

5. CONFIRMATION OF MINUTES

5.1 Adopt Ordinary Meeting of Council Minutes 16 April 2026.

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 16 April 2026.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby

Seconded By Cr. O. G. Moore

That this Report be received and that:

- 1.The Unconfirmed Minutes of the Ordinary Meeting of Council held on Thursday, 16 April 2026, copies of which have been circulated to Members, be taken as read and confirmed.

CARRIED



Ordinary Meeting of Council Minutes

Date: 16 April 2026
Time: 9:30am
Location: Jandowae Community and Cultural Centre

Councillors:

- Cr. A. N. Smith
- Cr. K. A. Bourne
- Cr. O. G. Moore
- Cr. S. J. Condon
- Cr. P. T. Saxelby
- Cr. K. A. Maguire
- Cr. G. M. Olm
- Cr. M. J. James
- Cr. S. Bougoure

Officers:

- J. Taylor, Chief Executive Officer
- B. Bacon, General Manager (Corporate Services)
- G. K. Cook, General Manager (Infrastructure Services)
- D. Fletcher, General Manager (Community & Liveability)
- B. Donald, Senior Executive Officer
- S. Edgar, Executive Officer (Corporate Services)
- T. Summerville, Planning and Environment Manager (via video link)
- D. Bradley, Principal Planner (via video link)

1. DECLARATION OF MEETING OPENING

The Chairperson declared the Meeting open at 9.30AM.

2. OPENING PRAYER AND MINUTE SILENCE

Ian Gaul from the Jandowae Catholic Church, delivered the opening prayer. This was followed by the observance of a minute silence.

3. APOLOGIES

There were no apologies.

4. CONGRATULATIONS

Cr. S. J. Condon

Congratulations to Angus Cronin of Jandowae. Angus represented the Jandowae and District Show society this year in the Darling Downs Rural Ambassador awards held at the Toowoomba Show. Angus along with representatives from across the Darling Downs had to sit through a rigorous interview session with three judges and present written correspondence about themselves and their goals. Angus won the title of *2026 Darling Downs Rural Ambassador* and will now represent the Darling Downs at the Ekka later this year. I wish him all the best in his future endeavours.

Congratulations to Felicity Taylor on being chosen as the Darling Downs Showgirls' choice award for 2026. Felicity represented The Jandowae and District Show society in this year's *Darling Downs Show girl* competition. The Showgirl's choice award is voted by the other showgirls in the competition. Felicity was a very popular choice amongst the other competitors. Congratulations to Felicity on her achievement.

5. CONFIRMATION OF MINUTES

5.1 Adopt Ordinary Meeting of Council Minutes 19 March 2026.

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 19 March 2026.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm

Seconded By Cr. S. J. Condon

That this Report be received and that:

1. The Unconfirmed Minutes of the Ordinary Meeting of Council held on Thursday, 19 March 2026, copies of which have been circulated to Members, be taken as read and confirmed.

CARRIED

6. BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETINGS

Cr S. Bougoure

- (1) Raised item from 19 March 2026 meeting 14.2 *Corporate Services Request for Fee Waiver for the hire of the Dalby Events Centre on behalf of Queensland Police Service April 29, 2026* querying if the minutes needed to be amended to reflect that Queensland Police Service was paying the hire fee. The response was in the negative.

Cr. O. G. Moore

- (2) Requested an update on rescheduling a meeting with Mr Bryson Head MP, member for Callide.
- (3) Requested a report on recent bomb threat at Council offices and court houses.

7. DECLARATIONS OF CONFLICTS OF INTEREST

12.1 (030.2025.811.001) Community and Liveability Report Development Application for Material Change of Use for Medium Impact Industry, Showroom and Food and Drink Outlet at Commodity Court Dalby Tulag Family Trust C/- Swep Consulting.

Cr. S. J. Condon

In accordance with Chapter 5B of the *Local Government Act 2009*, I would like to advise of a declarable conflict of interest in respect of agenda item 12.1 (030.2025.811.001) Community and Liveability Report Development Application for Material Change of Use for Medium Impact Industry, Showroom and Food and Drink Outlet at Commodity Court Dalby Tulag Family Trust C/- Swep Consulting.

I have a business relationship and personal connection with the applicant, Tulag Family Trust.

Having given due consideration to my position, I have determined that I will leave the meeting while the matter is discussed and voted upon.

8. PRESENTATION OF PETITIONS BY COUNCILLORS

There were no petitions presented by Councillors.

9. MAYORAL UPDATE

9.1 Executive Services Mayoral Report March 2026

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of March 2026.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby

Seconded By Cr. S. J. Condon

That this Report be received and noted.

CARRIED

10. CONFIDENTIAL ITEMS

There were no confidential reports.

11. DEPUTATION

There were no deputations.

12. PLANNING

Cr S . J. Condon left the meeting at 9:43am.

12.1 (030.2025.811.001) Community and Liveability Report Development Application for Material Change of Use for Medium Impact Industry, Showroom and Food and Drink Outlet at Commodity Court Dalby Tulag Family Trust C/- Swep Consulting

The purpose of this Report is for Council to decide the application for a Material Change of Use to establish a Medium Impact Industry, Showroom and Food and Drink Outlet on Lot 2 on SP116272, including Easement A on RP121009 and located at Commodity Court, Dalby.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. K. A. Maguire

That this Report be received and that:

1. The development application for a Material Change of Use to establish a Medium Impact Industry, Showroom and Food and Drink Outlet on Lot 2 on SP116272, including Easement A on RP121009, and situated at Commodity Court, Dalby, be approved, subject to the following conditions:

APPROVED PLANS

1. The development shall be carried out generally in accordance with the Approved Plans listed below, subject to and modified by the conditions of this approval:

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans, the conditions of this development approval must prevail.

3. Obtain the following further Permits prior to commencement of any work associated with the process:

3.1.1 Development Permit for Building Works; and

3.1.2 Compliance Permit for Plumbing Works.

APPROVED DEVELOPMENT

4. The approved development is a Material Change of Use for a Medium Impact Industry, Showroom and Food and Drink Outlet as shown on the Approved Plans.

5. The development is to occur sequentially in the following Stages as shown on the Approved Plans:

Stage 1: Material Change of use for a Medium Impact Industry (ie existing hardstand and fuel storage)

Stage 2: Material Change of use for a Medium Impact Industry (Tenancies 1 and 3)

Stage 3: Material Change of Use for a Medium Impact Industry (Tenancy 2), Showroom (Tenancies 4-6), Food and Drink Outlet (Tenancy 11)

Stage 4: Material Change of Use for a Medium Impact Industry (Tenancies 7-10)

6. Conditions within this approval are applicable to each Stage of the development, unless otherwise specified.

COMPLIANCE, TIMING AND COSTS

7. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions. All costs associated with compliance with these conditions must be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

8. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

9. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified by any conditions of this approval.

INFRASTRUCTURE CHARGES

10. All infrastructure charges including those associated with Council's Water, Sewer, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, separate **Infrastructure Charges Notices** are attached for each Stage of the development.

HOURS OF OPERATION

11. Unless otherwise agreed in writing by Council's Planning and Environment Manager or authorised delegate, the development must operate (including loading and unloading of vehicles) only during the following hours:

Medium Impact Industry: 6am to 6pm, 7 days a week

Showroom: 6am to 6pm, 7 days a week

Food and Drink Outlet: 5am to 6pm, 7 days a week

LANDSCAPING - GENERAL

12. Prior to commencement of the use for Stage 1 of the development, the applicant is to submit a Landscaping Plan for review and endorsement by Council's Planning and Environment Manager or authorised delegate. The Plan shall be prepared by a suitably qualified and experienced Landscape Architect, Horticulturalist or other person experienced in landscape design and construction.

13. The submitted Landscaping Plan must detail:

13.1 the staging of the development and landscaping treatments to be provided for each Stage of the development;

13.2 the typical species to be planted, consisting mainly of drought-tolerant native species suitable to their individual location on-site;

13.3 the number and size of plants to be planted; and

13.4 the typical planting detail including preparation, backfill, staking and mulching.

NOTE: Please refer to Part 6 of Panning Scheme Policy 1 within the Western Downs Planning Scheme 2017 incorporating Amendment 2 for guidance on the type of trees, shrubs and groundcover recommended for Dalby.

14. Prior to commencement of each Stage of the development, the developer must prepare and landscape the property in accordance with the staging of the Approved Landscape Plan, or as otherwise approved in writing by Council's authorised delegate. Any amendments approved by Council's authorised delegate are taken to be a part of the Approved Landscape Plan.

15. All approved landscaping treatments for the development are to be maintained on the property at all times.

FENCING

16. The applicant shall install a chain wire fence with a minimum height of 1.8 metres along the boundaries of the property. Fencing material shall be compatible with that used within the locality.

17. Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, any existing fence shall be completely removed.

VISUAL AND GENERAL AMENITY

18. Any graffiti on the buildings must be removed immediately.

19. The buildings and the site must be maintained in a clean and tidy manner at all times.

20. All plant, air-conditioning equipment and the like must be visually screened from the street. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development work and any ensuing defects liability period.

LIGHTING

21. Outdoor lighting associated with the use must be designed, sited, installed and tested to comply with Tables 2.1 and 2.2 of *Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting Using a Control Level of 1*.

ACOUSTIC AMENITY - NOISE LIMITS

22. Noise from activities associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive place or commercial place.

AIR QUALITY AND AMENITY - AIR RELEASE LIMITS

23. Air emissions (odour and dust) from the development shall not cause environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place.

REFUSE STORAGE AREAS

24. Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas shall be screened with a minimum 1.5 metre high solid screen fence or wall.

WASTE MANAGEMENT

25. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.

26.All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

ENGINEERING WORKS

27.Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

28.Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings and relevant Australian Standards.

29.Be responsible for the full cost of any alterations necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

30.Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

31.Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

32.Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the *Queensland Urban Drainage Manual (QUDM)* to all downstream properties including road reserves and the like for design storms of ARI2, ARI5, ARI10, ARI20 and ARI50.

33.Connect the development to the existing stormwater system.

34.Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

35.Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

36.Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the *Queensland Urban Drainage Manual (QUDM)*.

WATER SUPPLY

37.Prior to commencement of the use for Stage 1 of the development, connect the development to Council's reticulated water supply system via a single connection in accordance with Council's standards.

WATER SUPPLY - FIRE FIGHTING SUPPLY

38. Provide adequate water supply to meet the peak demands of the development, and fire-fighting pressures/flows to Council's requirements. Any upgrades to Council's network shall be carried out under an Operational Work Permit.

FLOODING - GENERAL

39. Ensure that all electrical switchboards, plant and administration areas are elevated above 300mm from Council's defined flood level current at the time of construction

HAZARDOUS CHEMICAL AND FUEL STORAGE

40. Ensure that all hazardous chemicals are stored and handled in accordance with the *Work Health and Safety Act 2011*.

41. Diesel and petrol are to be stored and handled in accordance with *Australian Standard 1940-2017 The Storage and Handling of Flammable and Combustible Liquids*.

42. On-site fuel storage is only to service vehicles and machinery stored or serviced on-site and is not to be sold to the general public.

43. Waste oil and chemicals collected within the bunded area of the development are to be serviced on a regular basis by an appropriately licensed Transport Operator and disposed of at an appropriate licensed waste facility.

ON-SITE WASTEWATER DISPOSAL

44. Prior to commencement of Stage 2 of the development, connect the development to an on-site wastewater disposal system/s, in accordance with *AS1547 On-site Domestic Wastewater Management* and the *Queensland Plumbing and Waste Water Code*.

45. Obtain a Development Permit for Plumbing Works for the on-site sewerage treatment system/s.

PARKING AND ACCESS - GENERAL

46. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with *Australian Standard 2890.1 - Parking Facilities - Off Street Car Parking*.

47. Design and construct all vehicle manoeuvring, car parking and loading areas with concrete, asphalt or a two-coat bitumen seal.

Timing: Prior to commencement of the use for each Stage of the development as shown on the Approved Plans.

48. Provide a minimum of 25 car parking spaces including a minimum of 1 person with disability (PWD) car parking space.

Timing: Prior to commencement of the use for Stage 2 of the development.

49. Provide a minimum of 83 car parking spaces including a minimum of 3 person with disability (PWD) car parking spaces.

Timing: Prior to commencement of the use for Stage 3.

50. Design and construct all PWD car parking spaces in accordance with *AS2890.6*.

51. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

52. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

53. Provide longitudinal gradient and crossfall for all driveways to comply with the requirements of *AS2890.1*.

PARKING AND ACCESS - SERVICING

54. Provide a loading area for a Heavy Rigid Vehicle in the location generally shown on the Approved Plans, that are designed in accordance with *Australian Standard 2890.2 – Off-street Commercial Vehicle Facilities*.

55.Design along the route to and from all loading areas and the external road network, all access driveways, circulation driveways, parking aisles and the like, with a layout that accommodates the turning movements of a Heavy Rigid Vehicle, and ensure that all vehicles are able to enter and exit the site in a forward direction.

56.Ensure loading and unloading operations are conducted wholly within the site, and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

57.Construct a commercial crossover between the property boundary and the edge of the Commodity Court road pavement, having a minimum width of 11 metres, generally in accordance with Council's Standard Drawing No. R-006, Revision A. Ensure that crossover splay is designed to accommodate turning movements of a Heavy Rigid Vehicle.

Timing:Prior to commencement of the use for Stage 2 of the development.

ELECTRICITY

58.Prior to commencement of the use of Stage 2 of the development, submit to Council, written confirmation from an electricity provider that the supply of electricity is available to the lot.

TELECOMMUNICATIONS

59.Design and provide telecommunications to all lots within the development in accordance with the *Australian Government Telecommunications in New Developments Policy*.

EARTHWORKS - GENERAL

60.Undertake earthworks in accordance with the provisions of *AS3798 Guidelines on Earthworks for Commercial and Residential Developments*.

EROSION AND SEDIMENT CONTROL - GENERAL

61.Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

62.Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ENVIRONMENTAL HEALTH

63.Undertake operations and construction work associated with this development to the requirements of Council, including the following:

63.1do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

63.2remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and

63.3do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

Timing:During construction and on-maintenance period and the establishment period of the landscaping or areas disturbed during construction.

64.Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

64.1 uncontaminated overland stormwater flow; and

64.2 uncontaminated stormwater to the stormwater system.

Timing: Prior to commencement of any works on-site, during works on-site and maintained for the period of the use of the development site.

REFERRAL AGENCY RESPONSE

1. The Referral Agency response provided for the application by the State Assessment and Referral Agency dated 23 December 2025.

ADVISORY NOTES

NOTE 1 -Currency Period

"To the extent a development approval is for a Material Change of Use of premises, the approval lapses if the first change of use under the approval does not start within the following period (the currency period) -

(a) 6 years starting the day the approval takes effect;

(b) if the approval states a different period from when the approval takes effect— the stated period."

NOTE 2 -Aboriginal Cultural Heritage

It is advised that under Section 23 of the Aboriginal Cultural Heritage Act 2003, 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"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au

NOTE 3 -General Environmental

Duty General environmental duty under the Environmental Protection Act 1994 prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 -Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

NOTE 5 -General Safety of Public during Construction

The Work Health and Safety Act 2011 and Manual of Uniform Traffic Control Devices must be complied with in carrying out any construction work, and to ensure safe traffic control and safe public access in respect of work being constructed on a road.

NOTE 6 -Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken **twelve (12) months** after the approval takes effect. If the work is completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 7 -Infrastructure Charges Notices

Infrastructure Charges Notices are attached to this approval.

NOTE 8 -Referral Agency Response

The Referral Agency Response provided by the State Assessment and Referral Agency is attached.

NOTE 9 -Commercial Kitchen

The proposed Food and Drink Outlet will require that you obtain Local Laws approval for the operation of a Commercial Kitchen from Council's Environmental Health Department.

CARRIED

Cr S. J. Condon rejoined the meeting at 9:45am.

12.2 (030.2025.536.001) Community and Liveability Report Development Application for Material Change of Use for Medium Impact Industry (Warehouse and Transport Depot) at 12-14 Forrest Street Chinchilla MOEC Pty Ltd C/- Swep Consulting

The purpose of this Report is for Council to decide the development application for a Material Change of Use to establish a Medium Impact Industry (Warehouse and Transport Depot) on land described as Lot 12 on RP14934 and situated at 12-14 Forrest Street, Chinchilla.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire

Seconded By Cr. K. A. Bourne

That this Report be received and that:

1. The development application for Material Change of Use to establish a Medium Impact Industry (Warehouse and Transport Depot) on land described as Lot 12 on RP14934 and located at 12-14 Forrest Street, Chinchilla, be approved, subject to the following conditions:

APPROVED PLANS

1. The development shall be carried out generally in accordance with the Approved Plans listed below, subject to and modified by the conditions of this approval:
2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans, the conditions of this development approval must prevail.
3. The following further Development Permits must be obtained prior to commencement of any work associated with the process:
 - 3.1 Building Works;
 - 3.2 Operational Work; and
 - 3.3 Plumbing and Drainage Permit.

APPROVED DEVELOPMENT

4. The approved development is a Material Change of Use for a Medium Impact Industry (Warehouse and Transport Depot) on the property.

COMPLIANCE, TIMING AND COSTS

5. All conditions of approval shall be complied with before the change occurs (prior to commencement of the use) and whilst the use continues, unless otherwise noted within these conditions.

6. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

7. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

8. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified by any conditions of this approval.

INFRASTRUCTURE CHARGES

9. All infrastructure charges including those associated with Council's Water, Sewer, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate **Infrastructure Charges Notice** is attached.

LANDSCAPING - GENERAL

10. The developer must submit to Council's Planning and Environment Manager for endorsement, a Landscape Plan for all landscaping associated with the development. The Plan must be prepared by a suitably qualified and experienced Landscape Architect, Horticulturalist, or other person experienced in landscape design and construction.

11. The Landscape Plan must detail:

11.1 a landscaping strip with a minimum width of 2 metres to be provided along the full frontage of the site excluding driveway access and manoeuvring;

11.2 the typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on-site;

11.3 the number and size of plants; and

11.4 the typical planting detail including preparation, backfill, staking and mulching.

Note: Please refer to Part 6 of Planning Scheme Policy 1 within the Western Downs Planning Scheme 2017 incorporating Amendment 2 for guidance on the type of trees or shrubs recommended for Chinchilla.

12. The developer must prepare and landscape the site in accordance with the Approved Landscape Plan, or as otherwise approved in writing by Council's authorised delegate. Any amendments approved by Council's authorised delegate are taken to be a part of the Approved Landscape Plan.

13. All approved landscaping treatments for the development are to be maintained on the property at all times.

LANDSCAPING – MISCELLANEOUS

14. All declared weeds and pests shall be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period.

FENCING

15. Fencing material shall be compatible with that used within the locality.

16. Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, any existing fence shall be completely removed.

VISUAL AND GENERAL AMENITY

17. Any graffiti on buildings or structures associated with the development must be immediately removed.

18. The buildings and the site must be maintained in a clean and tidy manner at all times.

OPERATING HOURS

19. Unless otherwise approved in writing by Council, the approved use must only operate between the following hours:

19.1 Operating Hours: 6:00am to 6:00pm, 7 days a week

19.2 Loading and unloading are to occur between the hours:

Monday to Friday: 6.00am to 6.00pm

Saturday: 6:00am to 12:00pm (noon)

Sunday and Public Holidays: No loading or unloading is to occur

LIGHTING

20. Outdoor lighting associated with the use must be designed, sited, installed and tested to comply with Tables 2.1 and 2.2 of *Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting Using a Control Level of 1*.

ACOUSTIC AMENITY - NOISE LIMITS

21. Noise from activities associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive place or commercial place.

AIR QUALITY AND AMENITY - AIR RELEASE LIMITS

22. Air emissions (odour and dust) from the development shall not cause environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place.

REFUSE STORAGE AREAS

23. Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas shall be screened with a minimum 1.5 metre high solid screen fence or wall.

WASTE MANAGEMENT

24. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.

25. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

ENGINEERING WORKS

26. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

27. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings and relevant Australian Standards.

28. Be responsible for the full cost of any alterations necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

29. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

30. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

31. Provide a detailed Stormwater Management Plan to Council for approval, demonstrating that the development will achieve "no nuisance" as described in the *Queensland Urban Drainage Manual (QUDM)*, to all downstream properties including road reserves and the like for design storms of ARI2, ARI5, ARI10, ARI20 and ARI50.

32. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

33. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

34. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the *Queensland Urban Drainage Manual (QUDM)*.

WATER SUPPLY

35. Connect the development to Council's reticulated water supply system via a single connection.

ON-SITE WASTEWATER DISPOSAL

36. Connect the development to an on-site wastewater disposal system, in accordance with *AS1547 On-site Domestic Wastewater Management* and the *Queensland Plumbing and Waste Water Code*.

37. Obtain a Development Permit for Plumbing Works for the on-site sewerage treatment system.

PARKING AND ACCESS - GENERAL

38. Provide a minimum of seven (7) car parking spaces.

39. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

40. Maintain dust suppression treatments to all internal roadways and vehicle manoeuvring areas ensuring not to have an adverse impact on adjoining properties.

41. In the event that Council receives a bona fide complaint in relation to dust emissions produced from the site, Council reserves the right to require the applicant to provide either concrete, asphalt or bitumen seal to vehicle manoeuvring areas.

PARKING AND ACCESS - SERVICING

42. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

43. Construct a commercial crossover between the property boundary and the edge of the Forrest Street road pavement, generally in accordance with Council's Standard Drawing No. R-006, Revision A. Ensure that crossover splay is designed to accommodate turning movements of an Articulated Vehicle.

44. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit) or road infrastructure (eg street sign, street tree, etc).

EXTERNAL ROADWORKS

45. Design and construct Forrest Street along the full frontage of Lot 11 on RP14934, to the following standard:

45.1 widening of the existing pavement to 8 metres, including a two-coat bitumen seal;

45.2 natural grassed table drains and formation of a natural grassed verge;

45.3 tapers to the existing road pavement;

45.4 provision for stormwater drainage and easements (if required); and

45.5 design all work in consultation with Council prior to submission of detailed Engineering drawings.

ELECTRICITY AND TELECOMMUNICATIONS

46. Connect the development to electricity and telecommunication services.

EROSION AND SEDIMENT CONTROL - GENERAL

47. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

48. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ENVIRONMENTAL HEALTH

49. Undertake operations and construction work associated with this development to the requirements of Council, including the following:

49.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

49.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and

49.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

Timing: During construction and on-maintenance period and the establishment period of the landscaping or areas disturbed during construction.

50. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

50.1 uncontaminated overland stormwater flow; and

50.2 uncontaminated stormwater to the stormwater system.

Timing: Prior to commencement of any works on-site, during works on-site and maintained for the period of the use of the development site.

FLOOD RISK MANAGEMENT PLAN

51. The applicant is to submit a Flood Risk Management Plan (FRMP) for the review and endorsement by Council's Planning and Environment Manager or an authorised delegate. The Plan is to be prepared and certified by a Registered Professional Engineer of Queensland (RPEQ)-Civil and should clearly demonstrate proposed mitigation methods (where appropriate) to avoid unacceptable risk with regard to the following specific outcomes for development in a flood affected area as listed in *State Planning Policy 1/03*:

51.1 development maintains the safety of people on the proposed development site from flooding;

51.2 development does not result in adverse impacts on people's safety or the capacity to use land within the floodplain;

51.3 development minimises the potential damage from flooding to the property on the proposed development site;

51.4 public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk on the site; and

51.5 essential services infrastructure eg on-site electricity, telecommunications, water supply and sewerage maintains its function during a flood event.

52. The FRMP is to be implemented, reviewed and updated at a minimum of yearly intervals, and is to be maintained for the period of the use of the development on the site, and be available for review at the request of Council's Planning and Environment Manager within 48 hours of such request.

Timing: The FRMP must be submitted to Council within 1 month of the date of this approval, or as otherwise approved in writing by Council's authorised delegate.

ADVISORY NOTES

NOTE 1 -Currency Period

A part of a development approval lapses at the end of the Currency Period. The standard Currency Period, as stated in Section 85 of the *Planning Act 2016*, applies to this approval as outlined below:

- *"Material Change of Use (6 years after the approval starts to have effect)."*

NOTE 2 -Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, 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"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au

NOTE 3 -General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes,

light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 -General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction work, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 -Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken **twelve (12) months** after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 -Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

NOTE 7 -Infrastructure Charges Notice

An Infrastructure Charges Notice is attached.

NOTE 8 -Flood Hazard

The property is located within the High and Extreme Flood Hazard Areas identified by the Flood Hazard Overlay Map in the Western Downs Planning Scheme 2017 incorporating Amendment 2. Where the floor level is not elevated above the defined flood level, the proposed building works may be subject to inundation during a flood event.

CARRIED

12.3 (030.2025.616.001) Community and Liveability Report Development Application for Material Change of Use for Undefined Use -Contractor's Depot (Cleaning Business) at 248 Price Street Chinchilla Little Taaffe

The purpose of this Report is for Council to decide the application for a Material Change of Use for an Undefined Use - Contractor's Depot (Cleaning Business) on land described as Lot 5 on SP331558, located at 248 Price Street, Chinchilla.

T. Summerville and D. Bradley joined the meeting via video link at 10:08 am.

PROCEDURAL MOTION

Moved By Cr. M. J. James

That Item 12.3 lie on the table pending further information regarding parking being provided later in the meeting.

CARRIED

12.4 (035.2025.865.001) Community and Liveability Report Development Application for Reconfiguring a Lot (1 Lot into 2 Lots) at 67 Eleanor Street Miles Mildon C/- Adams + Sparkes Town Planning

The purpose of this Report is for Council to decide the proposed development for Reconfiguring a Lot (1 Lot into 2 Lots) on land described as Lot 18 on BWR804 and situated at 67 Eleanor Street, Miles.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. G. M. Olm

That this Report be received and that:

1. The application for Reconfiguring a Lot (1 Lot into 2 Lots) on land described as Lot 18 on BWR804 and situated at 67 Eleanor Street, Miles be approved, subject to the following conditions:

APPROVED PLAN

1. The development shall be carried out generally in accordance with the Approved Plan listed below, subject to and modified by the conditions of this approval:

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plan, the conditions of this development approval must prevail.

3. Obtain the following further Permits prior to commencement of any work associated with the process:

3.1 Development Permit for Operational Work; and

3.2 Development Permit for Building Works (demolition of existing shed); and

3.3 Road Corridor (Vehicle Crossover) Permits.

APPROVED DEVELOPMENT

4. The approved development is for Reconfiguring a Lot (1 lot into 2 lots) as shown on the Approved Plan.

COMPLIANCE, TIMING AND COSTS

5. All conditions of the approval shall be complied with before Council's endorsement of the Plan of Survey (Form 18B) and whilst the use continues, unless otherwise noted within these conditions.

6. All costs associated with compliance with these conditions shall be the responsibility of the developer.

7. The Plan of Survey (Form 18B) shall not be executed until a letter of compliance is received demonstrating the development's compliance with all conditions of this approval.

FEES AND CHARGES

8. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

LOT NUMBERING

9. The numbering of all approved lots shall remain as indicated on the Approved Plan (unless otherwise amended/approved by Council).

10. The developer is to make a request to Council for street numbering.

INFRASTRUCTURE CHARGES

11. All infrastructure charges including those associated with Council's Water, Sewer, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate **Infrastructure Charges Notice** is attached.

LANDSCAPING

12. All declared weeds and pests shall be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of the development works and any ensuing defects liability period.

13. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land shall be retained where possible, and action taken to minimise disturbance during construction work.

ENGINEERING WORKS

14. Submit to Council, an Operational Work application for the sewer extension and earthworks (filling in pool).

15. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan (Form 18B) unless stated otherwise.

16. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, relevant Australian Standards, Codes of Practice, EDROC Regional Standards Manual and relevant design manuals.

17. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

18. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

19. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.

ELECTRICITY

20. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity for each Lot.

TELECOMMUNICATIONS

21. Provide telecommunications to all proposed lots within the development in accordance with the *Australian Government Telecommunications in New Developments Policy*.

WATER SUPPLY

22. Each lot shall be connected to Council's reticulated water supply network in accordance with Council's standards.

Comment: The connection shall extend from the nearest water main to the site boundary. A water meter can be installed when a Dwelling is constructed in the future.

SEWERAGE

23. Connect all lots to Council's reticulated sewerage system. The connection must be designed in accordance with Council's Standards and be approved by Council's Utility Services Department.

24. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.

25. Do not build works within 1.5 metres from the centre of any existing sewer pipe work or within the Zone of Influence, whichever is the greater (measured horizontally).

26. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.

27. Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site is provided for future maintenance/upgrade purposes.

28. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

SEWER EXTENSION

29. Design and construct a sewer extension to service proposed Lots 1 and 2. The sewerage network extension is to:

29.1 connect to existing sewer manhole SM-MH242;

29.2 provide house connections to each proposed lot; and

29.3 be done in accordance with a development approval for Operational Work.

30. Submit to Council, the written consent from the property owner where such works require entry onto adjoining land prior to Council's approval of Operational Work.

31. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.

32. Design all works in consultation with Council prior to submission of detailed Engineering drawings or Operational Work applications prior to entry onto the adjoining land.

STORMWATER MANAGEMENT

33. Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the *Queensland Urban Drainage Manual* (QUDM) to all downstream properties including road reserves and the like for design storms of ARI2, ARI5, ARI10, ARI20 and ARI50.

34. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

35. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the *Queensland Urban Drainage Manual* (QUDM).

36. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

ENVIRONMENTAL HEALTH

37. Undertake operation and construction work associated with this development to the requirements of Council, including the following:

37.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

37.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and

37.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

Timing: During construction and on-maintenance period and the establishment period of landscaping or areas disturbed during construction.

38. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

38.1 uncontaminated overland stormwater flow; and

38.2 uncontaminated stormwater to the stormwater system.

Timing: Prior to commencement of any works on-site, during works on-site and maintained for the period of the use of the development site.

VEHICLE ACCESS

39. For each lot, construct a vehicular property crossover in accordance with WDRC Standard Drawing R-005.

Timing: For Lot 1, prior to execution of the Survey Plan. For Lot 2, prior to the issuing of a final Building Certificate for a Dwelling.

40. Each lot is limited to a single crossover.

SERVICES – EXISTING CONNECTIONS

41. Ensure that all services provided to the existing House on proposed Lot 1 are wholly located within the lot they serve.

FILLING OF SWIMMING POOL

42. The existing swimming pool within Lot 2 shall be removed and filled.

43. Carry out earthworks in accordance with the provisions of *AS3798 Guidelines on Earthworks for Commercial and Residential Developments* and provide RPEQ certification that the fill complies with the requirements of *AS3798 Guidelines on Earthworks for Commercial and Residential Developments*.

EROSION AND SEDIMENT CONTROL - GENERAL

44. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

45. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

ADVISORY NOTES

NOTE 1 -Currency Period

*"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 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."

NOTE 2 -Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, 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"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal Cultural Heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au.

NOTE 3 -General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 -General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 -Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken **twelve (12) months** after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 -Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

NOTE 7 -Infrastructure Charges

An Infrastructure Charges Notice is attached to this approval.

CARRIED

12.5 (030.2025.425.001) Community and Liveability Report Request for Negotiated Decision of Development Application for Material Change of Use for a Warehouse (Self Storage) at Redgen Street Chinchilla Warne C/- Swep Consulting

The purpose of this Report is for Council to decide the Negotiated Decision Request for a Material Change of Use for a Warehouse (Self Storage) on land described as Lot 213 on SP183221 and situated at Redgen Street, Chinchilla.

MOTION

Moved By Cr. S. J. Condon

Seconded By Cr. K. A. Maguire

That this Report be received and that:

The application for a Negotiated Decision for a Material Change of Use for a Warehouse (Self Storage) on land described as Lot 213 on SP183221 and situated at Redgen Street, Chinchilla, be approved subject to the following conditions:

APPROVED PLANS AND DOCUMENT

1. The development shall be carried out generally in accordance with the Approved Plans and Document listed below, subject to and modified by the conditions of this approval:

Plan/Document and Version	No.	Title and Details	Dated
SD-050, Rev G		Stage 1 Site Plan, prepared by WD Building Design, as amended in red by Council	15-09-2025
SD-051, Rev G		Stage 2 Site Plan, prepared by WD Building Design, as amended in red by Council	15-09-2025
SD-052, Rev G		Stage 3 Site Plan, prepared by WD Building Design, as amended in red by Council	15-09-2025
SD-200, Rev F		Site Elevations, prepared by WD Building Design	10-09-2025
250176, Version 2		Stormwater Management Plan, prepared by Baker Rossow Consulting Engineers	24/09/2025

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans and Document, the conditions of this development approval must prevail.

3. The following further Permits must be obtained prior to commencement of any work associated with the process:

3.1 Development Permit for Building Works;

3.2 Operational Work Permit; and

3.3 Road Corridor Permit for Vehicle Crossover.

APPROVED DEVELOPMENT

4. The approved development is for a Material Change of Use for a Warehouse (Self Storage) as shown on the Approved Plans.

5. The development is to occur sequentially in three (3) stages as illustrated on the Approved Plans.

6. Conditions within this approval are applicable to each Stage of the development, unless otherwise specified.

COMPLIANCE, TIMING AND COSTS

7. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.

8. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

9. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

10. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans and Document, subject to and modified by any conditions of this approval.

INFRASTRUCTURE CHARGES

11. All infrastructure charges including those associated with Council's Water, Sewer, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate **Infrastructure Charges Notice** is attached for each Stage of approval.

OPERATING HOURS

12. Unless otherwise approved in writing by Council, the approved use must only operate (including loading and unloading) between the following hours:

Monday to Sunday: ~~7am~~ **6am** to 9pm

13. In the event that Council receives a legitimate noise complaint in relation to noise emissions generated by the development, Council reserves the right to require the applicant to re-assess operational procedures already in place. In this instance, the applicant may be required to undertake a Noise Impact Assessment and implement any recommendations in relation to noise attenuation.

LANDSCAPING

14. Prior to commencement of the use for Stage 1 of the development, the developer must submit to Council's Planning and Environment Manager or authorised delegate for endorsement, a Landscaping Plan for all landscaping associated with the development. The Plan must be prepared by a suitably qualified and experienced person in landscape design and construction.

15. The Landscaping Plan/s must detail:

15.1 all landscaping areas shown on the Approved Plans, including a landscaping strip to be provided along the frontage of the site to Ainsworth Street and Redgen Street;

15.2 the staging of the development as illustrated within the Approved Plans;

15.3 the typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on-site;

15.4 the number and size of plants; and

15.5 the typical planting detail including preparation, backfill, staking and mulching.

Note: For guidance in selecting appropriate plant species, it is recommended that the applicant review Planning Policy 1 (Development Manual) of the Western Downs Planning Scheme 2017 incorporating Amendment 1.

16. The developer must prepare and landscape the site in accordance with the Approved Landscape Plan/s, or as otherwise approved in writing by Council's authorised delegate. Any amendments approved by Council's authorised delegate are taken to be a part of the Approved Landscape Plan.

17. The approved landscaped areas must be maintained at all times.

ACCESS AND FENCING

18. Prior to commencement of the use for Stage 1 of the development, the developer is to construct the fencing arrangements illustrated on the Approved Plans, including construction of the acoustic barrier fencing with a height of 2.4 metres along the full length of the boundary adjoining Lot 1 on SP172898.

Note: Council may agree to alternative fencing arrangements, in writing as authorised by Council's Planning and Environment Manager or an authorised delegate.

19. Site access is to be limited by a secured gate, only accessible to customers and staff associated with the operation and maintenance of the approved development.

20. Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, existing fences shall be completely removed.

VISUAL AND GENERAL AMENITY

21. Any graffiti on the buildings must be removed immediately.

22. The buildings and the site must be maintained in a clean and tidy manner at all times.

23. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development work and any ensuing defects liability period.

ACOUSTIC AMENITY - NOISE LIMITS

24. Noise from activities associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive place or commercial place.

REFUSE STORAGE AREAS

25. Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas shall be screened with a minimum 1.5 metre high solid screen fence or wall.

26. The size and capacity of the refuse storage areas must be sufficient to accommodate the level of waste likely to be generated from the development having regard to the frequency of refuse collection.

WASTE MANAGEMENT

27. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.

28. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

OUTDOOR LIGHTING – IMPACT MITIGATION

29. Direct lighting or lighting must not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.

30. Outdoor lighting of the development must mitigate adverse lighting and illumination impacts by:

30.1 providing outdoor lighting that is designed, installed and regulated in accordance with the parameters outlined in *Australian Standard 1158.1.1 – Control of Obtrusive Effects of Outdoor Lighting*; and

30.2 installation of outdoor lighting that:

30.2.1 provides graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land;

30.2.2 is directed onto the subject land and away from neighbouring properties; and

30.2.3 uses shrouding devices to preclude light overspill onto surrounding properties where necessary.

ENGINEERING WORKS

31. Submit to Council, an Operational Work application for earthworks, stormwater, erosion and sediment control.

32. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

33. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.

34. Be responsible for the full cost of any alterations necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

35. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

36. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.

PARKING AND ACCESS - GENERAL

37. Design and construct all manoeuvring areas with concrete, asphalt or a two-coat bitumen seal.

38. Ensure access to vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

VEHICLE ACCESS

39. Prior to commencement of the use for Stage 1 of the development, construct a commercial crossover between the property boundary and the edge of the Ainsworth Street road pavement, having a minimum width of 6 metres, generally in accordance with Council's Standard Drawing No. R-006, Revision A. Ensure that crossover splay is designed to accommodate turning movements of a Medium Rigid Vehicle.

40. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

STORMWATER MANAGEMENT

41. Provide stormwater management generally in accordance with the Approved Stormwater Management Plan prepared by Baker Rossow Consulting Engineers, Revision 2, dated 24 September 2025, subject to detailed design and except as altered by conditions of this development approval.

Comment: The applicant is encouraged to discuss with Council options to manage stormwater on the site and potentially reduce the amount of fill required.

42. Submit to Council, the final amended Stormwater Management Plan and Report for approval prior to Council's approval of Operational Work.

43. Gutters for roof areas shall be sized to accommodate the 2% AEP storm event.

44. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

45. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the *Queensland Urban Drainage Manual* (QUDM).

WATER SUPPLY

46. Connect the development to Council's reticulated water supply system via a single connection.

ELECTRICITY AND TELECOMMUNICATIONS

47. Connect the development to electricity and telecommunication services.

EARTHWORKS – RETAINING STRUCTURES AND BATTERS

48. Ensure retaining walls and earthworks batters designs do not adversely affect adjoining properties or services within the vicinity.

EROSION AND SEDIMENT CONTROL - GENERAL

49. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

50. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ENVIRONMENTAL HEALTH

51. Undertake operations and construction work associated with this development to the requirements of Council, including the following:

51.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

51.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and

51.3 do not carry out works on Sundays or Public Holidays (unless approved otherwise by Council).

Timing: During construction and on-maintenance period and the establishment period of the landscaping or areas disturbed during construction.

52. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

52.1 uncontaminated overland stormwater flow; and

52.2 uncontaminated stormwater to the stormwater system.

Timing: Prior to commencement of any works on-site, during works on-site and maintained for the period of the use of the development site.

ADVISORY NOTES

NOTE 1 -Currency Period

*"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."*

NOTE 2 -Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, 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"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website.

NOTE 3 -General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 -General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 -Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken **twelve (12) months** after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 -Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

NOTE 7 -Infrastructure Charges

An Amended Infrastructure Charges Notice is attached for each Stage of the development.

FORESHADOWED MOTION:

Cr. M. James foreshadowed that should the Motion on the floor failed, she would move:

That this Report be received and that:

The application for a Negotiated Decision for a Material Change of Use for a Warehouse (Self Storage) on land described as Lot 213 on SP183221 and situated at Redgen Street, Chinchilla, be approved subject to the following conditions:

APPROVED PLANS AND DOCUMENT

1.The development shall be carried out generally in accordance with the Approved Plans and Document listed below, subject to and modified by the conditions of this approval:

Plan/Document and Version	No.	Title and Details	Dated
SD-050, Rev G		Stage 1 Site Plan, prepared by WD Building Design, as amended in red by Council	15-09-2025
SD-051, Rev G		Stage 2 Site Plan, prepared by WD Building Design, as amended in red by Council	15-09-2025
SD-052, Rev G		Stage 3 Site Plan, prepared by WD Building Design, as amended in red by Council	15-09-2025
SD-200, Rev F		Site Elevations, prepared by WD Building Design	10-09-2025
250176, Version 2		Stormwater Management Plan, prepared by Baker Rossow Consulting Engineers	24/09/2025

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans and Document, the conditions of this development approval must prevail.

3. The following further Permits must be obtained prior to commencement of any work associated with the process:

3.1 Development Permit for Building Works;

3.2 Operational Work Permit; and

3.3 Road Corridor Permit for Vehicle Crossover.

APPROVED DEVELOPMENT

4. The approved development is for a Material Change of Use for a Warehouse (Self Storage) as shown on the Approved Plans.
5. The development is to occur sequentially in three (3) stages as illustrated on the Approved Plans.
6. Conditions within this approval are applicable to each Stage of the development, unless otherwise specified.

COMPLIANCE, TIMING AND COSTS

7. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.
8. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

9. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

10. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans and Document, subject to and modified by any conditions of this approval.

INFRASTRUCTURE CHARGES

11. All infrastructure charges including those associated with Council's Water, Sewer, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate **Infrastructure Charges Notice** is attached for each Stage of approval.

OPERATING HOURS

12. Unless otherwise approved in writing by Council, the approved use must only operate (including loading and unloading) between the following hours:

Monday to Sunday: 7am to 9pm

13. In the event that Council receives a legitimate noise complaint in relation to noise emissions generated by the development, Council reserves the right to require the applicant to re-assess operational procedures already in place. In this instance, the applicant may be required to undertake a Noise Impact Assessment and implement any recommendations in relation to noise attenuation.

LANDSCAPING

14. Prior to commencement of the use for Stage 1 of the development, the developer must submit to Council's Planning and Environment Manager or authorised delegate for endorsement, a Landscaping Plan for all landscaping associated with the development. The Plan must be prepared by a suitably qualified and experienced person in landscape design and construction.

15. The Landscaping Plan/s must detail:

15.1 all landscaping areas shown on the Approved Plans, including a landscaping strip to be provided along the frontage of the site to Ainsworth Street and Redgen Street;

15.2 the staging of the development as illustrated within the Approved Plans;

15.3 the typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on-site;

15.4 the number and size of plants; and

15.5 the typical planting detail including preparation, backfill, staking and mulching.

Note: For guidance in selecting appropriate plant species, it is recommended that the applicant review Planning Policy 1 (Development Manual) of the Western Downs Planning Scheme 2017 incorporating Amendment 1.

16. The developer must prepare and landscape the site in accordance with the Approved Landscape Plan/s, or as otherwise approved in writing by Council's authorised delegate. Any amendments approved by Council's authorised delegate are taken to be a part of the Approved Landscape Plan.

17. The approved landscaped areas must be maintained at all times.

ACCESS AND FENCING

18. Prior to commencement of the use for Stage 1 of the development, the developer is to construct the fencing arrangements illustrated on the Approved Plans, including construction of the acoustic barrier fencing with a height of 2.4 metres along the full length of the boundary adjoining Lot 1 on SP172898.

Note: Council may agree to alternative fencing arrangements, in writing as authorised by Council's Planning and Environment Manager or an authorised delegate.

19. Site access is to be limited by a secured gate, only accessible to customers and staff associated with the operation and maintenance of the approved development.

20. Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, existing fences shall be completely removed.

VISUAL AND GENERAL AMENITY

21. Any graffiti on the buildings must be removed immediately.

22. The buildings and the site must be maintained in a clean and tidy manner at all times.

23. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development work and any ensuing defects liability period.

ACOUSTIC AMENITY - NOISE LIMITS

24. Noise from activities associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive place or commercial place.

REFUSE STORAGE AREAS

25. Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas shall be screened with a minimum 1.5 metre high solid screen fence or wall.

26. The size and capacity of the refuse storage areas must be sufficient to accommodate the level of waste likely to be generated from the development having regard to the frequency of refuse collection.

WASTE MANAGEMENT

27. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.

28. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

OUTDOOR LIGHTING – IMPACT MITIGATION

29. Direct lighting or lighting must not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.

30. Outdoor lighting of the development must mitigate adverse lighting and illumination impacts by:

30.1 providing outdoor lighting that is designed, installed and regulated in accordance with the parameters outlined in *Australian Standard 1158.1.1 – Control of Obtrusive Effects of Outdoor Lighting*; and

30.2 installation of outdoor lighting that:

30.2.1 provides graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land;

30.2.2 is directed onto the subject land and away from neighbouring properties; and

30.2.3 uses shrouding devices to preclude light overspill onto surrounding properties where necessary.

ENGINEERING WORKS

31. Submit to Council, an Operational Work application for earthworks, stormwater, erosion and sediment control.

32. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

33. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.

34. Be responsible for the full cost of any alterations necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

35. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

36. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.

PARKING AND ACCESS - GENERAL

37. Design and construct all manoeuvring areas with concrete, asphalt or a two-coat bitumen seal.

38. Ensure access to vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

VEHICLE ACCESS

39. Prior to commencement of the use for Stage 1 of the development, construct a commercial crossover between the property boundary and the edge of the Ainsworth Street road pavement, having a minimum width of 6 metres, generally in accordance with Council's Standard Drawing No. R-006, Revision A. Ensure that crossover splay is designed to accommodate turning movements of a Medium Rigid Vehicle.

40. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

STORMWATER MANAGEMENT

41. Provide stormwater management generally in accordance with the Approved Stormwater Management Plan prepared by Baker Rossow Consulting Engineers, Revision 2, dated 24 September 2025, subject to detailed design and except as altered by conditions of this development approval.

Comment: The applicant is encouraged to discuss with Council options to manage stormwater on the site and potentially reduce the amount of fill required.

42. Submit to Council, the final amended Stormwater Management Plan and Report for approval prior to Council's approval of Operational Work.

43. Gutters for roof areas shall be sized to accommodate the 2% AEP storm event.

44. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

45. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the *Queensland Urban Drainage Manual* (QUDM).

WATER SUPPLY

46. Connect the development to Council's reticulated water supply system via a single connection.

ELECTRICITY AND TELECOMMUNICATIONS

47. Connect the development to electricity and telecommunication services.

EARTHWORKS – RETAINING STRUCTURES AND BATTERS

48. Ensure retaining walls and earthworks batters designs do not adversely affect adjoining properties or services within the vicinity.

EROSION AND SEDIMENT CONTROL - GENERAL

49. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

50. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ENVIRONMENTAL HEALTH

51. Undertake operations and construction work associated with this development to the requirements of Council, including the following:

51.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

51.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and

51.3 do not carry out works on Sundays or Public Holidays (unless approved otherwise by Council).

Timing: During construction and on-maintenance period and the establishment period of the landscaping or areas disturbed during construction.

52. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

52.1 uncontaminated overland stormwater flow; and

52.2 uncontaminated stormwater to the stormwater system.

Timing: Prior to commencement of any works on-site, during works on-site and maintained for the period of the use of the development site.

ADVISORY NOTES

NOTE 1 -Currency Period

*"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."

NOTE 2 -Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, 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"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website.

NOTE 3 -General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 -General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 -Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken **twelve (12) months** after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 -Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

NOTE 7 -Infrastructure Charges

An Amended Infrastructure Charges Notice is attached for each Stage of the development.

The Original **MOTION** and was **PUT** and **LOST (2 to 7)**

FORESHADOWED MOTION

Moved By Cr. M. J. James

Seconded By Cr. P. T. Saxelby

That this Report be received and that:

The application for a Negotiated Decision for a Material Change of Use for a Warehouse (Self Storage) on land described as Lot 213 on SP183221 and situated at Redgen Street, Chinchilla, be approved subject to the following conditions:

APPROVED PLANS AND DOCUMENT

1.The development shall be carried out generally in accordance with the Approved Plans and Document listed below, subject to and modified by the conditions of this approval:

Plan/Document and Version	No.	Title and Details	Dated
SD-050, Rev G		Stage 1 Site Plan, prepared by WD Building Design, as amended in red by Council	15-09-2025
SD-051, Rev G		Stage 2 Site Plan, prepared by WD Building Design, as amended in red by Council	15-09-2025
SD-052, Rev G		Stage 3 Site Plan, prepared by WD Building Design, as amended in red by Council	15-09-2025
SD-200, Rev F		Site Elevations, prepared by WD Building Design	10-09-2025
250176, Version 2		Stormwater Management Plan, prepared by Baker Rossow Consulting Engineers	24/09/2025

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans and Document, the conditions of this development approval must prevail.

3. The following further Permits must be obtained prior to commencement of any work associated with the process:

3.1 Development Permit for Building Works;

3.2 Operational Work Permit; and

3.3 Road Corridor Permit for Vehicle Crossover.

APPROVED DEVELOPMENT

4. The approved development is for a Material Change of Use for a Warehouse (Self Storage) as shown on the Approved Plans.
5. The development is to occur sequentially in three (3) stages as illustrated on the Approved Plans.
6. Conditions within this approval are applicable to each Stage of the development, unless otherwise specified.

COMPLIANCE, TIMING AND COSTS

7. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.
8. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

9. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

10. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans and Document, subject to and modified by any conditions of this approval.

INFRASTRUCTURE CHARGES

11. All infrastructure charges including those associated with Council's Water, Sewer, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate **Infrastructure Charges Notice** is attached for each Stage of approval.

OPERATING HOURS

12. Unless otherwise approved in writing by Council, the approved use must only operate (including loading and unloading) between the following hours:

Monday to Sunday: 7am to 9pm

13. In the event that Council receives a legitimate noise complaint in relation to noise emissions generated by the development, Council reserves the right to require the applicant to re-assess operational procedures already in place. In this instance, the applicant may be required to undertake a Noise Impact Assessment and implement any recommendations in relation to noise attenuation.

LANDSCAPING

14. Prior to commencement of the use for Stage 1 of the development, the developer must submit to Council's Planning and Environment Manager or authorised delegate for endorsement, a Landscaping Plan for all landscaping associated with the development. The Plan must be prepared by a suitably qualified and experienced person in landscape design and construction.

15. The Landscaping Plan/s must detail:

15.1 all landscaping areas shown on the Approved Plans, including a landscaping strip to be provided along the frontage of the site to Ainsworth Street and Redgen Street;

15.2 the staging of the development as illustrated within the Approved Plans;

15.3 the typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on-site;

15.4 the number and size of plants; and

15.5 the typical planting detail including preparation, backfill, staking and mulching.

Note: For guidance in selecting appropriate plant species, it is recommended that the applicant review Planning Policy 1 (Development Manual) of the Western Downs Planning Scheme 2017 incorporating Amendment 1.

16. The developer must prepare and landscape the site in accordance with the Approved Landscape Plan/s, or as otherwise approved in writing by Council's authorised delegate. Any amendments approved by Council's authorised delegate are taken to be a part of the Approved Landscape Plan.

17. The approved landscaped areas must be maintained at all times.

ACCESS AND FENCING

18. Prior to commencement of the use for Stage 1 of the development, the developer is to construct the fencing arrangements illustrated on the Approved Plans, including construction of the acoustic barrier fencing with a height of 2.4 metres along the full length of the boundary adjoining Lot 1 on SP172898.

Note: Council may agree to alternative fencing arrangements, in writing as authorised by Council's Planning and Environment Manager or an authorised delegate.

19. Site access is to be limited by a secured gate, only accessible to customers and staff associated with the operation and maintenance of the approved development.

20. Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, existing fences shall be completely removed.

VISUAL AND GENERAL AMENITY

21. Any graffiti on the buildings must be removed immediately.

22. The buildings and the site must be maintained in a clean and tidy manner at all times.

23. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development work and any ensuing defects liability period.

ACOUSTIC AMENITY - NOISE LIMITS

24. Noise from activities associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive place or commercial place.

REFUSE STORAGE AREAS

25. Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas shall be screened with a minimum 1.5 metre high solid screen fence or wall.

26. The size and capacity of the refuse storage areas must be sufficient to accommodate the level of waste likely to be generated from the development having regard to the frequency of refuse collection.

WASTE MANAGEMENT

27. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.

28. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

OUTDOOR LIGHTING – IMPACT MITIGATION

29. Direct lighting or lighting must not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.

30. Outdoor lighting of the development must mitigate adverse lighting and illumination impacts by:

30.1 providing outdoor lighting that is designed, installed and regulated in accordance with the parameters outlined in *Australian Standard 1158.1.1 – Control of Obtrusive Effects of Outdoor Lighting*; and

30.2 installation of outdoor lighting that:

30.2.1 provides graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land;

30.2.2 is directed onto the subject land and away from neighbouring properties; and

30.2.3 uses shrouding devices to preclude light overspill onto surrounding properties where necessary.

ENGINEERING WORKS

31. Submit to Council, an Operational Work application for earthworks, stormwater, erosion and sediment control.

32. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

33. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.

34. Be responsible for the full cost of any alterations necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

35. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

36. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.

PARKING AND ACCESS - GENERAL

37. Design and construct all manoeuvring areas with concrete, asphalt or a two-coat bitumen seal.

38. Ensure access to vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

VEHICLE ACCESS

39. Prior to commencement of the use for Stage 1 of the development, construct a commercial crossover between the property boundary and the edge of the Ainsworth Street road pavement, having a minimum width of 6 metres, generally in accordance with Council's Standard Drawing No. R-006, Revision A. Ensure that crossover splay is designed to accommodate turning movements of a Medium Rigid Vehicle.

40. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

STORMWATER MANAGEMENT

41. Provide stormwater management generally in accordance with the Approved Stormwater Management Plan prepared by Baker Rossow Consulting Engineers, Revision 2, dated 24 September 2025, subject to detailed design and except as altered by conditions of this development approval.

Comment: The applicant is encouraged to discuss with Council options to manage stormwater on the site and potentially reduce the amount of fill required.

42. Submit to Council, the final amended Stormwater Management Plan and Report for approval prior to Council's approval of Operational Work.

43. Gutters for roof areas shall be sized to accommodate the 2% AEP storm event.

44. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

45. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the *Queensland Urban Drainage Manual (QUDM)*.

WATER SUPPLY

46. Connect the development to Council's reticulated water supply system via a single connection.

ELECTRICITY AND TELECOMMUNICATIONS

47. Connect the development to electricity and telecommunication services.

EARTHWORKS – RETAINING STRUCTURES AND BATTERS

48. Ensure retaining walls and earthworks batters designs do not adversely affect adjoining properties or services within the vicinity.

EROSION AND SEDIMENT CONTROL - GENERAL

49. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

50. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ENVIRONMENTAL HEALTH

51. Undertake operations and construction work associated with this development to the requirements of Council, including the following:

51.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

51.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and

51.3 do not carry out works on Sundays or Public Holidays (unless approved otherwise by Council).

Timing: During construction and on-maintenance period and the establishment period of the landscaping or areas disturbed during construction.

52. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

52.1 uncontaminated overland stormwater flow; and

52.2 uncontaminated stormwater to the stormwater system.

Timing: Prior to commencement of any works on-site, during works on-site and maintained for the period of the use of the development site.

ADVISORY NOTES

NOTE 1 -Currency Period

*"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."

NOTE 2 -Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, 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"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website.

NOTE 3 -General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 -General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 -Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken **twelve (12) months** after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 -Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

NOTE 7 -Infrastructure Charges

An Amended Infrastructure Charges Notice is attached for each Stage of the development.

The **FORESHADOWED MOTION** was **PUT** and **CARRIED**

PROCEDURAL MOTION

Moved By Cr. M. J. James

That item 12.3 be lifted from the table.

CARRIED

12.3 (030.2025.616.001) Community and Liveability Report Development Application for Material Change of Use for Undefined Use -Contractor's Depot (Cleaning Business) at 248 Price Street Chinchilla Little Taaffe

The purpose of this Report is for Council to decide the application for a Material Change of Use for an Undefined Use - Contractor's Depot (Cleaning Business) on land described as Lot 5 on SP331558, located at 248 Price Street, Chinchilla.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby

Seconded By Cr. O. G. Moore

That this Report be received and that:

1. The application for a Material Change of Use for an Undefined Use which is best defined as a Contractor's Depot (Cleaning Business), described as Lot 5 on SP331558, located at 248 Price Street, Chinchilla, be approved, subject to the following conditions:

APPROVED PLANS

1. The development shall be carried out generally in accordance with the Approved Plans listed below, subject to and modified by the conditions of this approval:

Plan No.	Title and Details	Dated
001	Site Plan, prepared by Trish Little and Shaun Taffe, as amended in red by Council on 1 April 2026	-
002	Elevation Plan, as amended in red by Council 1 April 2026	-
Q10637;A	Floor Plan, prepared by Precision Steel Framing	07/12/2022

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans, the conditions of this development approval must prevail.

3. Obtain the following further Permits prior to commencement of any work associated with the process:

3.1 Development Permit for Building Work; and

3.2 Road Corridor (Vehicle Crossovers).

APPROVED DEVELOPMENT

4. The approved development is a Material Change of Use for an Undefined Use - Contractor's Depot (Cleaning Business) as shown on the Approved Plans.

5. The approved development is limited to a total of six (6) company vehicles and a total of twelve (12) employees at any one time.

OPERATING HOURS

6. Unless otherwise approved in writing by Council, the approved use must only operate (including loading and unloading) between the following hours:

Monday to Friday: 6am to 6pm

7. In the event that Council receives a legitimate noise complaint in relation to noise emissions generated by the development, Council reserves the right to require the applicant to re-assess operational procedures already in place. In this instance, the applicant may be required to undertake a Noise Impact Assessment and implement any recommendations in relation to noise attenuation.

COMPLIANCE, TIMING AND COSTS

8. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.

9. All costs associated with compliance with these conditions shall be the responsibility of the developer.

FEES AND CHARGES

10. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

INFRASTRUCTURE CHARGES

11. All infrastructure charges including those associated with Council's Sewer, Water, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, an **Infrastructure Charges Notice** is attached for the development.

MAINTENANCE

12. The development (including parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified by any conditions of this approval.

FENCING

13. The existing fencing arrangements along the property are to be maintained at all times.

VISUAL AND GENERAL AMENITY

14. Any graffiti on the buildings must be removed immediately.

15. The buildings and the site must be maintained in a clean and tidy manner at all times.

16. All plant, air-conditioning equipment and the like must be visually screened from the street. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development work and any ensuing defects liability period.

LANDSCAPING

17. All declared weeds and pests shall be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of the development works and any ensuing defects liability period.

18. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land shall be retained where possible, and action taken to minimise disturbance during construction work.

ACOUSTIC AMENITY - NOISE LIMITS

19. Noise from activities associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive place or commercial place.

AIR QUALITY AND AMENITY - AIR RELEASE LIMITS

20. Air emissions (odour and dust) from the development shall not cause environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place.

REFUSE STORAGE AREAS

21. Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas shall be screened with a minimum 1.5 metre high solid screen fence or wall.

22. The size and capacity of the refuse storage areas must be sufficient to accommodate the level of waste likely to be generated from the development having regard to the frequency of refuse collection.

WASTE MANAGEMENT

23. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.

24. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

OUTDOOR LIGHTING - IMPACT MITIGATION

25. Outdoor lighting of the development shall mitigate adverse lighting and illumination impacts by:

25.1 providing outdoor lighting that is designed, installed and regulated in accordance with the parameters outlined in *Australian Standard 1158.1.1 Control of Obstructive Effects of Outdoor Lighting*; and

25.2 installation of outdoor lighting:

25.2.1 to provide graduated intensity of lighting with lower-level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land;

25.2.2 to be directed onto the subject land away from neighbouring properties; and

25.2.3 with shrouding devices to be used to preclude the light overspill onto surrounding properties where necessary.

ENGINEERING WORKS

26. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

27. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, standards, relevant design guides and Australian Standards.

28. Be responsible for the full cost of any alterations necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

29. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

30. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

31. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

32. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

33. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the *Queensland Urban Drainage Manual* (QUDM).

PARKING

34. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

INTERNAL ROADWAY AND MANOEUVRING - GENERAL

35. Design and construct all internal roadway and manoeuvring areas to provide a dust suppressive gravel.

36. Maintain dust suppression treatments to all internal roadways and vehicle manoeuvring areas, ensuring not to have an adverse impact on adjoining properties.

VEHICLE ACCESS

37. Construct a rural turn-out between the property boundary and the edge of the Price Street road pavement, having a minimum width of 4 metres, generally in accordance with Council's Standard Drawing R-004. Ensure that turn-out and internal driveway are designed to accommodate turning movements of a Small Rigid Vehicle.

38. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit) or road infrastructure (eg street sign, street tree, etc).

WATER SUPPLY

39. Connect the development to a safe and efficient on-site water supply in accordance with SC6.2 – *Planning Scheme Policy 1 – Design and Construction Standards*.

SEWERAGE

40. Connect the development to a safe and efficient on-site wastewater disposal system in accordance with the *Queensland Plumbing and Wastewater Code* and *Australian Standard AS/NZ3500*.

ELECTRICITY AND TELECOMMUNICATIONS

41. Connect the development to electricity and telecommunication services.

EROSION AND SEDIMENT CONTROL - GENERAL

42. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

43. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

ENVIRONMENTAL HEALTH

44. Undertake operations and construction work associated with this development to the requirements of Council, including the following:

44.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours.

44.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and

44.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

Timing: During construction and on-maintenance period and the establishment period of landscaping or areas disturbed during construction.

45. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

45.1 uncontaminated overland stormwater flow; and

45.2 uncontaminated stormwater to the stormwater system.

Timing: Prior to commencement of any works on-site, during works on-site and maintained for the period of the use of the development site.

HAZARDOUS CHEMICALS AND FUEL STORAGE

46. Ensure that all hazardous chemicals are stored and handled in accordance with the *Work Health and Safety Act 2011*.

ADVISORY NOTES

NOTE 1 -Currency Period

*"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."

NOTE 2 -Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, 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"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website.

NOTE 3 -General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 -General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 -Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken **twelve (12) months** after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 -Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

MODIFICATION

Proposed By Cr. K. A. Bourne

Condition 6 be modified by removing '*Outside these hours, any company vehicles parked on the site must be located inside the shed.*'

The **modification** was **accepted** by the mover and the seconder.

The Modified Motion was Put and CARRIED

T. Summerville and D. Bradley left the meeting at 10:45am.

Meeting was adjourned for morning tea at 10:45am

Meeting re-adjourned at 11:00am.

13. EXECUTIVE SERVICES

13.1 Executive Services Chief Executive Officer Report March 2026

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Chief Executive Officer during the month of March 2026.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm

Seconded By Cr. M. J. James

That this Report be received.

CARRIED

13.2 Executive Services Report Amend Resolution Consider Lease to World Fuel Services Australia Chinchilla Aerodrome

The purpose of this report is to amend the resolution from the Ordinary Meeting of Council ("OMC") held on 19 February 2026 being resolution 10.1.1 to Consider Lease to World Fuel Services Australia Chinchilla Aerodrome, which is required due to an administrative error in the citation of the applicable legislative provision.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore

Seconded By Cr. S. J. Condon

That this report is received and Council resolves:

1. Amend resolution 10.1.1(1) from the Ordinary Meeting of Council 19 February 2026 by deleting legislation citation 236(1)(c)(iii) and accepting legislation citation 236(1)(c)(vii), with the resolution now reading as:
 - (i) that the exception in section 236(1)(c)(vii) of the *Local Government Regulation 2012* (Qld) applies in relation to the lease area, such that the disposal is not required to be by way of tender or auction;
 - (ii) to offer a five (5) year lease to World Fuel Services Pty Ltd over the surveyed lease area, to be surveyed as 'Lease U', for the market rental value of \$2.08 per square metre totalling \$821.60 per year (exclusive of goods and services tax) and annual Consumer Price Indexation; and
 - (iii) to delegate authority to the Chief Executive Officer to negotiate any commercially appropriate terms and conditions associated with the proposed lease and to sign all necessary documents to facilitate the execution and registration of the lease.

CARRIED

13.3 Executive Services Report Outstanding Actions March 2026

The purpose of this report is to provide Council with an update on the status of outstanding Council Meeting Action Items.

COUNCIL RESOLUTION

Moved By Cr. M. J. James
Seconded By Cr. K. A. Maguire

That Council resolves to receive the Outstanding Actions Report for March 2026.

CARRIED

14. CORPORATE SERVICES

14.1 Corporate Services Report Adoption Operational Plan 2026-27

The purpose of this report is to adopt the *Operational Plan 2026-27*.

COUNCIL RESOLUTION

Moved By Cr. M. J. James
Seconded By Cr. P. T. Saxelby

That Council resolves to adopt the *Operational Plan 2026-27*, as contained as tabled today.

Refer to attachment 1. Operational Plan 2026-27

CARRIED

14.2 Corporate Services Report Adoption of the Register of Cost Recovery Fees and Commercial Charges for 2026-27

The purpose of this report is to adopt the Register of Cost Recovery Fees and Commercial Charges for 2026-2027. The Fees and Charges listed in the register will take effect from 1 July 2026.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. S. J. Condon

That Council resolves to adopt the 2026-2027 Register of Cost Recovery Fees and Commercial Charges, as contained in Attachment One, to be effective from 1 July 2026.

CARRIED

14.3 Corporate Services Wandoan Aquatic Centre Remediation Project

This report considers the tendered costs and the additional budget required to enable the progression of the Wandoan Aquatic Centre Remediation Project.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. K. A. Maguire

That Council resolves to:

1. increase the Wandoan Aquatic Centre Remediation Project capital allocation by \$2,029,404.00 (excluding goods and services tax), for a total project budget of \$5,766,163.00 (excluding goods and services tax); and
2. include the \$2,029,404.00 (excluding goods and services tax) in the 2026-2027 capital works programme, with the treatment of the funding (for example, increased total spend, external funding, et cetera) to be determined as part of the 2026-2027 budget deliberations.

CARRIED

14.4 Corporate Services Report Disposal of Pelican School Building

This report considers the donation of the Pelican School building to the Pelican Hall Association Inc. and its subsequent removal from Council's financial asset register.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire

Seconded By Cr. G. M. Olm

That Council resolves to:

1. apply the exceptions contained in section 236(1)(b)(ii), (2) and (5) of the *Local Government Regulation 2012* to the proposed disposal;
2. approve the disposal of the Pelican School building to the Pelican Hall Association Inc. as outlined in this report; and
3. delegate authority to the Chief Executive Officer to negotiate and sign all documents necessary to finalise the disposal.

CARRIED

14.5 Corporate Services Report Chairpersons Report Evaluation Audit and Risk Committee

The purpose of this report is to provide Council with the *Chairpersons Report on the Evaluation of Audit and Risk Committee Activities*, tabled at the Western Downs Regional Council Audit and Risk Committee Meeting held on 15 October 2025.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore

Seconded By Cr. S. J. Condon

That Council resolves to:

1. receive the *Chairperson Report on the Evaluation of Audit and Risk Committee Activities October 2025*; and
2. review the terms of reference for the Audit and Risk Committee.

CARRIED

14.6 Corporate Services Financial Report March 2026

This report provides Council with the Financial Report for the period ending 31 March 2026, along with an update on the mid-year financial position.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm

Seconded By Cr. S. Bougoure

That Council resolves to receive the March 2026 Financial Report and notes the amendments to the 2025-2026 capital works programme as listed in section three of this report, with additional expenditure of \$543,325 (exclusive of goods and services tax) and additional revenue \$624,822 (exclusive of goods and services tax) added to the programme.

CARRIED

15. INFRASTRUCTURE SERVICES

15.1 Infrastructure Services Report WDRC Water Supply and Wastewater 20 Year Strategy - 2026

The purpose of this Report is to present to Council the Infrastructure Service Water Supply and Wastewater 20 Year Strategy - 2026 for consideration.

COUNCIL RESOLUTION

Moved By Cr. S. J. Condon
Seconded By Cr. K. A. Bourne

That this Report be received and Council:

1. Adopt the Water Supply and Wastewater 20 Year Strategy - 2026 as presented

CARRIED (8 to 1)

For: Cr. A. N. Smith, Cr. K. A. Bourne, Cr. O. G. Moore, Cr. S. J. Condon, Cr. K. A. Maguire, Cr. G. M. Olm, Cr. M. J. James, and Cr. S. Bougoure

Against: Cr. P. T. Saxelby

15.2 Infrastructure Services Report Dalby Water Supply Upgrade Project Budget Adjustments

The purpose of this Report is to seek Council approval for budget adjustments to the Dalby Water Supply Upgrade Projects by bringing forward expenditure from the 2026/27 financial year to the 2025/26 financial year. This does not result in an increase to the overall project budget and is solely a reallocation of the timing that funding is required.

COUNCIL RESOLUTION

Moved By Cr. S. J. Condon
Seconded By Cr. P. T. Saxelby

That this Report be received and Council:

1. Approve capital expenditure budget being moved from 2026/27 to 2025/26 of \$1,250,000 (exclusive of goods and services tax) for the Dalby Water Supply Upgrade - Treatment Development project and;
2. Approve capital expenditure budget being moved from 2026/27 to 2025/26 of \$250,000 (exclusive of goods and services tax) for the Dalby Water Supply Upgrade - Bore Development project.

CARRIED

15.3 Infrastructure Services Chinchilla Aquatic Centre Report Expression of Interest Procurement Model

The purpose of this Report is to seek Council approval to invite Expressions of Interest (EOI) for the Chinchilla Aquatic Centre Project in accordance with section 228(3) of the Local Government Regulation 2012, and to record the reasons why Council considers this procurement approach to be in the public interest.

COUNCIL RESOLUTION

Moved By Cr. S. Bougoure

Seconded By Cr. P. T. Saxelby

That Council resolves, pursuant to section 228(3) of the Local Government Regulation 2012 (Qld), that it is in the public interest to invite Expressions of Interest (EOI) for the Chinchilla Aquatic Centre Project (Project), as it:

1. enables effective market testing to inform a realistic and competitive tender process;
2. supports value for money by shortlisting suitably qualified and financially capable contractors;
3. reduces procurement and delivery risk through early assessment of capability and capacity;
4. encourages innovation and alternative delivery approaches that may benefit Council;
5. improves efficiency by limiting detailed tender submissions to appropriate proponents; and
6. aligns with the sound contracting principles of value for money, open and effective competition, and ethical behaviour and fair dealing.

CARRIED

15.4 Infrastructure Services Report March 2026 Capital Works Progress Update

The purpose of this Report is for the Works Department to provide an update to Council regarding the 2025/26 Capital Works Program for the month of March 2026.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm

Seconded By Cr. S. J. Condon

That this report be received and that:

1. Expenditure of \$418,270 for Emergent Flood Repairs works on the State and Council road networks caused by the March 2026 flooding event is approved, with any variation to be approved monthly via the Infrastructure Services Capital Works Status update report
2. A Restoration of Essential Public Assets (REPA) submission will be lodged with the Queensland Restoration Authority for damage associated with the March 2026 flooding event.
3. The expenditure and associated income for work undertaken will be updated monthly as the works proceed in the Infrastructure Services Capital Works Status update report.

CARRIED

16. COMMUNITY AND LIVEABILITY

16.1 Community and Liveability Report Continuation of Western Downs Futures Partnership and Funding Agreement

The purpose of this report is to seek Council endorsement to continue its strategic partnership with Western Downs Futures (WDF), nominate a Councillor to represent Council on the WDF Leadership Team, and approve a three-year partnership agreement inclusive of an annual contribution of \$50,000 in the 2026/27 financial year.

MOTION:

Moved By Cr. K. A. Bourne

Seconded By Cr. K. A. Maguire

That this Report be received and Council:

1. Endorses the continuation of Western Downs Futures as a key regional collaboration and collective impact initiative; and
2. Nominates Councillor James as Western Downs Regional Council's representative on the Western Downs Futures' Leadership Team for a period of two (2) years; and
3. Approves the three-year funding agreement with Western Downs Futures, inclusive of an annual payment of \$50,000 (2026/27 financial year) with CPI increases applied annually; subject to
 - a. the Western Downs Futures initiative establishing its incorporated association status; and
 - b. regular reporting requirements are included to keep Council informed of progress

4. Authorises the Chief Executive Officer to negotiate, amend, and execute the agreement.

FORESHADOWED MOTION:

Cr Moore foreshadowed that should the Motion on the floor failed, he would move:

That this Report be received and that Council:

1. Resolves that Western Downs Regional Council does not support the continuation of Western Downs Futures; and
2. Resolves that no further staff resources be provided by Western Downs Regional Council to Western Downs Futures.

General Manager Bacon left the room at 12:14pm.

General Manager Bacon re-entered the room at 12:17pm

MODIFICATION

Proposed By Cr. K. A. Bourne

In point three of the motion, replace 'three-year' with 'two-year':

The **modification** was **accepted** by the mover and the seconder.

AMENDMENT NO.1

Moved By Cr. P. T. Saxelby

Seconded By Cr. M. J. James

That point three of the motion be amended by:

- (1) replacing 'three-year' with 'one-year'; and
- (2) replacing That this Report be received and Council:

CARRIED (8 to 1)

The **AMENDMENT NO. 1** became the **SUBSTANTIVE MOTION**

SUBSTANTIVE MOTION:

That this Report be received and Council:

1. Endorses the continuation of Western Downs Futures as a key regional collaboration and collective impact initiative; and
2. Nominates Councillor James as Western Downs Regional Council's representative on the Western Downs Futures' Leadership Team for a period of two (2) years; and
3. Approves the one-year funding agreement with Western Downs Futures, inclusive of a payment of \$100,000 (2026/27 financial year) ; subject to
 - a. the Western Downs Futures initiative establishing its incorporated association status; and
 - b. regular reporting requirements are included to keep Council informed of progress
4. Authorises the Chief Executive Officer to negotiate, amend, and execute the agreement.

The Amended Motion was Put and CARRIED (7 to 2)

For : Cr. A. N. Smith, Cr. K. A. Bourne, Cr. S. J. Condon, Cr. P. T. Saxelby, Cr. K. A. Maguire, Cr. G. M. Olm, and Cr. M. J. James

Against: Cr. O. G. Moore, and Cr. S. Bougoure

16.2 Community and Liveability Report Fees and Charges Disposal from other Local Governments

The purpose of this report is to seek Council's approval of the amendment to Council's Fees and Charges register for a fee for the disposal of waste from other Local Government Areas.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. G. M. Olm

That this report be received and that Council amend the Adopted Fees and Charges as follows (in bold):

Name	Year 2025/26 Fee (including GST)	Legislative Reference	GST	Fee Type
Non-Originated Western Downs Regional Council waste (waste that does not originate from within the WDRC region) except for waste from other Local Governments	\$500 per tonne or \$143.50 per m3 (minimum charge \$250)	Local Government Act 2009 262 (3)(c)	Y	Disposal Charges

CARRIED

16.3 Community Liveability Report Renewable Energy Community Benefit System Policy Update

The purpose of this report is to seek Council's approval to amend the monetary contribution, from installed capacity to approved capacity, included in the Renewable Energy: Community Benefit System Policy. This has been identified as a drafting error in the adopted policy and inconsistent with Council's framework and intent.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. K. A. Maguire

That this Report be received and Council resolves to amend the monetary contribution section in the Renewable Energy: Community Benefit System Policy, to reflect that the contribution is based on the total capacity (and applied in accordance with approved stages) as included in the Development Approval.

CARRIED

17. NOTICES OF MOTION

17.1 CONSIDERATION OF NOTICES OF MOTION/BUSINESS

There were no notices of motion/business for consideration.

17.2 RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING

Cr. O. G. Moore

At the next Ordinary Meeting of Council, I intend to move that:

That in reference to the outstanding actions report from 13.3, specifically *Executive Service Outstanding Action* report related to the disposal of part lot 220 sp209293 Haddock Place, Tara that Council:

1. Notes its concerns regarding St Vincent de Paul Society's ability to fully comply with Condition (c) of the resolution dated 21 November 2024, which requires the proposed housing project to be completed and fully operational within five (5) years of the resolution; and
2. Advises St Vincent de Paul Society that a formal contract for the project must be enacted by 30 June 2026; and
3. Resolves that, should the contract not be executed by this date, Council may withdraw its offer and proceed to place the subject land on the open market.

18. URGENT GENERAL BUSINESS

There was no urgent general business.

19. MEETING CLOSURE

The Meeting concluded at 12.38pm.