



ORDINARY MEETING

30 OCTOBER 2024

GOVERNANCE

| | |
|--------------|--|
| Item No. | |
| REPORT TITLE | Development Application – Material Change of the use for Emergency Services & Community Facility (Disaster Recovery Centre & Community Hub) |
| AUTHOR | Jason Smith |
| ATTACHMENTS | 2 Attachments |

PURPOSE

Resolution to approve the Material Change to Lot 101 SP268500 to build the new Woorabinda Disaster Recovery Centre & Community Hub.

REPORT

As discussed within this report, the proposed development is generally in accordance with the following relevant overall outcomes.

- Establishes a diverse land use mix within the town centre
- provide a facility that addresses the needs of the community, providing a hub for information during emergency situations.
- Is reflective of the community aspirations as reflected in the Master Plan
- Is connected to existing urban infrastructure, thus allowing development to proceed in an efficient, sustainable and cost-effective manner.

RISK MANAGEMENT IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

LEGISLATIVE & OTHER REGULATORY REQUIREMENTS

The Council is the Local Government Authority for the Woorabinda Aboriginal Shire area and the Trustee of the Deed of Grant in Trust (DOGIT). As the Local Government Authority, Council as duly elected representatives of the community, through local decision making has the responsibility of deciding what is in the best interest of the community, advancing a thriving community.

- *Planning Act 2016*
- *Planning Regulation 2017*
- Development Assessment Rules – version 1.3 published 02 September 2020 and commenced 11 September 2020
- State Planning Policy – July 2017
- Woorabinda Aboriginal Shire Council Planning Scheme 2014
- Woorabinda Master Plan 2020

BUDGET, FINANCIAL AND RESOURCE IMPLICATIONS

This project is Grant funded with a WASC Contribution of \$200k.

CONSULTATION

Consultation was carried out by the WASC and the Architects regarding the design and the location. The WASC and Community Members including Elders and Traditional Owners.

RECOMMENDATION

That Council: -

1. Council as the Local Government Authority and Trustee of the DOGIT resolves to approve (subject to conditions):
 - a. The Development Application lodged with Council for:
 - i. Material Change of Use for Emergency Services & Community Facility (Disaster Recovery Centre & Community Hub)

DEVELOPMENT APPLICATION (SECTION 51 OF THE PLANNING ACT 2016) FOR PROPOSED MATERIAL CHANGE OF USE, EMERGENCY SERVICES & COMMUNITY FACILITY DEVELOPMENT LOCATED AT RANKIN STREET, WOORABINDA

SECTION 63 OF THE PLANNING ACT 2016, DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE, EMERGENCY SERVICES & COMMUNITY FACILITY DEVELOPMENT OF LOT 101 SP268500 FOR A DISASTER RECOVERY & COMMUNITY HUB, RANKING STREET, WOORABINDA.

Strategic Considerations

Council assessed the application to be compliant with its Corporate and Operational Plans objectives “Ensure council prepares, adopts and implements a Disaster Management and Business Continuity Plan for Council operations”.

| Corporate Plan | Operational Plan |
|---|---|
| https://www.woorabinda.qld.gov.au/downloads/file/24/wasc-corporate-plan-2020-2025 | https://www.woorabinda.qld.gov.au/downloads/file/225/monthly-operations-report |

Budget, Financial and Resource Implications

The application **Does not Trigger** infrastructure charges under Council’s Local Government Infrastructure Plan (LGIP).

Asset Management

The facility is required to be included into the Councils Asset Management Register.

Executive Summary

Council is in receipt of a development application for:


- Material Change of Use for a Disaster Recovery & Community Facility.

(Attachment B, Locality Plan)

The proposed development is assessment provisions are set out in the tables below and is assessable development in accordance with the provisions of the planning scheme and the *Planning Act 2016*.

| Application & Site Details Summary | |
|------------------------------------|--|
| Applicant: | Woorabinda Aboriginal Shire Council Development application prepared by Gideon Town Planners Pty Ltd on behalf of The Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts (DTATSIPCA), Remote Indigenous Land and Infrastructure Program Office (RILIPO) acting for the Woorabinda Aboriginal Shire Council. |
| Proposed Development: | Disaster Recovery & Community Hub (Disaster Recovery Centre & Community Hub) |
| Type of Approval sought: | Development Permit |
| Street Address: | Ranking Street, Woorabinda |
| RP Description: | Lot 101 on SP268500 |
| Land Area: | 4,913 m ² |
| Lease Area: | n/a |
| Existing Use of Land: | The site is predominantly vacant with a basketball court and a undercover area on it. |

| Local Plan Summary | |
|-----------------------------|--|
| Local Plan: | Woorabinda Aboriginal Shire Council Planning Scheme, 2014. |
| Strategic Framework: | Social and strong communities Economic development Environmental Management Services Infrastructure |
| Zoning: | Township Zone Code |

| Local Plan Summary | |
|-----------------------------|---|
| | <p>Community Purposes Precinct & Open Space & Recreation Precinct</p>  |
| Codes | <ul style="list-style-type: none"> The Planning Scheme in particular the Township Zone Code |
| Precinct | <ul style="list-style-type: none"> Community Purposes Open Space & Recreation |
| Overlays: | n/a |
| Level of Assessment: | Impact Assessable |
| Assessment: | <p>The proposed development is consistent with the Township Zone code.</p> <p>The proposed development enhances the diverse land use mix within the town centre adding a facility that addresses the needs of the community, providing a hub for information during emergency situations.</p> |


| Master Plan Summary | |
|---------------------|--|
| Master Plan: | Woorabinda Master Plan 2020 |
| Land Use: | <p>The Master Plan identifies the area for a Community Centre</p>  |
| Assessment: | The proposed development is reflective of the Master Plan. |

| State Requirements Summary | |
|----------------------------|-----|
| DA Mapping: | n/a |
| Pre-lodgement: | n/a |
| Referral: | No |

| State Requirements Summary | |
|----------------------------|---|
| | There are no referral requirements relevant to any development aspects identified in this development application |

| IMPACT ASSESSMENT CONSULTATION | |
|--------------------------------|-------------------------|
| Impact Application: | Yes |
| Consultation Period: | 09/09/2024 – 27/09/2024 |
| Submissions: | Nil |
| Assessment: | Nil |

The proposal seeks to obtain a Development Permit as reflected in the table below.

| Proposal |
|---|
| Material Change of Use (MCU) <p>The proposed MCU is for an Emergency Services & Community Hub. The development will enable the construction of a Disaster Recovery & Community Facility.</p> <p>The proposed development enhances the diverse land use mix within the town centre adding a facility that addresses the needs of the community, providing a hub for information during emergency situations. The sport facility on the site will be retained.</p>  <p>The site plan diagram illustrates the proposed development area, outlined in red. It shows various colored zones: yellow for building open, grey for prior covered verandah, purple for prior car parking, light blue for prior landscape structure, orange for prior covered verandah outside boundary, green for proposed uncovered yard 1, and dark green for proposed uncovered yard 2. The plan also includes existing structures like a basketball court, existing shed, existing garage, existing church, and existing justice group. Surrounding streets are labeled: Rankin Street, Saunders Lane, and Rankin Street. A legend in the bottom left corner provides details for the area schedule, including building open (278.84m²), prior covered verandah (154.84m²), prior car parking (38.34m²), prior landscape structure (48.84m²), prior covered verandah outside boundary (12.84m²), proposed uncovered yard 1 (18.84m²), and proposed uncovered yard 2 (18.84m²). The total site area is 48.84m². The proposed building height is 10m 1.5m. The car park is proposed (240) with 240 disabled compliant spaces.</p> |
| Encroachment in the Road Reserve <p>A section of the proposed development encroaches onto the Rankin St Road reserve. The encroachment is in the form of an Architectural feature and is also designed as an awning over the section of road reserve. The protrusion does not impact on the physical road or impede and road use..</p> |

Proposal



The proposal can be considered to be generally in accordance with the following outcomes of the Woorabinda Aboriginal Shire Council Planning Scheme 2014 and the Woorabinda Master Plan 2020, in particular the proposed development:

- Establishes a diverse land use mix within the town centre
- provide a facility that addresses the needs of the community, providing a hub for information during emergency situations.
- Is reflective of the community aspirations as reflected in the Master Plan
- Is connected to existing urban infrastructure, thus allowing development to proceed in an efficient, sustainable and cost-effective manner.

For Council Decision – Recommendation**That Council approve:**

- i) Development Permit for
- ii) Material Change of Use Emergency Services & Community Hub
 - Lot 101 on SP268500
 - Disaster Recovery & Community Facility

Subject to the below conditions:

| CONDITIONS OF APPROVAL | | | | TIMING |
|---|----------------|----------|------------|------------------|
| 1. Administration 1.1. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with: 1.1.1. The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports; 1.1.2. The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards and with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual; 1.1.3. The conditions of approval, the requirements of Council's Planning Scheme and best practice engineering. | | | | At all times |
| 2. Currency Period 2.1. The applicable currency periods are: 2.1.1. Material Change of Use - 6 Years | | | | As per condition |
| 3. Approved Site Drawings/Plans 3.1. The development of the site is to be generally in accordance with the following plans that are to be the approved Plans of Development, except as altered by any other condition of this approval: | | | | At all times |
| Plan / Document Name | Drawing Number | Revision | Date/DWG | |
| Woorabinda Community Hub & Disaster Recovery Centre – Cover Sheet | SK-001 | Rev 2 | 17/06/2024 | |
| Woorabinda Community Hub & Disaster Recovery Centre – Existing / Demolition Site Plan | SK-002 | Rev 2 | 17/06/2024 | |
| Woorabinda Community Hub & Disaster Recovery Centre – Proposed Site Plan | SK-003 | Rev 2 | 17/06/2024 | |
| Woorabinda Community Hub & Disaster Recovery Centre – Proposed Landscape Services Concept | SK-004 | Rev 2 | 17/06/2024 | |
| Woorabinda Community Hub & Disaster Recovery Centre – Floor Plan | SK-005 | Rev 2 | 17/06/2024 | |
| Woorabinda Community Hub & Disaster Recovery Centre – Roof Plan | SK-006 | Rev 2 | 17/06/2024 | |
| Woorabinda Community Hub & Disaster Recovery Centre – Elevations | SK-007 | Rev 2 | 17/06/2024 | |
| Woorabinda Community Hub & Disaster Recovery Centre – Elevation | SK-008 | Rev 2 | 17/06/2024 | |
| Woorabinda Community Hub & Disaster Recovery Centre – Sections | SK-009 | Rev 2 | 17/06/2024 | |
| Woorabinda Community Hub & Disaster Recovery Centre – 3D Views | SK-010 | Rev 2 | 17/06/2024 | |

| CONDITIONS OF APPROVAL | TIMING |
|---|---|
| <p>3.2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.</p> <p>3.3. Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council.</p> | |
| <p>4. Construction</p> <p>4.1. Any construction work associated with this development shall be carried out in accordance with sound engineering practice.</p> <p>4.2. No nuisance is to be caused to adjoining properties by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours.</p> <p>4.3. Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage.</p> <p>4.4. Where material is spilled or carried on to existing roads or shared paths, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.</p> <p>4.5. Stormwater will be managed during construction in accordance with FNQROC Development Manual standards and a Soil and Erosion Management Plan to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.</p> <p>4.6. A Traffic Management Plan is to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.</p> | <p>At all times</p> <p>Prior to commencement of construction.</p> <p>Prior to commencement of construction.</p> |
| <p>5. Damage to Infrastructure</p> <p>5.1. In the event that any part of Council's infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced, at no cost to Council.</p> <p>5.2. All works must be completed prior to the issue of a Compliance Certificate, Building Act.</p> | <p>At all times</p> <p>As per condition</p> |
| <p>6. Drainage</p> <p>6.1. The surface drainage must be catered for in a manner that lessens possible impacts in receiving areas.</p> <p>6.2. Any works as a result of development must not interfere with natural stormwater flow over or through the land.</p> <p>6.3. A Drainage Management Plan must be provided, compliant with FNQROC Development Manual standards, Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> <p>6.4. An appropriate Stormwater Quality Management Plan (SQMP) must be developed for the site that provides for achievable stormwater quality treatment measures in accordance with FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> | At all times |
| <p>7. Access</p> <p>7.1. Access provision to the development must be provided/constructed in accordance with FNQROC specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence.</p> | Prior to the commencement of the use. |
| <p>8. Infrastructure Services</p> <p>8.1. Road and shared paths are to be provided in accordance with FNQROC Development Manual standards and sound engineering practice.</p> <p>8.2. Water Supply connection or suitable alternative adequate water supply must be provided to site/s in accordance with FNQROC Development Manual standards or demonstrate that such is already in existence.</p> | <p>At all times.</p> <p>Prior to the commencement of the use</p> |

| CONDITIONS OF APPROVAL | TIMING |
|--|--|
| <p>8.3. Sewer connection or suitable alternative on-site treatment in accordance with FNQROC Development Manual standards must be provided to sites or demonstrate that such is already in existence.</p> <p>8.4. Electricity provision certificate must be provided to the Local Authority.</p> <p>8.5. Lighting is to be provided in accordance with FNQROC Development Manual standards and sound engineering practice and to the satisfaction of the Chief Executive Officer.</p> <p>8.6. Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority.</p> | |
| <p>9. Fire Hydrants, Fire Management and Emergency Access</p> <p>9.1. Fire Hydrants are to be installed and located to enable fire services to access water safely, effectively, and efficiently or demonstrate that such is already in existence or an alternative provided to FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> <p>9.2. Fire Hydrants are to be suitably identified so that fire services can locate them at all hours.</p> <p>9.3. Fire Services are to be provided in accordance with FNQROC Development Manual standards and the water supply must be reliable and have sufficient flow and pressure requirements for fire-fighting purposes.</p> <p>9.4. Water supply to ensure adequate and accessible water supply for firefighting purposes must be provided to the Local Authority or demonstrate that such is already in existence.</p> | <p>Prior to the commencement of the use</p> <p>At all times</p> |
| <p>10. Acid Sulfate Soils</p> <p>10.1. Due care must be taken to ensure that the development will manage to not disturb or minimise the release of acid or metal contaminants.</p> <p>10.2. Dispose of acid or metal contaminants compliant to legislation and provide relevant disposal documentation to Council.</p> | <p>Prior to the commencement of the use.</p> |
| <p>11. Landscaping and Fencing</p> <p>11.1. Landscaping and fencing to be erected to enhance the appearance of the site.</p> <p>11.2. The landscaping and fencing must be maintained to an appropriate standard.</p> | <p>Prior to the commencement of the use.</p> <p>At all times</p> |
| <p>12. Street Trees</p> <p>12.1. At least one street tree is to be planted every 15m on each side of the proposed new roads.</p> | <p>As per condition</p> |

Reasons for Decision:

As discussed within this report, the proposed development is considered to be generally in accordance with the following relevant overall outcomes.

- Establishes a diverse land use mix within the town centre
- provide a facility that addresses the needs of the community, providing a hub for information during emergency situations.
- Is reflective of the community aspirations as reflected in the Master Plan
- Is connected to existing urban infrastructure, thus allowing development to proceed in an efficient, sustainable and cost-effective manner.

Summary

The proposed development is considered to be generally in accordance with the overall outcomes of the Woorabinda Aboriginal Shire Council Planning Scheme 2014 and reflect the aspirations of the community as reflected in the Woorabinda Master Plan 2020.

Historical InformationNil

Policy ImplicationsNil

Risk Management ImplicationsNil

Statutory Environment*Planning Act 2016**Planning Regulation 2017*

Development Assessment Rules – version 1.3 published 02 September 2020 and commenced 11 September 2020

State Planning Policy – July 2017

Woorabinda Aboriginal Shire Council Planning Scheme 2014

Woorabinda Master Plan 2020

Consultation

- CEO
 - Council staff
-

| Attachments | |
|----------------------|-----------------------------|
| Attachment A: | Application Assessment |
| Attachment B | Locality Plan |
| Attachment C: | Site Development Plan (SDP) |
| Attachment D: | Development Plans |

Attachment A - Development Application Assessment

Decision Making Period

Assessing and deciding on applications period as set in the *Planning Act 2016* and *Development Assessment Rules* (s.60 & 61(3));

- 10 Business Days for a Confirmation Notice from date after receiving an application; and
- 40 Business Days for a Referral Response from date after referral of an application; and
- 35 Business Days from date of Referral Response received or impact consultation completed the application must be assessed and a decision made.
- 5 Business Days from date of a decision made the Decision Notice must be mailed out.

Note: Public Holidays and close down periods are excluded from Business Days.

PLEASE NOTE

If no decision has been made within the relevant Decision-Making period the application is Deemed Approved with Ministers Conditions applicable.

| IDAS item | Date |
|---|-------------------------|
| Application lodged with Council | 17/06/2024 |
| Action Notice Issued | n/a |
| Confirmation Notice Issued | 02/07/2024 |
| Referrals Information Received | n/a |
| Impact Consultation period | 09/09/2024 – 27/09/2024 |
| <i>Planning Act 2016</i> - Decision Making Period Concludes | 15/11/2024 |
| Applicant agreed Decision Making Period Extension Concludes | n/a |
| Council Meeting | 30/10/2024 |
| Decision Notice preparation and mail-out Period Concludes | 06/11/2024 |

Assessment against relevant legislation.

The development proposal is determined to be Assessable Development.

| Legislation | Assessment Trigger | Assessment |
|--|--------------------|--|
| Woorabinda Aboriginal Shire Council Planning Scheme 2014 | ✓ | The Assessment Manager is the Woorabinda Aboriginal Shire Council as determined by Schedule 8 of the Planning Regulation 2017. Under the Planning Act 2016. |
| • Code Assessment | ✗ | Nil |
| • Impact Assessment | ✓ | Council as the Assessment Manager will undertake assessment of the application against the relevant codes making the decision pursuant to section 60 of the Planning Act 2016, are outlined in 45(3) and s26 to 28 of the Planning Regulations 2017. |
| • Public Notification | ✓ | Public Notification period was from 09/09/2024 – 27/09/2024 Nil submissions were made during this period. |
| Woorabinda Master Plan 2020 | ✓ | The proposed development reflects the aspirations of the community as reflected in the Woorabinda Master Plan 2020. |
| State Interests | | |
| • State Assessment and Referral Agency (SARA) | ✗ | The proposed development does not trigger the need for referral to SARA. |
| • State Development Assessment Provisions (SDAP) | ✗ | It is noted that the proposed development does not trigger the need for referral. |
| • State Planning Policy (SPP) | ✗ | In accordance with section 2.1 – State Planning Policy of the planning scheme, the Minister has identified that all aspects of the SPP have been integrated into the Planning Scheme. Hence, for the purposes of this development, it is considered that assessment of the proposal against the provisions of the SPP is not |

| | | |
|--|---|--|
| | | required, and all relevant matters will be dealt with under the provisions of the Planning Scheme. |
| <ul style="list-style-type: none"> Regional Plan <ul style="list-style-type: none"> Central Queensland Regional Plan 2013 | ✓ | The proposed development is within the Priority Living Area under CQRP 2013 and does not conflict with the intent of the CQRP. |

Detailed assessment of the proposed development against the **Specific Benchmarks** for applicable codes is reflected in the Development Application.

An assessment against the applicable **Purpose and Overall Outcomes** provisions has been undertaken as reflected hereunder:

| Proposed Use | Zoning | Precinct | Zone Codes | Overlay Maps |
|------------------------------------|----------|---|------------|--------------|
| Emergency Services & Community Hub | Township | Community Purposes Open Space & Recreation | Township | n/a |

| Woorabinda Aboriginal Shire Planning Scheme 2014 | |
|---|--|
| Township Zone Code | |
| Purpose | Assessment |
| <p>The purpose of the Township Zone Code are:</p> <ol style="list-style-type: none"> 1. New opportunities for business partnerships and projects are encouraged that diversify the local economy, capitalise on competitive advantages and facilitate growth and investment. 2. Allocation of appropriate land provides for economic development and employment as well as meeting the changing needs of the community. 3. | <p>The proposed Emergency Services & Community Hub (Disaster Recovery & Community Facility) development enhances the diverse land use mix within the town centre adding a facility that addresses the needs of the community, providing a hub for information during emergency situations.</p> |

| Community Purposes Precinct | |
|---|---|
| Purpose | Assessment |
| Provide for Office, if ancillary to other community purposes and located in the same premises | <p>The proposed Emergency Services & Community Hub (Disaster Recovery & Community Facility) development</p> <ul style="list-style-type: none"> • provide a facility that addresses the needs of the community, providing a hub for information during emergency situations. • Is reflective of the community aspirations as reflected in the Master Plan and purpose of the precinct. |

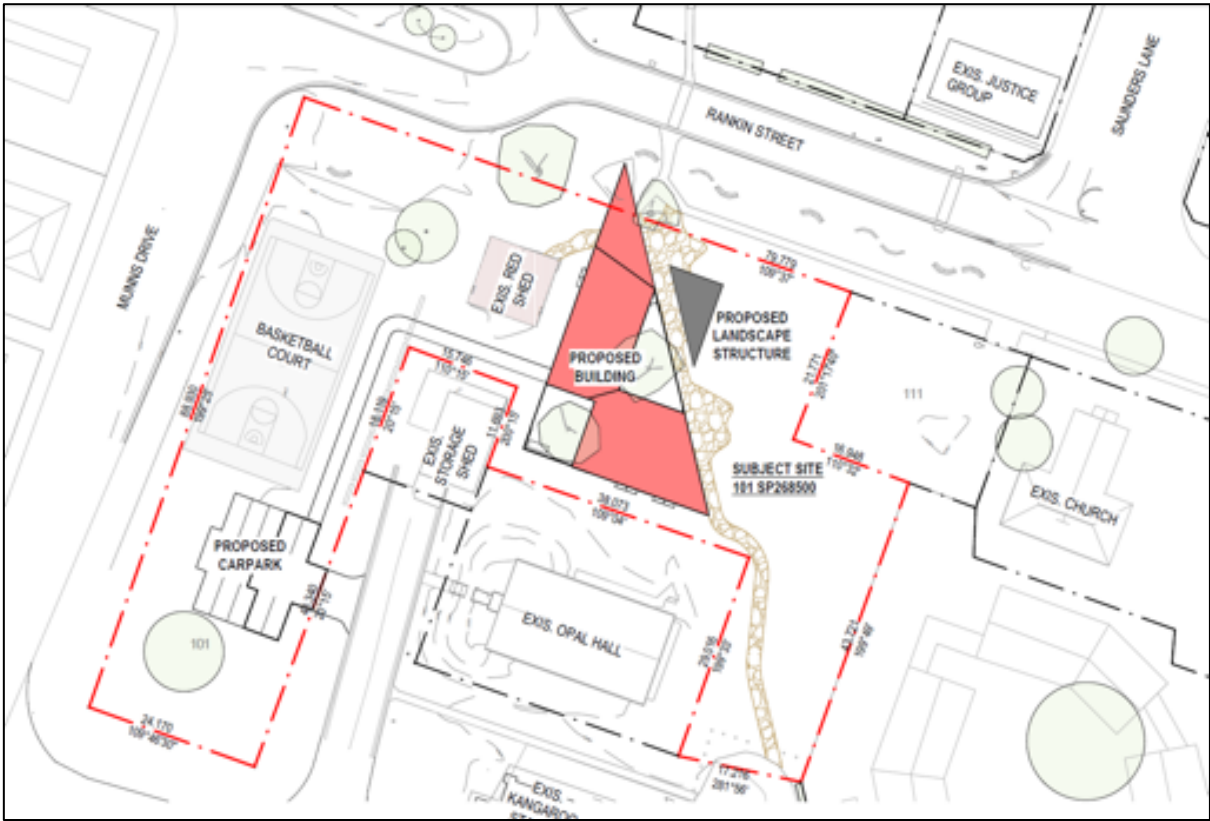
| Open Space & Recreation Precinct | |
|--|---|
| Purpose | Assessment |
| <p>Indoor sport and recreation Outdoor sport and recreation Community use Emergency services</p> | <p>The proposed Emergency Services & Community Hub (Disaster Recovery & Community Facility) development</p> <ul style="list-style-type: none"> • provide a facility that addresses the needs of the community, providing a hub for information during emergency situations. • Is reflective of the community aspirations as reflected in the Master Plan and purpose of the precinct. |
| | |



Figure 1 Site Location

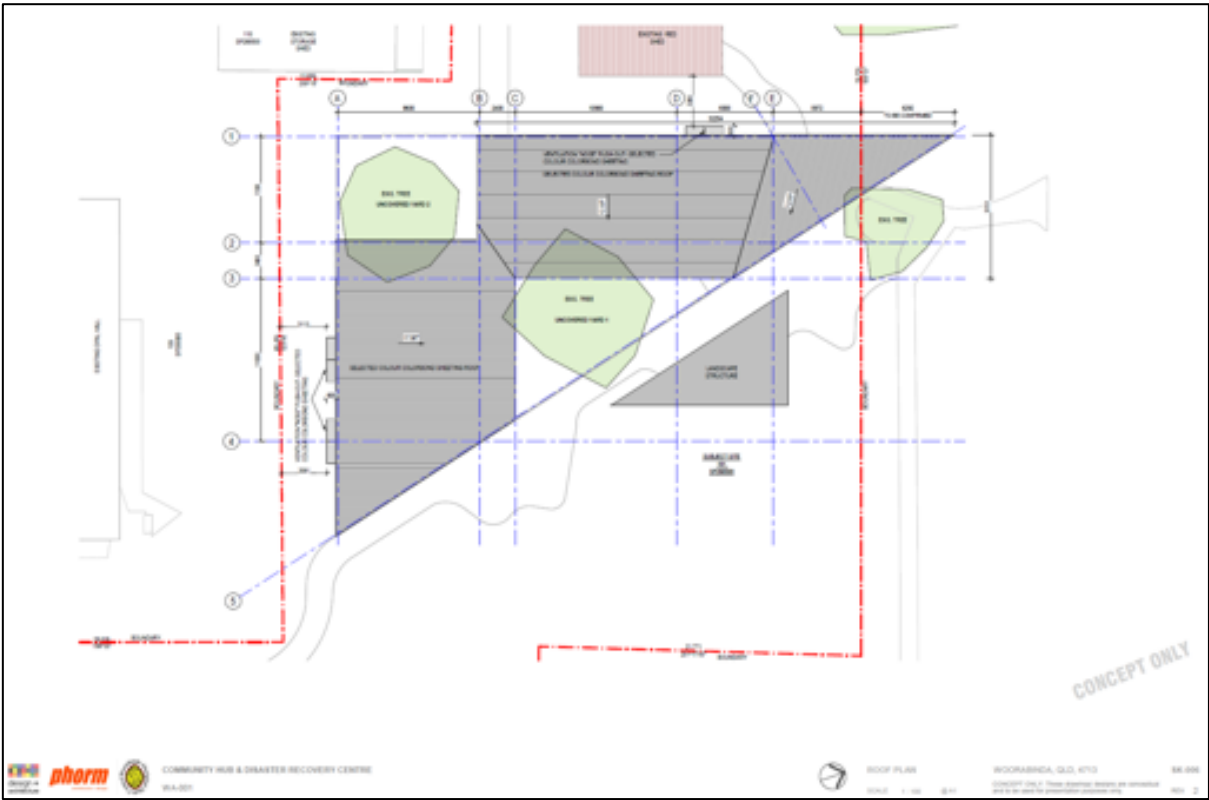
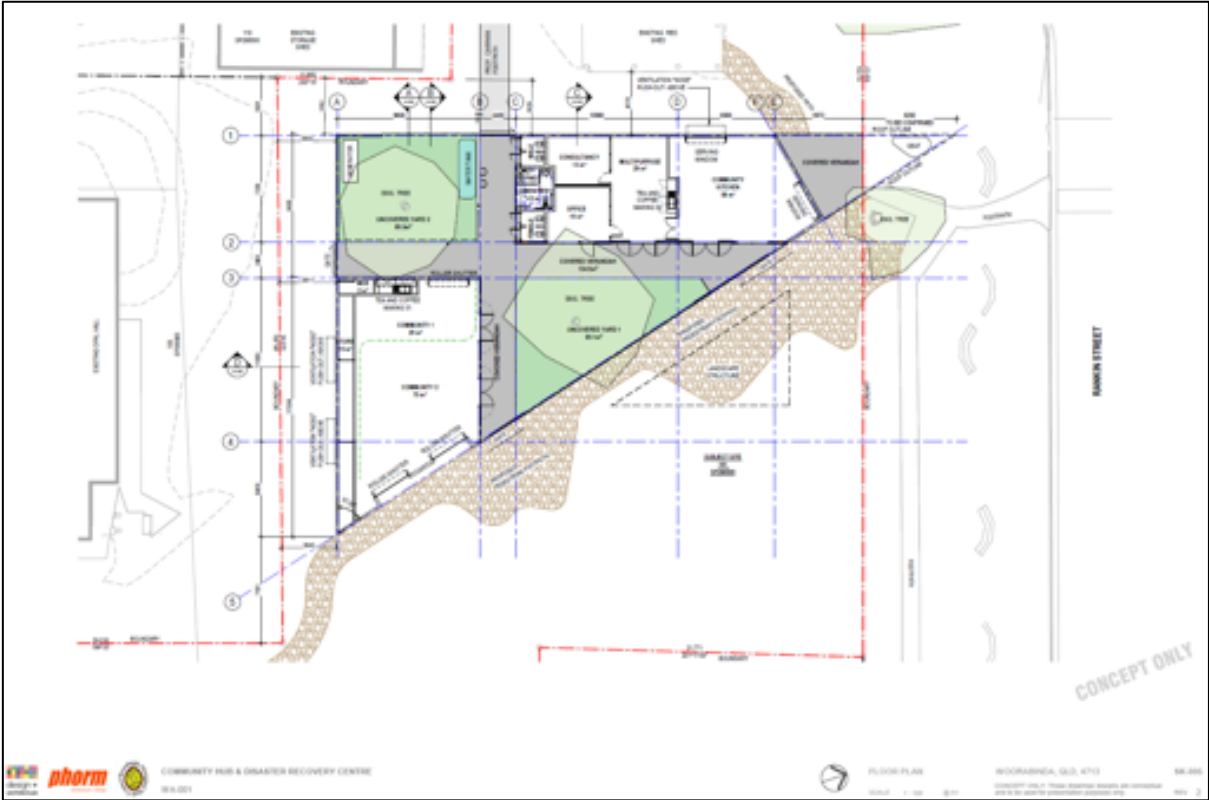


Figure 5 Site Plan

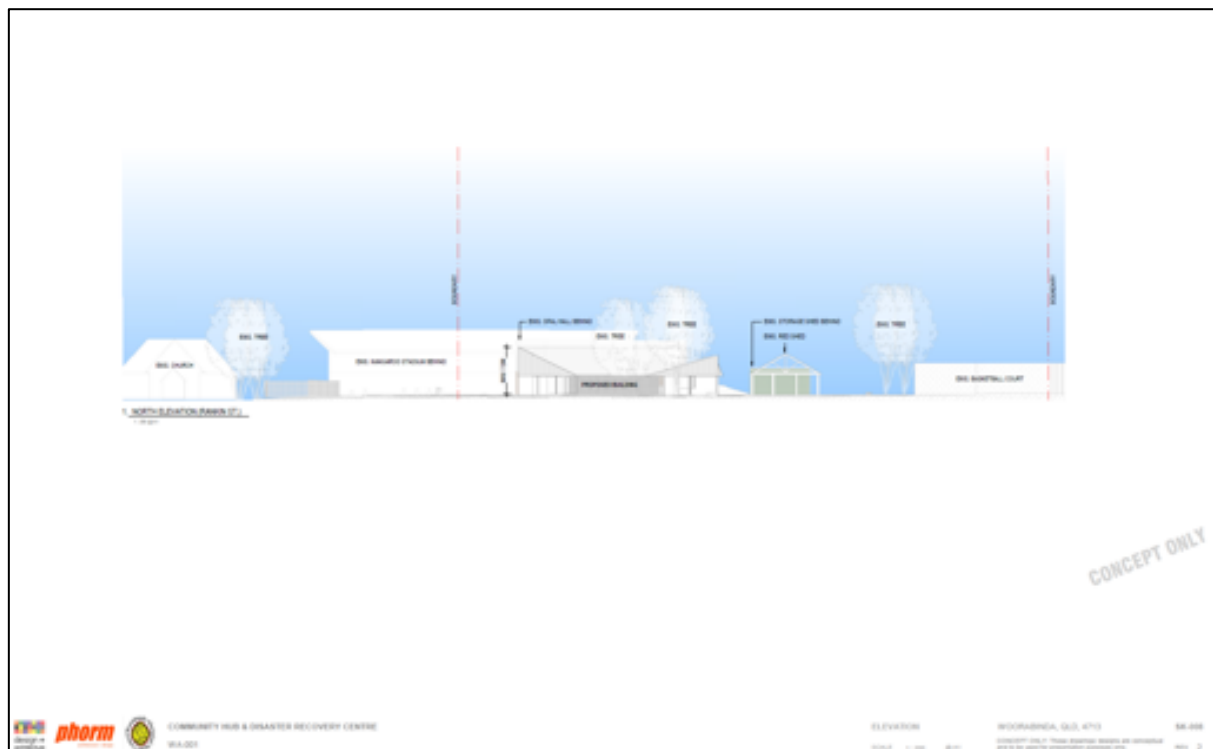
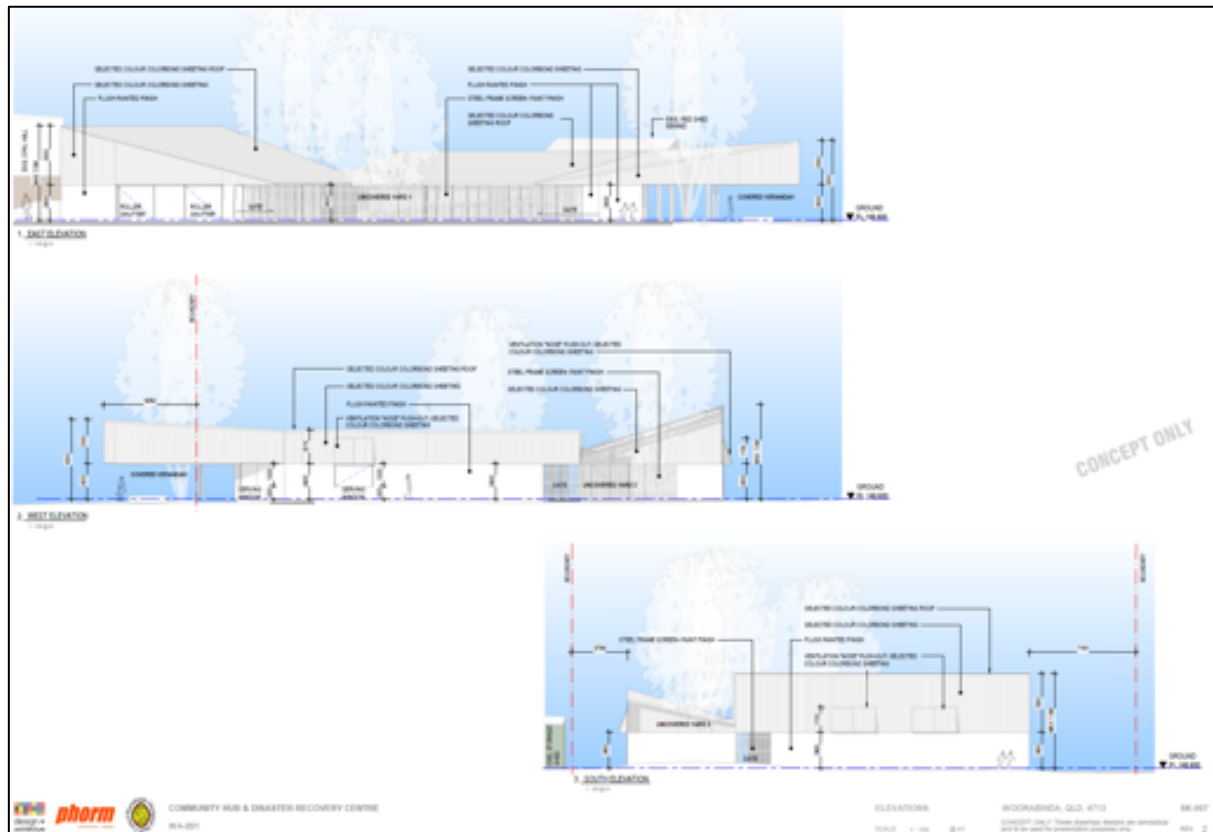


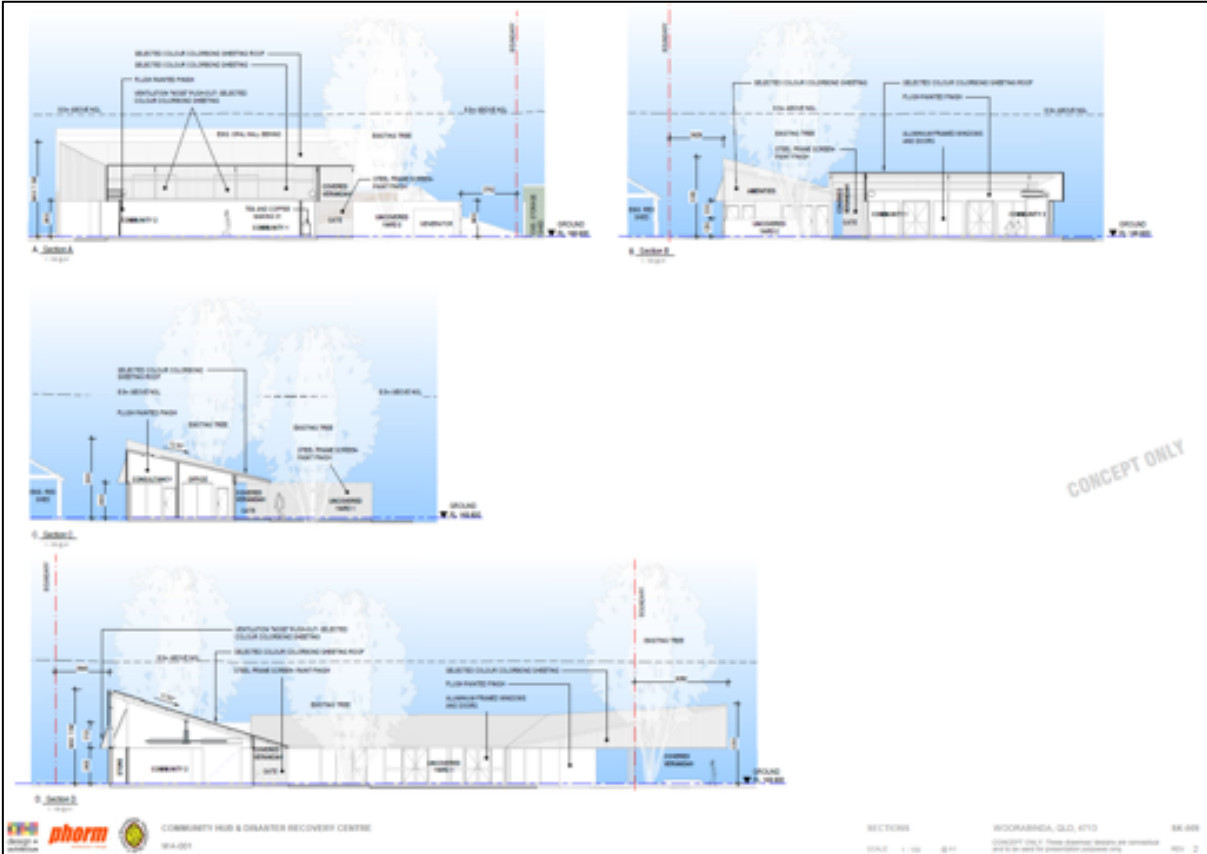
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Attachment D Development Plans







WOORABINDA ABORIGINAL SHIRE COUNCIL

ABN 16 133 571 041

Council Chambers

112 Munns Drive

Woorabinda Qld 4713

Telephone (07) 4925 9800

Facsimile (07) 4925 9850

Our Ref: DA2023_046

Your Ref: WA-001

31 October 2024

Woorabinda Aboriginal Shire Council C/- Gideon Town Planning

Delivery via email: info@gideontownplanning.com.au and gerhard.visser@dsdsatsip.qld.gov.au

DECISION NOTICE

Planning Act 2016

Section 63 of the Planning Act 2016, Development Permit for: Material Change of Use for Emergency Services & Community Hub; at Woorabinda, Rankin Street, Lot 101 SP268500

The application received 17 June 2024 seeking approval for the following is noted:

- Development Permit for
- Material Change of Use Emergency Services & Community Hub

Please be advised that your application was assessed and considered at Council's schedule meetings held on 30th October 2024.

Council resolved to:

Approve (subject to conditions) the Development Application lodged with Council for:

- i. Development Permit for
- ii. Material Change of Use Emergency Services & Community Hub
 - Lot 101 on SP268500
 - Disaster Recovery & Community Facility

This notice outlines aspects of the development, conditions of the approval, currency period, approved plans and includes extracts from the *Planning Act 2016* with respect to making representations about conditions, negotiated decisions, suspension of the appeal period and lodging an Appeal.

Should you require any further information or clarification concerning this matter, please contact Council for the necessary assistance.

Yours sincerely

Kristine Smith

CHIEF EXECUTIVE OFFICER

Woorabinda Aboriginal Shire Council

Encl - Decision Notice

Appeal Rights

APPLICATIONS DETAILS

Aspects of the development proposal are listed below:

| | |
|-----------------------------|--|
| Application Number | DA2023_046 |
| Applicant Details | Woorabinda Aboriginal Shire Council C/- Gideon Town Planning |
| Property Description | Lot 101 on SP268500 |
| Proposal | Material Change of Use Emergency Services & Community Hub <ul style="list-style-type: none">Lot 101 on SP268500Disaster Recovery & Community Facility |
| Level of Assessment | Impact |

DECISION

Development assessment, as per the provisions of the *Planning Act 2016*, has been undertaken. The information below outlines the specifics of any approval or refusal issued by the Assessment Manager:

| | |
|----------------------------|---|
| Deemed Approval | The application has been deemed to be approved under s64 of the <i>Planning Act 2016</i> . |
| Decision | The application was approved subject to reasonable and relevant conditions which reflect and accord generally with the application as made. |
| Decision Date | 30 th October 2024 |
| Decision Type | Development Permit |
| Planning Instrument | Woorabinda Aboriginal Shire Council Planning Scheme, 2014. |
| Submissions | Nil |

CONDITIONS OF APPROVAL

The conditions of this approval are set out in the Schedule of Conditions. The conditions are identified to indicate whether the Assessment Manager or a referral agency (if any) imposed them.

REFERRAL AGENCIES

Not Applicable

PROPERTY NOTES

Not Applicable

FURTHER DEVELOPMENT PERMITS REQUIRED

Building Act 1975
Plumbing & Drainage Act 2018

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*. 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; and
- 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*.

Appeal by an eligible submitter

An eligible submitter for a development application may appeal to the Planning and Environment Court against the decision to approve the application, to the extent the decision relates to:

- Any part of the development application that required impact assessment; and
- A variation request.

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

APPROVAL CURRENCY PERIOD

Pursuant to s46(8) of the *Planning Act 2016*, the development approval will lapse as reflected in the conditions of approval.

APPROVED PLANS & SPECIFICATIONS

Copies of the approved plans, specifications and/or drawings are attached.

FURTHER INFORMATION

The development must be carried out in accordance with the approved plans, specifications and/or drawings, along with the requirements of all relevant laws. Any deviation must have prior approval from the Chief Executive Officer.

NOTICE ABOUT DECISION – STATEMENT OF REASONS

This Notice is prepared in accordance with s63 (5) and s83 (7) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision specifically having regard to:

- The relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and
- Any other information, documents or other material Council was either required to, or able to, consider in its assessment.

All terms used in this Notice have the meaning given then in the Planning Act 2016.

REASONS FOR THE DECISION

The proposal is considered to be generally in accordance with the following relevant overall outcomes.

- Establishes a diverse land use mix within the town centre
- provide a facility that addresses the needs of the community, providing a hub for information during emergency situations.
- Is reflective of the community aspirations as reflected in the Master Plan
- Is connected to existing urban infrastructure, thus allowing development to proceed in an efficient, sustainable and cost-effective manner.

SCHEDULE OF CONDITIONS

Applicable to the following Section 63 of the *Planning Act 2016*, approvals:

- Development Permit for
- Material Change of Use Emergency Services & Community Hub
 - Lot 101 on SP268500
 - Disaster Recovery & Community Facility

| CONDITIONS OF APPROVAL | TIMING |
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| 1. Administration 1.1. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with: 1.1.1. The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports; 1.1.2. The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards and with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual; 1.1.3. The conditions of approval, the requirements of Council's Planning Scheme and best practice engineering. | At all times |
| 2. Currency Period 2.1. The applicable currency periods are: | As per condition |

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| CONDITIONS OF APPROVAL | TIMING |
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| 6. Drainage 6.1. The surface drainage must be catered for in a manner that lessens possible impacts in receiving areas. 6.2. Any works as a result of development must not interfere with natural stormwater flow over or through the land. 6.3. A Drainage Management Plan must be provided, compliant with FNQROC Development Manual standards, Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer. 6.4. An appropriate Stormwater Quality Management Plan (SQMP) must be developed for the site that provides for achievable stormwater quality treatment measures in accordance with FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer. | At all times |
| 7. Access 7.1. Access provision to the development must be provided/constructed in accordance with FNQROC specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence. | Prior to the commencement of the use. |
| 8. Infrastructure Services 8.1. Road and shared paths are to be provided in accordance with FNQROC Development Manual standards and sound engineering practice. 8.2. Water Supply connection or suitable alternative adequate water supply must be provided to site/s in accordance with FNQROC Development Manual standards or demonstrate that such is already in existence. 8.3. Sewer connection or suitable alternative on-site treatment in accordance with FNQROC Development Manual standards must be provided to sites or demonstrate that such is already in existence. 8.4. Electricity provision certificate must be provided to the Local Authority. 8.5. Lighting is to be provided in accordance with FNQROC Development Manual standards and sound engineering practice and to the satisfaction of the Chief Executive Officer. 8.6. Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority. | At all times. Prior to the commencement of the use |
| 9. Fire Hydrants, Fire Management and Emergency Access 9.1. Fire Hydrants are to be installed and located to enable fire services to access water safely, effectively, and efficiently or demonstrate that such is already in existence or an alternative provided to FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer. 9.2. Fire Hydrants are to be suitably identified so that fire services can locate them at all hours. 9.3. Fire Services are to be provided in accordance with FNQROC Development Manual standards and the water supply must be reliable and have sufficient flow and pressure requirements for fire-fighting purposes. 9.4. Water supply to ensure adequate and accessible water supply for firefighting purposes must be provided to the Local Authority or demonstrate that such is already in existence. | Prior to the commencement of the use At all times |
| 10. Acid Sulfate Soils 10.1. Due care must be taken to ensure that the development will manage to not disturb or minimise the release of acid or metal contaminants. 10.2. Dispose of acid or metal contaminants compliant to legislation and provide relevant disposal documentation to Council. | Prior to the commencement of the use. |
| 11. Landscaping and Fencing 11.1. Landscaping and fencing to be erected to enhance the appearance of the site. 11.2. The landscaping and fencing must be maintained to an appropriate standard. | Prior to the commencement of the use. At all times |

| CONDITIONS OF APPROVAL | TIMING |
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| 12. Street Trees 12.1. At least one street tree is to be planted every 15m on each side of the proposed new roads. | As per condition |





