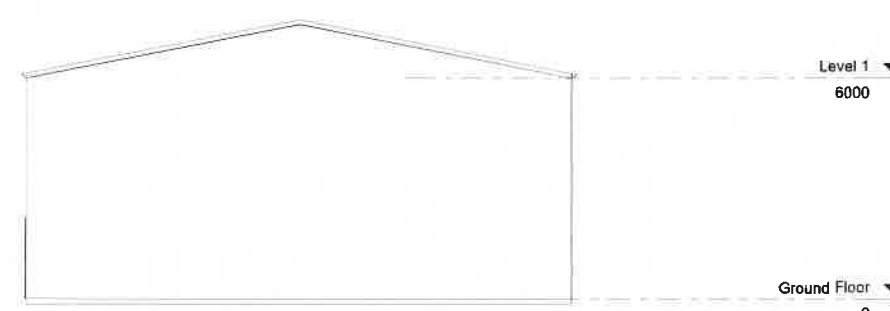
5 Elevation 4 - a
1 : 100



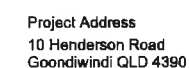
1 Ground Floor
1 : 100



3 Elevation 2 - a
1 : 100



4 Elevation 3 - a
1 : 100



No.	Description	Date
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A	PRELIMINARY	05/06/24

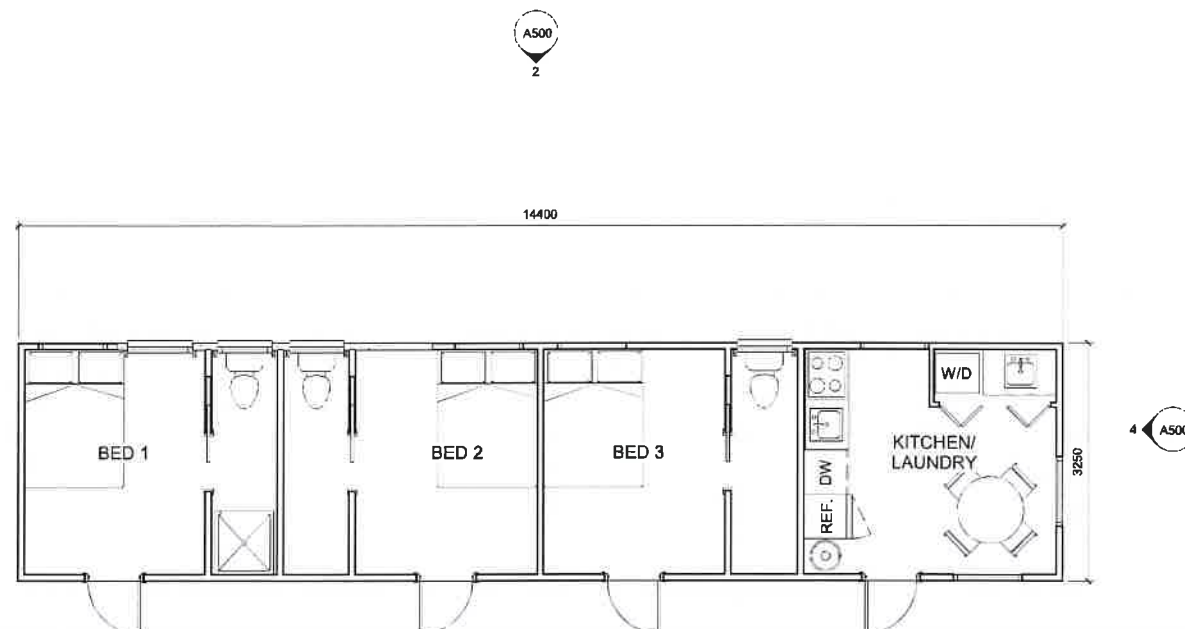
Phoenix Energy Proposed Warehouses

Building 3

Project number	PNX01
Date	Issue Date
Drawn by	Author
Checked by	Checker

A400

Scale 1 : 100



GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice

Council Reference: 24/26

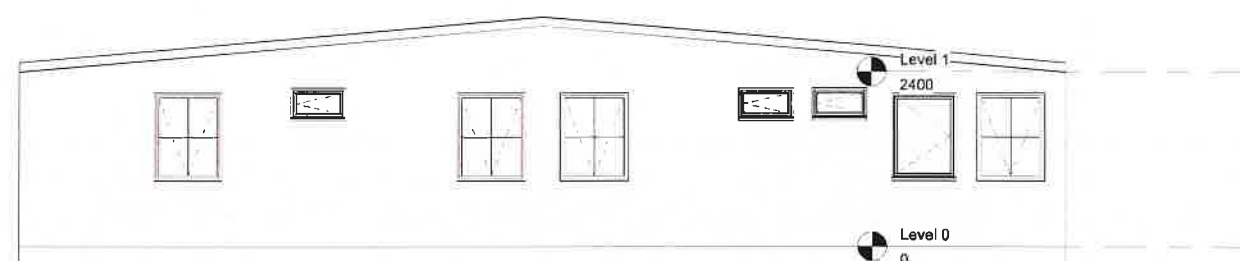
Dated: 14/10/2024

Signed: RM: [Signature]

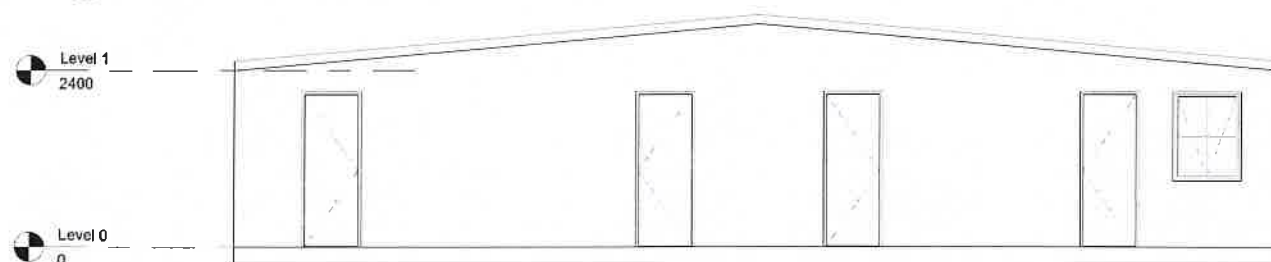
Print Name: Ronnie McMahon

(Under Delegation) ASSESSMENT MANAGER

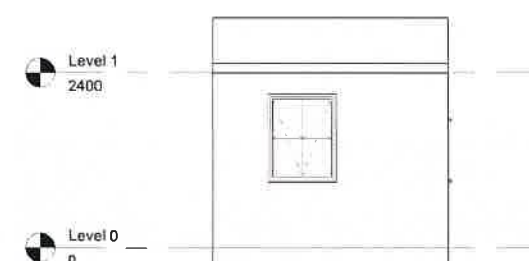
1 Level 0
1 : 50



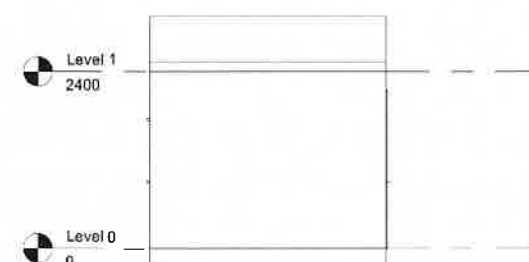
2 North
1 : 50



3 South
1 : 50



4 East
1 : 50



5 West
1:50

No.	Description	Date
B	PRELIMINARY	24/07/24
A	PRELIMINARY	05/06/24

Phoenix Energy Proposed Warehouses

Caretakers

Project number	PNX01
Date	Issue Date
Drawn by	Author
Checked by	Checker

A500

Scale 1 : 50

HENDERSON

Proposed Access Point
for Proposed Lot 1

Proposed Access Point
for Proposed Lot 2

ROAD

SP164148

SP340400

1

4,162 m²

2

5,046 m²

30

SP327023

4

SP164148

SERPENTINE

LAGOON

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 24/26
Dated: 14/10/2024
Signed: RM/MS
Print Name: Ronric McMahon
(Under Delegation) ASSESSMENT MANAGER

Note:

This plan was prepared for Phoenix Infrastructure Pty Ltd as a proposed subdivision to accompany a subdivision application to the Goondiwindi Regional Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other relevant legislation. In particular, no reliance should be placed on this plan for any financial dealings involving the land. This note is an integral part of this plan.

Note:

This plan was prepared for Phoenix Infrastructure Pty Ltd to accompany a MCU application to the Goondiwindi Regional Council and should not be used for any other purpose. This note is an integral part of this plan.



PHOENIX INFRASTRUCTURE

SMK OLD PTY. LTD.

Goondiwindi | Brisbane | Gold Coast | Toowoomba | Gatton
Ph (07)4571 2445 Email admin@smkold.com.au

PROPOSAL PLAN TO ACCOMPANY

ROL - 1 INTO 2 LOTS & MCU

APPLICATION ON LOT 2 SP340400

HENDERSON ROAD, GOONDIWINDI

SCALE: 1:800

24050-1

Drawn TJ 27/03/24 Checked

A3

24050



Attachment 3 – Infrastructure Charges Notice





Goondiwindi Customer Service
Centre
4 McLean Street
Goondiwindi
Inglewood Customer Service
Centre
18 Elizabeth Street
Inglewood

Locked Mail Bag 7
Inglewood QLD 4387

Telephone: 07 4671 7400
Email: mail@grc.qld.gov.au

Infrastructure Charges Notice

Address	8B Henderson Road
Owner	Phoenix Infrastructure Pty Ltd
Applicant	SMK QLD Pty Ltd for Phoenix Infrastructure Pty Ltd
Application No.	24/26
Lot and Survey Plan	Lot 2 on SP340400
Date	14 October 2024
Approval	Development Permit – Material Change of Use and Reconfiguring a Lot

Development Application Details
STAGE 1 – Reconfiguring a Lot (One (1) lot into two (2) lots)

Type of Charge	Charge Area (A, B, C, D or E)	Charge Amount per lot (\$)	Number of additional lots	Charge (\$)
Reconfiguring a Lot	A	3,750	1	3,500

Due Date	When Goondiwindi Regional Council approves the plan of subdivision	Total Charge (\$)	\$3,500
Charge to be paid to	Goondiwindi Regional Council		
Lapse Date	14 October 2028		

Authorised by:

An offset of 30% has been applied to this notice, where the existing lot is not in the reticulated sewerage area.

Print Name: **Ms Ronnie McMahon**
Manager of Planning Services

In accordance the Planning Act 2016

Office Use – Receipt Number

Subdivisions – 1250-1150-0000





Goondiwindi Customer Service
Centre
4 McLean Street
Goondiwindi
Inglewood Customer Service
Centre
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Inglewood

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Inglewood QLD 4387

Telephone: 07 4671 7400
Email: mail@grc.qld.gov.au

Infrastructure Charges Notice

Address	8B Henderson Road
Owner	Phoenix Infrastructure Pty Ltd
Applicant	SMK QLD Pty Ltd for Phoenix Infrastructure Pty Ltd
Application No.	24/26
Lot and Survey Plan	Lot 2 on SP340400
Date	14 October 2024
Approval	Development Permit – Material Change of Use and Reconfiguring a Lot

Development Application Details	
MATERIAL CHANGE OF USE (PROPOSED LOT 1) – STAGE 1 - Low Impact Industry, Warehouse and Agricultural Supplies Store	

Proposed Use	Charge Area	Type of Charge	Charge Amount (\$)	Unit	Total Charge (\$)
Low Impact Industry, Warehouse, Agricultural Supplies Store	A	Water, transport and parks	\$5.60 per m ² of GFA	714m ²	3,998.40
		Stormwater	1.00 per m ² of IA	3,126m ²	3,126

Due Date	When the change of use happens	Total Charge (\$)	\$7,124.40
Charge to be paid to	Goondiwindi Regional Council		
Lapse Date	14 October 2030		

Authorised by:

An offset of 30% has been applied to this notice, where the existing lot is not in the reticulated sewerage area.

Print Name: **Ms Ronnie McMahon**
Manager of Planning Services

In accordance the Planning Act 2016

Office Use – Receipt Number

Charges – 1250-1150-0000
Drainage – 1250-1151-0000





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Telephone: 07 4671 7400
Email: mail@grc.qld.gov.au

Infrastructure Charges Notice

Address	8B Henderson Road
Owner	Phoenix Infrastructure Pty Ltd
Applicant	SMK QLD Pty Ltd for Phoenix Infrastructure Pty Ltd
Application No.	24/26
Lot and Survey Plan	Lot 2 on SP340400
Date	14 October 2024
Approval	Development Permit – Material Change of Use and Reconfiguring a Lot

Development Application Details
MATERIAL CHANGE OF USE (PROPOSED LOT 1) – STAGE 2 - Low Impact Industry, Warehouse, Agricultural Supplies Store and Caretaker's Accommodation

Proposed Use	Charge Area	Type of Charge	Charge Amount (\$)	Unit	Total Charge (\$)
Low Impact Industry, Warehouse, Agricultural Supplies Store	A	Water, transport and parks	\$5.60 per m ² of GFA	360m ²	2,016
		Stormwater	1.00 per m ² of IA	0m ² additional	0
Caretaker's Accommodation	A	Water, transport, parks, stormwater	\$3,750 each 3 or more bedroom dwelling	1	3,750

Due Date	When the change of use happens	Total Charge (\$)	\$5,766
Charge to be paid to	Goondiwindi Regional Council		
Lapse Date	14 October 2030		

Authorised by:

Print Name: **Ms Ronnie McMahon**
Manager of Planning Services

An offset of 30% has been applied to this notice, where the existing lot is not in the reticulated sewerage area.

In accordance the Planning Act 2016

Office Use – Receipt Number

Charges – 1250-1150-0000
Drainage – 1250-1151-0000





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Goondiwindi
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Telephone: 07 4671 7400
Email: mail@grc.qld.gov.au

Infrastructure Charges Notice

Address	8B Henderson Road
Owner	Phoenix Infrastructure Pty Ltd
Applicant	SMK QLD Pty Ltd for Phoenix Infrastructure Pty Ltd
Application No.	24/26
Lot and Survey Plan	Lot 2 on SP340400
Date	14 October 2024
Approval	Development Permit – Material Change of Use and Reconfiguring a Lot

Development Application Details
MATERIAL CHANGE OF USE (PROPOSED LOT 2) – STAGE 1 - Low Impact Industry, Warehouse and Agricultural Supplies Store

Proposed Use	Charge Area	Type of Charge	Charge Amount (\$)	Unit	Total Charge (\$)
Low Impact Industry, Warehouse, Agricultural Supplies Store	A	Water, transport and parks	\$5.60 per m ² of GFA	714m ²	3,998.40
		Stormwater	1.00 per m ² of IA	2,570m ²	2,570.00

Due Date	When the change of use happens	Total Charge (\$)	\$6,568.40
Charge to be paid to	Goondiwindi Regional Council		
Lapse Date	14 October 2030		

Authorised by:

An offset of 30% has been applied to this notice, where the existing lot is not in the reticulated sewerage area.

Print Name: **Ms Ronnie McMahon**
Manager of Planning Services

In accordance the Planning Act 2016

Office Use – Receipt Number
Charges – 1250-1150-0000
Drainage – 1250-1151-0000





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Infrastructure Charges Notice

Address	8B Henderson Road
Owner	Phoenix Infrastructure Pty Ltd
Applicant	SMK QLD Pty Ltd for Phoenix Infrastructure Pty Ltd
Application No.	24/26
Lot and Survey Plan	Lot 2 on SP340400
Date	14 October 2024
Approval	Development Permit – Material Change of Use and Reconfiguring a Lot

Development Application Details
MATERIAL CHANGE OF USE (PROPOSED LOT 2) – STAGE 2 - Caretaker's Accommodation

Proposed Use	Charge Area	Type of Charge	Charge Amount (\$)	Unit	Total Charge (\$)
Caretaker's Accommodation	A	Water, transport, parks, stormwater	\$3,750 each 3 or more bedroom dwelling	1	3,750

Due Date	When the change of use happens	Total Charge (\$)	3,750
Charge to be paid to	Goondiwindi Regional Council		
Lapse Date	14 October 2030		

Authorised by:

An offset of 30% has been applied to this notice, where the existing lot is not in the reticulated sewerage area.

Print Name: **Ms Ronnie McMahon**
Manager of Planning Services

In accordance the Planning Act 2016

Office Use – Receipt Number

Charges – 1250-1150-0000





Attachment 4 – Notice about decision - Statement of reasons



Notice about decision - Statement of reasons

The following information is provided in accordance with section 63 (5) of the Planning Act 2016 and must be published on the assessment managers website

The development application for Material Change of Use - "Residential activities" – "Caretaker's Accommodation", "Industry activities" – "Low Impact Industry" and "Warehouse" and "Rural activities" – "Agricultural Supplies Store" and Reconfiguring a Lot (One (1) lot into two (2) lots)

24/26

8B Henderson Road, Goondiwindi

Lot 2 on SP340400

On 9 October 2024, the above development application was:

- ☐ approved in full or
☐ approved in part for _____ or
☒ approved in full with conditions or
☐ approved in part for _____, with conditions or
☐ refused.

1. Reasons for the decision

The reasons for this decision are:

- Having regard to the relevant criteria in the Goondiwindi Region Planning Scheme 2018, the proposed development satisfied all relevant criteria, and was approved subject to appropriate, relevant and reasonable conditions.

2. Assessment benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Low Impact Industry Zone Code	PO1-PO8
Accommodation Activities Code	PO2
Reconfiguring a Lot Code	PO1-PO12
Transport & Infrastructure Code	PO1-PO15
Natural Resources Overlay Code	PO5-PO8
Flood Hazard Overlay Code	PO1-PO4
Biodiversity Areas Overlay Code	PO1-PO3

3. Compliance with benchmarks

Benchmark reference	Reasons for the approval despite non-compliance with benchmark
Low Impact Industry Zone Code	
AO3.1 The on-site retail and display area does not exceed 20% or 200m ² of the <i>gross floor area</i> of the premises, whichever is the lesser.	Alternative Solution The proposed development includes potential operation of an Agricultural Supplies Store from the premises. Proposed Lot 1 includes an 80m ² area within the shed expected to be used for ancillary retail or office space. This is less than 20% of the balance floor area. However, Proposed Lot 2 includes an area of 170m ² which exceeds 20% of the gross floor area. Based on the type of uses proposed, it is not considered that the scale of the office and potential retail space dominates the use of the site.
AO3.2 The area used for ancillary office and administration functions does not exceed 20% or 200m ² of the <i>gross floor area</i> of the premises, whichever is the lesser.	
Reconfiguring a Lot Code	
AO1.1 The minimum lot size and frontage dimensions are in accordance with Table 9.4.3.2—Minimum lot size and frontages .	Alternative Solution The proposed lots meet the minimum lot size requirements however do not have frontages exceeding 40m. Through the submitted material change of use plans, the applicant has demonstrated the proposed lots are appropriate for the intended use of the site and maintain safe and legible access, car parking and manoeuvring areas on site. The density of the development is consistent with the intended character, Complies The lots are generally regular in shape, considering the existing lot shape. No rear lots are provided. Complies No part of the site has a slope exceeding 15%.
OR Where rear lots are provided: (a) the minimum frontage dimensions specified in Table 9.4.3.2 do not apply; and (b) the minimum lot sizes specified in Table 9.4.3.2 are exclusive of any access strips.	
AO1.2 Lots are regular in shape.	
OR Where rear lots are provided: (a) no more than two access strips for rear lots are situated adjacent to each other; and (b) access strips to rear lots have a minimum width of 10 metres where in a Residential zone category and otherwise are of sufficient width to accommodate the maximum vehicle class servicing the site.	
AO1.3 Lots have a slope not exceeding 15%.	
Where within an urban area AO4.1 Each lot is connected to Council’s reticulated sewerage system in accordance with SC6.2 – Planning Scheme Policy 1 – Land Development Standards .	Alternative Solution The site is located outside the defined sewerage area. The lots will be conditioned to be connected to suitable on-site wastewater disposal systems as part of the proposed material change of use applications.
Where within the Rural Zone or Rural Residential Zone AO4.2 Each lot contains an area capable of accommodating safe and efficient on-site waste water disposal in accordance with <i>Queensland, Plumbing and Wastewater Code</i> and <i>Australian Standard A3500</i> .	

Benchmark reference	Reasons for the approval despite non-compliance with benchmark
Transport & Infrastructure Code	
<p>AO2 Parking is provided on the site in accordance with the requirements identified in Table 9.4.4.2 - Car parking generation rates and service vehicle requirements.</p> <p>Note—where for a <i>supermarket</i> or <i>shopping centre</i> including a <i>supermarket</i> in the Central business district precinct or Pratten Street precinct of the Centre Zone or the Callandoon Street precinct or Marshall Street precinct of the General residential zone, a Traffic and Car Parking Impact Assessment and Street Improvement Plan is undertaken in support of any development application seeking car parking concessions.</p> <p>OR Where development is for a material change of use involving no building work or <i>minor building work</i>, the existing number of car parking spaces on the premises is maintained.</p>	<p>Alternative Solution Table 9.4.4.2 requires 25 car parking spaces for Proposed Lot 1 and 18 for Proposed Lot 2.</p> <p>The site plans for Proposed Lot 1 include 13 car parking spaces and 12 car parking spaces for Proposed Lot 2.</p> <p>The applicant has stated 10 staff will be employed at each site. The proposed parking is considered adequate for the expected demand on site. In addition, there is adequate area on site available for overflow parking if required.</p> <p>Conditions will be applied to ensure all car parking spaces are constructed to a suitable standard. Further, conditions will be applied for one car parking space to be provided at the rear of the site, adjacent to the Caretaker's Accommodation building.</p>
Biodiversity Areas Overlay Code	
<p>AO3.1 A buffer is provided and maintained to a wetland which has a minimum width of:</p> <ul style="list-style-type: none"> (a) 50 metres where the area is located within an <i>urban area</i> or land included in the Rural residential zone; and (b) 200 metres where the area is located outside an <i>urban area</i> or land included in the Rural residential zone. <p>AO3.2 Development in an urban or rural residential area is setback a minimum of 50m from a waterway on or adjacent to the site.</p> <p>OR Development not in an urban or rural residential area is setback a minimum of 100m from a waterway on or adjacent to the site.</p> <p>Note—The above setback distances are to be measured from the top of the high bank of the watercourse.</p> <p>AO3.3 Cleared, degraded or disturbed watercourses and watercourse buffers within the development site are rehabilitated in accordance with an approved rehabilitation plan.</p> <p>AO3.4 Reconfiguring a lot adjacent to a watercourse provides that:-</p> <ul style="list-style-type: none"> (a) no new lots directly back onto the riparian area; (b) any new roads are located between the watercourse buffer and proposed lots. 	<p>Not Applicable The site does not adjoin wetlands.</p> <p>Alternative Solution The proposal includes a 6m setback to the Serpentine Creek boundary (Proposed Lot 1). Conditions will be applied to ensure the development does not impact the hydrological characteristics of the site.</p>

4. Relevant matters for impact assessable development
5. Matters raised in submissions for impact assessable development
6. Matters prescribed by Regulation



Attachment 5 – *Planning Act 2016* Extracts



EXTRACT FROM *PLANNING ACT 2016* RELATING TO APPEAL RIGHTS

Chapter 6 Dispute Resolution, Part 1 Appeal Rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person—

(i) who may appeal a matter (the **appellant**); and

(ii) who is a respondent in an appeal of the matter; and

(iii) who is a co-respondent in an appeal of the matter; and

(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The **appeal period** is—

(a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or

(b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

(d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the

deemed approval notice to the assessment manager; or

(f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—

(a) the adopted charge itself; or

(b) for a decision about an offset or refund—

(i) the establishment cost of trunk infrastructure identified in a LGIP; or

(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—

(a) is in the approved form; and

(b) succinctly states the grounds of the appeal.

(2) The notice of appeal must be accompanied by the required fee.

(3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—

(a) the respondent for the appeal; and

(b) each co-respondent for the appeal; and

(c) for an appeal about a development application under schedule 1, table 1, item 1—each

principal submitter for the development application; and

- (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
- (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
- (f) for an appeal to the P&E Court—the chief executive; and
- (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The **service period** is—

- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

decision includes—

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the appointer) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—
 - (a) has the qualifications or experience prescribed by regulation; and
 - (b) has demonstrated an ability—
 - (i) to negotiate and mediate outcomes between parties to a proceeding; and

(ii) to apply the principles of natural justice; and

(iii) to analyse complex technical issues; and

(iv) to communicate effectively, including, for example, to write informed succinct and well-organised decisions, reports, submissions or other documents.

(2) The appointer may—

(a) appoint a referee for the term, of not more than 3 years, stated in the appointment notice; and

(b) reappoint a referee, by notice, for further terms of not more than 3 years.

(3) If an appointer appoints a public service officer as a referee, the officer holds the appointment concurrently with any other appointment that the officer holds in the public service.

(4) A referee must not sit on a tribunal unless the referee has given a declaration, in the approved form and signed by the referee, to the chief executive.

(5) The appointer may cancel a referee's appointment at any time by giving a notice, signed by the appointer, to the referee.

(6) A referee may resign the referee's appointment at any time by giving a notice, signed by the referee, to the appointer.

(7) In this section—

appointment notice means—

(a) if the Minister gives the notice—a gazette notice; or

(b) if the chief executive gives the notice—a notice given to the person appointed as a referee.

234 Referee with conflict of interest

(1) This section applies if the chief executive informs a referee that the chief executive proposes to appoint the referee as a tribunal member, and either or both of the following apply—

(a) the tribunal is to hear a matter about premises—

(i) the referee owns; or

(ii) for which the referee was, is, or is to be, an architect, builder, drainer, engineer, planner, plumber, plumbing inspector, certifier, site evaluator or soil assessor; or

(iii) for which the referee has been, is, or will be, engaged by any party in the referee's capacity as an accountant, lawyer or other professional; or

(iv) situated or to be situated in the area of a local government of which the referee is an officer, employee or councillor;

(b) the referee has a direct or indirect personal interest in a matter to be considered by the tribunal, and the interest could conflict with the proper performance of the referee's functions for the tribunal's consideration of the matter.

(2) However, this section does not apply to a referee only because the referee previously acted in relation to the preparation of a relevant local planning instrument.

(3) The referee must notify the chief executive that this section applies to the referee, and on doing so, the chief executive must not appoint the referee to the tribunal.

(4) If a tribunal member is, or becomes, aware the member should not have been appointed to the tribunal, the member must not act, or continue to act, as a member of the tribunal.

235 Establishing development tribunal

(1) The chief executive may at any time establish a tribunal, consisting of up to 5 referees, for tribunal proceedings.

(2) The chief executive may appoint a referee for tribunal proceedings if the chief executive considers the referee has the qualifications or experience for the proceedings.

(3) The chief executive must appoint a referee as the chairperson for each tribunal.

(4) A regulation may specify the qualifications or experience required for particular proceedings.

(5) After a tribunal is established, the tribunal's membership must not be changed.

236 Remuneration

A tribunal member must be paid the remuneration the Governor in Council decides.

237 Tribunal proceedings

- (1) A tribunal must ensure all persons before the tribunal are afforded natural justice.*
- (2) A tribunal must make its decisions in a timely way.*
- (3) A tribunal may—*
 - (a) conduct its business as the tribunal considers appropriate, subject to a regulation made for this section; and*
 - (b) sit at the times and places the tribunal decides; and*
 - (c) hear an appeal and application for a declaration together; and*
 - (d) hear 2 or more appeals or applications for a declaration together.*
- (4) A regulation may provide for—*
 - (a) the way in which a tribunal is to operate, including the qualifications of the chairperson of the tribunal for particular proceedings; or*
 - (b) the required fee for tribunal proceedings.*

238 Registrar and other officers

- (1) The chief executive may, by gazette notice, appoint—*
 - (a) a registrar; and*
 - (b) other officers (including persons who are public service officers) as the chief executive considers appropriate to help a tribunal perform its functions.*
- (2) A person may hold the appointment or assist concurrently with any other public service appointment that the person holds.*

Division 2 Applications for declarations

239 Starting proceedings for declarations

- (1) A person may start proceedings for a declaration by a tribunal by filing an application, in the approved form, with the registrar.*
- (2) The application must be accompanied by the required fee.*

240 Application for declaration about making of development application

- (1) The following persons may start proceedings for a declaration about whether a development application is properly made—*
 - (a) the applicant;*
 - (b) the assessment manager.*
- (2) However, a person may not seek a declaration under this section about whether a development application is accompanied by the written consent of the owner of the premises to the application.*
- (3) The proceedings must be started by—*
 - (a) the applicant within 20 business days after receiving notice from the assessment manager, under the development assessment rules, that the development application is not properly made; or*
 - (b) the assessment manager within 10 business days after receiving the development application.*
- (4) The registrar must, within 10 business days after the proceedings start, give notice of the proceedings to the respondent as a party to the proceedings.*
- (5) In this section—*

respondent means—

- (a) if the applicant started the proceedings—the assessment manager; or*
- (b) if the assessment manager started the proceedings—the applicant.*

241 Application for declaration about change to development approval

- (1) This section applies to a change application for a development approval if—*
 - (a) the approval is for a material change of use of premises that involves the use of a classified building; and*
 - (b) the responsible entity for the change application is not the P&E Court.*
- (2) The applicant, or responsible entity, for the change application may start proceedings for a*

declaration about whether the proposed change to the approval is a minor change.

- (3) The registrar must, within 10 business days after the proceedings start, give notice of the proceedings to the respondent as a party to the proceedings.

- (4) In this section—

respondent means—

- (a) if the applicant started the proceedings—the responsible entity; or
- (b) if the responsible entity started the proceedings—the applicant.

Division 3 Tribunal proceedings for appeals and declarations

242 Action when proceedings start

If a document starting tribunal proceedings is filed with the registrar within the period required under this Act, and is accompanied by the required fee, the chief executive must—

- (a) establish a tribunal for the proceedings; and
- (b) appoint 1 of the referees for the tribunal as the tribunal's chairperson, in the way required under a regulation; and
- (c) give notice of the establishment of the tribunal to each party to the proceedings.

243 Chief executive excusing noncompliance

- (1) This section applies if—

- (a) the registrar receives a document purporting to start tribunal proceedings, accompanied by the required fee; and
 - (b) the document does not comply with any requirement under this Act for validly starting the proceedings.
- (2) The chief executive must consider the document and decide whether or not it is reasonable in the circumstances to excuse the noncompliance (because it would not cause substantial injustice in the proceedings, for example).
- (3) If the chief executive decides not to excuse the noncompliance, the chief executive must give a notice stating that the document is of no effect,

because of the noncompliance, to the person who filed the document.

- (4) The chief executive must give the notice within 10 business days after the document is given to the chief executive.

- (5) If the chief executive does excuse the noncompliance, the chief executive may act under section 242 as if the noncompliance had not happened.

244 Ending tribunal proceedings or establishing new tribunal

- (1) The chief executive may decide not to establish a tribunal when a document starting tribunal proceedings is filed, if the chief executive considers it is not reasonably practicable to establish a tribunal.

Examples of when it is not reasonably practicable to establish a tribunal—

- there are no qualified referees or insufficient qualified referees because of a conflict of interest
- the referees who are available will not be able to decide the proceedings in a timely way

- (2) If the chief executive considers a tribunal established for tribunal proceedings—

(a) does not have the expertise to hear or decide the proceedings; or

(b) is not able to make a decision for proceedings (because of a tribunal member's conflict of interest, for example); the chief executive may decide to suspend the proceedings and establish another tribunal, complying with section 242(c), to hear or re-hear the proceedings.

- (3) However, the chief executive may instead decide to end the proceedings if the chief executive considers it is not reasonably practicable to establish another tribunal to hear or re-hear the proceedings.

- (4) If the chief executive makes a decision under subsection (1) or (3), the chief executive must give a decision notice about the decision to the parties to the proceedings.

- (5) Any period for starting proceedings in the P&E Court, for the matter that is the subject of the tribunal proceedings, starts again when the chief

executive gives the decision notice to the party who started the proceedings.

- (6) The decision notice must state the effect of subsection (5).

245 Refunding fees

The chief executive may, but need not, refund all or part of the fee paid to start proceedings if the chief executive decides under section 244—

- (a) not to establish a tribunal; or
- (b) to end the proceedings.

246 Further material for tribunal proceedings

- (1) The registrar may, at any time, ask a person to give the registrar any information that the registrar reasonably requires for the proceedings.

Examples of information that the registrar may require—

- material about the proceedings (plans, for example)
- information to help the chief executive decide whether to excuse noncompliance under section 243
- for a deemed refusal—a statement of the reasons why the entity responsible for deciding the application had not decided the application during the period for deciding the application.

- (2) The person must give the information to the registrar within 10 business days after the registrar asks for the information.

247 Representation of Minister if State interest involved

If, before tribunal proceedings are decided, the Minister decides the proceedings involve a State interest, the Minister may be represented in the proceedings.

248 Representation of parties at hearing

A party to tribunal proceedings may appear—

- (a) in person; or
- (b) by an agent who is not a lawyer.

249 Conduct of tribunal proceedings

- (1) Subject to section 237, the chairperson of a tribunal must decide how tribunal proceedings are to be conducted.

- (2) The tribunal may decide the proceedings on submissions if the parties agree.

- (3) If the proceedings are to be decided on submissions, the tribunal must give all parties a notice asking for the submissions to be made to the tribunal within a stated reasonable period.

- (4) Otherwise, the tribunal must give notice of the time and place of the hearing to all parties.

- (5) The tribunal may decide the proceedings without a party's submission (written or oral) if—

- (a) for proceedings to be decided on submissions—the party's submission is not received within the time stated in the notice given under subsection (3); or

- (b) for proceedings to be decided by hearing—the person, or the person's agent, does not appear at the hearing.

- (6) When hearing proceedings, the tribunal—

- (a) need not proceed in a formal way; and
- (b) is not bound by the rules of evidence; and
- (c) may inform itself in the way it considers appropriate; and
- (d) may seek the views of any person; and
- (e) must ensure all persons appearing before the tribunal have a reasonable opportunity to be heard; and
- (f) may prohibit or regulate questioning in the hearing.

- (7) If, because of the time available for the proceedings, a person does not have an opportunity to be heard, or fully heard, the person may make a submission to the tribunal.

250 Tribunal directions or orders

A tribunal may, at any time during tribunal proceedings, make any direction or order that the tribunal considers appropriate.

Examples of directions—

- a direction to an applicant about how to make their development application comply with this Act
- a direction to an assessment manager to assess a development application, even though the referral agency's response to the assessment manager was to refuse the application

251 Matters tribunal may consider

- (1) This section applies to tribunal proceedings about—
 - (a) a development application or change application; or
 - (b) an application or request (however called) under the Building Act or the Plumbing and Drainage Act.
- (2) The tribunal must decide the proceedings based on the laws in effect when—
 - (a) the application or request was properly made; or
 - (b) if the application or request was not required to be properly made—the application or request was made.
- (3) However, the tribunal may give the weight that the tribunal considers appropriate, in the circumstances, to any new laws.

252 Deciding no jurisdiction for tribunal proceedings

- (1) A tribunal may decide that the tribunal has no jurisdiction for tribunal proceedings, at any time before the proceedings are decided—
 - (a) on the tribunal's initiative; or
 - (b) on the application of a party.
- (2) If the tribunal decides that the tribunal has no jurisdiction, the tribunal must give a decision notice about the decision to all parties to the proceedings.
- (3) Any period for starting proceedings in the P&E Court, for the matter that is the subject of the tribunal proceedings, starts again when the tribunal gives the decision notice to the party who started the proceedings.

- (4) The decision notice must state the effect of subsection (3).

- (5) If the tribunal decides to end the proceedings, the fee paid to start the proceedings is not refundable.

253 Conduct of appeals

- (1) This section applies to an appeal to a tribunal.
- (2) Generally, the appellant must establish the appeal should be upheld.
- (3) However, for an appeal by the recipient of an enforcement notice, the enforcement authority that gave the notice must establish the appeal should be dismissed.
- (4) The tribunal must hear and decide the appeal by way of a reconsideration of the evidence that was before the person who made the decision appealed against.
- (5) However, the tribunal may, but need not, consider—
 - (a) other evidence presented by a party to the appeal with leave of the tribunal; or
 - (b) any information provided under section 246.

254 Deciding appeals to tribunal

- (1) This section applies to an appeal to a tribunal against a decision.
- (2) The tribunal must decide the appeal by—
 - (a) confirming the decision; or
 - (b) changing the decision; or
 - (c) replacing the decision with another decision; or
 - (d) setting the decision aside, and ordering the person who made the decision to remake the decision by a stated time; or
 - (e) for a deemed refusal of an application—
 - (i) ordering the entity responsible for deciding the application to decide the application by a stated time and, if the entity does not comply with the order, deciding the application; or
 - (ii) deciding the application.

(3) However, the tribunal must not make a change, other than a minor change, to a development application.

(4) The tribunal's decision takes the place of the decision appealed against.

(5) The tribunal's decision starts to have effect—

(a) if a party does not appeal the decision—at the end of the appeal period for the decision; or

(b) if a party appeals against the decision to the P&E Court—subject to the decision of the court, when the appeal ends.

255 Notice of tribunal's decision

A tribunal must give a decision notice about the tribunal's decision for tribunal proceedings, other than for any directions or interim orders given by the tribunal, to all parties to proceedings.

256 No costs orders

A tribunal must not make any order as to costs.

257 Recipient's notice of compliance with direction or order

If a tribunal directs or orders a party to do something, the party must notify the registrar when the thing is done.

258 Tribunal may extend period to take action

(1) This section applies if, under this chapter, an action for tribunal proceedings must be taken within a stated period or before a stated time, even if the period has ended or the time has passed.

(2) The tribunal may allow a longer period or a different time to take the action if the tribunal considers there are sufficient grounds for the extension.

259 Publication of tribunal decisions

The registrar must publish tribunal decisions under the arrangements, and in the way, that the chief executive decides.

Schedule 1 Appeals

section 229

Appeal rights and parties to appeals

(1) Table 1 states the matters that may be appealed to—

(a) the P&E court; or

(b) a tribunal.

(2) However, table 1 applies to a tribunal only if the matter involves—

(a) the refusal, or deemed refusal of a development application, for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(b) a provision of a development approval for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(c) if a development permit was applied for—the decision to give a preliminary approval for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(d) a development condition if—

(i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and

(ii) the building is, or is proposed to be, not more than 3 storeys; and

(iii) the proposed development is for not more than 60 sole-occupancy units; or

(e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or

(f) a decision for, or a deemed refusal of, a change

application for a development approval that is only for a material change of use of a classified building; or

(g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or

(h) a decision to give an enforcement notice—

(i) in relation to a matter under paragraphs (a) to (g); or

(ii) under the Plumbing and Drainage Act; or

(i) an infrastructure charges notice; or

(j) the refusal, or deemed refusal, of a conversion application; or

(l) a matter prescribed by regulation.

(3) Also, table 1 does not apply to a tribunal if the matter involves—

(a) for a matter in subsection (2)(a) to (d)—

(i) a development approval for which the development application required impact assessment; and

(ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or

(b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

(4) Table 2 states the matters that may be appealed only to the P&E Court.

(5) Table 3 states the matters that may be appealed only to the tribunal.

(6) In each table—

(a) column 1 states the appellant in the appeal; and

(b) column 2 states the respondent in the appeal; and

(c) column 3 states the co-respondent (if any) in the appeal; and

(d) column 4 states the co-respondents by election (if any) in the appeal.

(7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.

(8) In this section—

storey see the Building Code, part A1.1.

Table 1

Appeals to the P&E Court and, for certain matters, to a tribunal

1. Development applications

For a development application other than a development application called in by the

Minister, an appeal may be made against—

(a) the refusal of all or part of the development application; or

(b) the deemed refusal of the development application; or

(c) a provision of the development approval; or

(d) if a development permit was applied for—the decision to give a preliminary approval.

**EXTRACT FROM THE *PLANNING ACT 2016*
RELATING TO LAPSE DATES**

***Division 4 Lapsing of and extending
development approvals***

85 Lapsing of approval at end of current period

*(1) A part of a development approval lapses at the end of the following period (the **currency period**)—*

(a) for any part of the development approval relating to a material change of use—if the first change of use does not happen within—

(i) the period stated for that part of the approval; or

(ii) if no period is stated—6 years after the approval starts to have effect;

(b) for any part of the development approval relating to reconfiguring a lot—if a plan for the reconfiguration that, under the Land Title Act, is required to be given to a local government for approval is not given to the local government within—

(i) the period stated for that part of the approval; or

(ii) if no period is stated—4 years after the approval starts to have effect;

(c) for any other part of the development approval if the development does not substantially start within—

(i) the period stated for that part of the approval; or

(ii) if no period is stated—2 years after the approval starts to take effect.

(2) If part of a development approval lapses, any monetary security given for that part of the approval must be released.