

Our Ref: DA 241415  
Enquire to: Brett Walsh  
Telephone: (07) 4651 5621

24 April 2019

MRCH Pty Ltd  
C/- Development Directive  
Level 18, Waterfront Place  
1 Eagle Street  
Brisbane QLD 4000 *sent via email to:* [lachlan@developmentdirective.com.au](mailto:lachlan@developmentdirective.com.au)

Dear Lachlan,

**Negotiated Decision Notice**

Given under section 363 of the *Sustainable Planning Act 2009*

I refer to your application and the representations you made in respect to the decision notice. On 17 April 2019, Council decided your representations.

Details of the decision are as follows:

**1. Applicant details**

Applicant name: MRCH Pty Ltd  
C/- Development Directive  
Applicant contact details: Level 18, Waterfront Place  
1 Eagle Street  
Brisbane QLD 4000  
[lachlan@developmentdirective.com.au](mailto:lachlan@developmentdirective.com.au)

**2. Application details**

Application Number: DA241415  
Properly Made Date: 13 March 2015  
Approval sought: Development Permit for a Material Change of Use for the staged development of an undefined use (Non-resident Worker Accommodation and/or Visitor Accommodation) and Caretaker's Accommodation and a Reconfiguring a Lot (one (1) lot into three (3) lots and New Road)  
Description of the proposed development: Accommodation village including two hundred and sixty-four (264) units, Caretaker's residence and subdivision to create three (3) new lots and a new road opening



### 3. Location details

Street address: Corner of the Capricorn Highway and Villafield Road, Alpha  
Real property description: Lot 97 on BE58

### 4. Decision details

Council, on 12 December 2018, decided to issue the following type of approval:

Development Permit for Making a Material Change of Use for:  
An Undefined Use and 'Caretaker's Residence'

Development Permit for Reconfiguring a Lot (one (1) into three (3) lots

In relation to representations, Council decided to:

- i. Agree to change conditions 7.1, 7.2 (advice note included), 16.2, 16.3, 19.1, 19.2, 22.1, 36.1, and 37.1.
- ii. Agree to delete conditions 4.4 (in part), 16.5, 21.1 and 21.3.
- iii. Refuse to change or delete conditions 7.2, 19.1, 19.2, 22.2.

### 5. Conflict with a relevant instrument and reasons for the decision despite the conflict

The assessment manager does consider that the decision conflicts with the following relevant instruments:

1. Central West Regional Plan 2009
2. Jericho Shire Planning Scheme 2006 (Version 2)

Pursuant to section 326(1b) of the *Sustainable Planning Act 2009*, there are sufficient grounds to justify the decision, despite the conflict. The sufficient grounds are provided below:

1. There is an urgent need for the proposal. This is demonstrated by the findings in the Economic Needs Assessment submitted as part of the application material. While this assessment was completed in late 2014, the findings are still considered relevant based on current workforce and population projections, which have accelerated since the recent advancement of mining projects in the Galilee Basin.
2. The need for the proposal has been further demonstrated by the letter of support provided by Waratah Coal, being the proponent of the North and South Alpha Coal Mine Projects (Galilee Coal Project).
3. The *Jericho Shire Planning Scheme 2006 (v2)* is out of date. It is due for review and does not reflect current circumstances relating to:
  - (a) Population growth anticipated in response to the major resource sector development in the Galilee Basin, which will boost demands for non-resident workforce accommodation and supporting services and facilities in Alpha;
  - (b) The constraint imposed by flood hazard over the majority of the Alpha township, which limits any opportunity to concentrate population growth in the town itself; and





- (c) The subsequent town planning need for alternative greenfield areas appropriate for development within proximity to the town.
4. The new *Barcaldine Region Planning Scheme* is currently being drafted in partnership with the Department of State Development, Manufacturing, Infrastructure and Planning and the Council's consultant planners. As part of the drafting process, strategic planning workshops have been undertaken throughout 2018 by Council, which have identified the opportunity to relocate the town centre of Alpha to the west where flood-free land suitable for greenfield development is available. This will also provide the setting to accommodate growth generated by the resource sector.
  5. In turn, the development is strategically located in accordance with Council's future planning intent for Alpha, and satisfies a strong town planning and community need for additional short and long term accommodation, and supporting services and facilities.
  6. Council's commitment to drafting the new Planning Scheme, particularly in relation to the relocation/expansion of the Alpha township, opens the opportunity to plan for strategic linkages and movement corridors between the subject site and the township, as it transitions to the west over a medium to long term planning horizon. This will achieve planning outcomes relating to pedestrian safety, convenience and accessibility.
  7. A Social Impact Assessment is conditioned which will require the developer to consider the short-term implications of poor connectivity between the subject site and the existing township. The SIA will also assess and make recommendations regarding how the additional population will be catered for in terms of access to essential community services such as health care, and the adaptive re-use of proposed accommodation and facilities, should demand for these uses decline at a later date.
  8. The development is not entirely 'out-of-centre'. There are town uses that extend to the west of Alpha, including the adjacent race course and the airport further to the west. The site is therefore considered strategically located as an 'anchor' for these facilities, while still achieving a proximate distance to the township. This can still advance Alpha's role as the principal town in the former Jericho Shire under the Planning Scheme, and a Community Activity Centre under the Regional Plan.
  9. The development will not significantly reduce the overall availability of productive rural land across the former Jericho Shire area and will not adversely impact rural amenity. As above, the site is framed by the race course and airport to the west, and the township to the east. The site is also already below the minimum lot size for the Rural Zone and is not identified as Good Quality Agricultural Land.
  10. The development will feature attractive and contemporary architecture, built form and landscaping, as an iconic expression of the area's outback rural character.
  11. The high quality design of the development and the service offering of proposed uses will also benefit other business sectors such as regional tourism.
  12. Approval conditions will ensure the appropriate, logical and sequenced development of stages, including road upgrades and essential infrastructure.

## **6. Further development permits required**

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

1. Carrying out Building Work



2. Carrying out Operational Work
3. Plumbing and Drainage

**7. Properly made submissions**

There were no properly made submissions for this application.

**8. Referral Agencies**

The referral agencies for the application are:

Referral Agency	Referral Matter	Referral Role
Chief Executive – Department of Infrastructure, Local Government and Planning  Mackay Isaac Whitsunday Region Office PO Box 257 MACKAY QLD 4740 Ph: (07) 4898 6888 Email: <a href="mailto:MIWSARA@dsdmip.qld.gov.au">MIWSARA@dsdmip.qld.gov.au</a>  MyDAS2 online referrals: <a href="http://www.dilgp.qld.gov.au">www.dilgp.qld.gov.au</a>	Schedule 7, Table 2, Item 2 – State controlled road	Concurrence
	Schedule 7, Table 3, Item 1 – State-controlled road	Concurrence
	Schedule 7, Table 3, Item 2 – Development impacting on State transport infrastructure	Concurrence

The Department's concurrence agency response with conditions is provided in **Attachment 2**.

**9. Codes for self-assessable development**

Not applicable.

**10. Details of any compliance assessment required**

Not applicable.

**11. Approved plans and specifications**

Copies of the following plans and documents are enclosed.

Title	Plan number	Revision	Date	Prepared by
Covering Notes	DA 1.01	P15	11.08.2016	O.G.E Group Architects
Master Plan	DA 1.02	P15	11.08.2016	O.G.E Group Architects
Stage 1	DA 1.03	P15	11.08.2016	O.G.E Group Architects
Stage 2	DA 1.04	P15	11.08.2016	O.G.E Group Architects
Stage 3	DA 1.05	P15	11.08.2016	O.G.E Group





				Architects
Stage 4	DA 1.06	P15	11.08.2016	O.G.E Group Architects
Central Facilities Overall Plan	DA 2.01	P15	11.08.2016	O.G.E Group Architects
Central Facilities Floor Plan	DA 2.02	P15	11.08.2016	O.G.E Group Architects
Amenities / Gym / Rec Room Floor Plan	DA 2.03	P15	11.08.2016	O.G.E Group Architects
Central Facilities Elevations	DA 3.01	P15	11.08.2016	O.G.E Group Architects
Gym / Rec Room Elevations	DA 3.02	P15	11.08.2016	O.G.E Group Architects
Laundry – Elevation	DA 3.03	P15	11.08.2016	O.G.E Group Architects
Streetscape Elevation	DA 3.04	P15	11.08.2016	O.G.E Group Architects
Dwelling Type 1	DA 4.01	P15	11.08.2016	O.G.E Group Architects
Dwelling Type 2	DA 4.02	P15	11.08.2016	O.G.E Group Architects
Dwelling Type 3	DA 4.03	P15	11.08.2016	O.G.E Group Architects
Dwelling Type 4	DA 4.04	P15	11.08.2016	O.G.E Group Architects
Subdivision Plan	DA 1.07	P1	23.09.2013	O.G.E Group Architects

<b>Title</b>	<b>Document number</b>	<b>Revision</b>	<b>Date</b>	<b>Prepared by</b>
Traffic Engineering Report	12416	DA 02-RFI	August 2015	Hayes Traffic Engineering
Engineering Services Report	121462	I	August 2016	Covey Associates Pty Ltd
Water Supply and Sewerage Analysis	620.12790-L01-v0.1.docx		16 October 2018	SLR Consulting Australia Pty Ltd
Correspondence	KO/KO/121462-Gen 26587Ltr		30 November 2018	Covey Associates Pty Ltd
Alpha Village Operations & Management Plan	-	-	-	Resource Connect
Disaster Management Plan	-	-	-	Resource Connect





## 12. Currency period for the approval

For any part of the development approval relating to the Material Change of Use, the development approval lapses if the change of use does not happen within six (6) years after the approval starts to have effect.

For any part of the development approval relating to Reconfiguring a Lot, the development approval lapses if a plan for the subdivision that is required to be given to Council for approval is not given within four (4) years after the approval starts to have effect.

## 13. Infrastructure and infrastructure charges

By Council resolution, there is no Local Government Infrastructure Plan in place for the Council Area and Council ceases to charge Adopted Infrastructure Charges for any new development.

To remove any doubt, where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions.

## 14. Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment court against decisions about a development application are set out in chapter 7, part 1 of the *Sustainable Planning Act 2009*. For particular applications, there may be also be a right to make an application for a declaration by a tribunal (see chapter 7, part 2 of the *Sustainable Planning Act 2009*).

An applicant and/or submitter may appeal to the Planning and Environment Court or the Development tribunal against a number of matters.

A copy of the extracts of the above referenced sections of the *Sustainable Planning Act 2009* are attached (**Attachment 3**).

If you have any further queries please do not hesitate to contact Brett Walsh at Barcaldine Executive Office.

Yours sincerely,



**Steven Boxall**  
Chief Executive Officer

enc **Attachment 1** – Conditions imposed by the assessment manager

**Attachment 2** – Conditions imposed by a concurrence agency.

**Attachment 3** – Extract of Appeal Provisions (Chapter 7, Part 1 and Part 2 of the *Sustainable Planning Act 2016*).

cc Department of State Development, Manufacturing, Infrastructure and Planning



# Attachment 1

Conditions of the approval  
(imposed by the assessment manager)

## PART A CONDITIONS APPLICABLE TO BOTH MATERIAL CHANGE OF USE AND RECONFIGURING A LOT

### 1.0 APPROVED PLANS AND DOCUMENTS

- 1.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Title	Plan number	Revision	Date	Prepared by
Covering Notes	DA 1.01	P15	11.08.2016	O.G.E Group Architects
Master Plan	DA 1.02	P15	11.08.2016	O.G.E Group Architects
Stage 1	DA 1.03	P15	11.08.2016	O.G.E Group Architects
Stage 2	DA 1.04	P15	11.08.2016	O.G.E Group Architects
Stage 3	DA 1.05	P15	11.08.2016	O.G.E Group Architects
Stage 4	DA 1.06	P15	11.08.2016	O.G.E Group Architects
Central Facilities Overall Plan	DA 2.01	P15	11.08.2016	O.G.E Group Architects
Central Facilities Floor Plan	DA 2.02	P15	11.08.2016	O.G.E Group Architects
Amenities / Gym / Rec Room Floor Plan	DA 2.03	P15	11.08.2016	O.G.E Group Architects
Central Facilities Elevations	DA 3.01	P15	11.08.2016	O.G.E Group Architects
Gym / Rec Room Elevations	DA 3.02	P15	11.08.2016	O.G.E Group Architects
Laundry – Elevation	DA 3.03	P15	11.08.2016	O.G.E Group Architects
Streetscape Elevation	DA 3.04	P15	11.08.2016	O.G.E Group Architects
Dwelling Type 1	DA 4.01	P15	11.08.2016	O.G.E Group Architects
Dwelling Type 2	DA 4.02	P15	11.08.2016	O.G.E Group Architects
Dwelling Type 3	DA 4.03	P15	11.08.2016	O.G.E Group Architects
Dwelling Type	DA 4.04	P15	11.08.2016	O.G.E Group





# Alpha Accommodation Village



## BARCALDINE REGIONAL COUNCIL

DIGITALLY STAMPED  
APPROVED PLAN

**Development Application:**

Development Permit for a Material Change of Use for the staged development of an undefined use (Non-Resident Worker Accommodation and/or Visitor Accommodation) and Caretaker's Accommodation and a Reconfiguring of a Lot (one (1) into three (3) lots and new Road)

**Lot:**

Lot 97 BE58, Corner of the Capricorn Highway and Villafield Road, Alpha

Referred to in Council's Negotiated Decision Notice

**Approval Date:** 24 April 2019

**Application Number:** 241415

Sketch Design Package









# Alpha Accommodation Village Master Plan



**Site Description**  
 RPD Lot 97 on BE58  
 Address Cnr Capricorn Highway and Villafield Road, Alpha, Q  
 Total Site Area 10.113ha  
 Accommodation Village Area 7.20 ha

### Legend

- 1 Central Facilities / Hall
- 2 Check in / Admin / First Aid
- 3 Communal courtyard
- 4 Storage & Waste store
- 5 Laundry facilities
- 6 Lay down area (courtyard)
- 7 Park / Recreation Space
- 8 Stormwater Treatment Plant
- 9 Swimming Pool (Catholac)
- 10 Amenities / Comm. Room
- 11 Massage / Spa
- 12 Laundry / Linen
- 13 Taxis / H. Station
- 14 Electrical Services, Store
- 15 Sewage Treatment Plant
- 16 Stormwater Treatment, Tank
- 17 Hotel
- 18 Motel

### Yield Summary

Units	Beeds
15	15
69	138
156	312
25	75
<b>265</b>	<b>540</b>
<b>129</b>	<b>288</b>
<b>540</b>	<b>265</b>
<b>411</b>	<b>211</b>

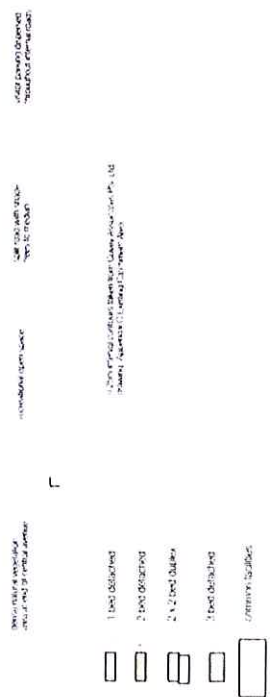
**BARCALDINE REGIONAL COUNCIL**  
 DIGITALLY STAMPED  
 APPROVED PLAN

**Development Application:**  
 Development Permit for a Material Change of Use for the staged development of an undefined use (Non-Resident Worker Accommodation and/or Visitor Accommodation) and Caretaker's Accommodation and a Reconfiguring of a Lot (one (1) into three (3) lots and new Road)

**Lot:**  
 Lot 97 BE58, Corner of the Capricorn Highway and Villafield Road, Alpha

**Approval Date:** 24 April 2019  
**Application Number:** 241415

Referred to in Council's Negotiated Decision Notice



## PRELIMINARY ISSUE



Project: Alpha Accommodation Village & Motel Plan  
 Date: 17/08/2016 12:00  
 Author: DA1.02  
 Resource Connect: P15

Project: 100  
 Date: 17/08/2016 12:00  
 Author: DA1.02  
 Resource Connect: P15

Project: 100  
 Date: 17/08/2016 12:00  
 Author: DA1.02  
 Resource Connect: P15











# Stage 2

## Legend

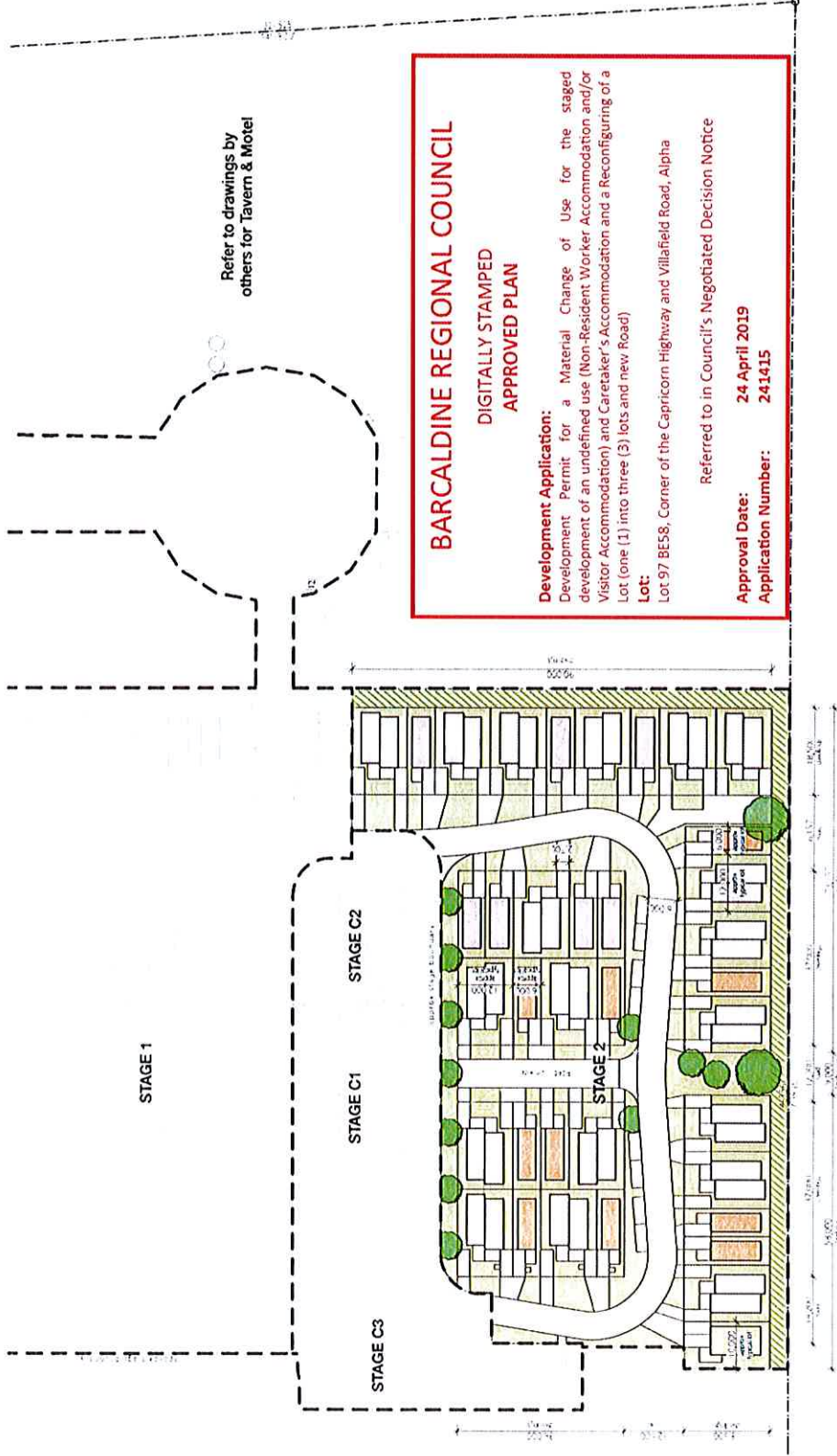
- 1 Central Facilities / H&M
- 2 Check in / Admin / First Aid
- 3 Communal courtyard
- 4 Storage & Waste store
- 5 Laundry facilities
- 6 Lay down area (travellers)
- 7 Park / Recreation Space
- 8 Temporary Access Road
- 9 Swimming Pool (25m x 10m)
- 10 Amenities / Gym / Recreation
- 11 Manager's Office
- 12 Entrance Stairwell
- 13 Turn in station
- 14 Electric Treatment Zone
- 15 Sewage Treatment Plant
- 16 Stormwater Treatment Zone
- 17 Home
- 18 Motel

## Yield Summary

Units	Beeds
7	7
10	20
38	76
1	3
<b>Cars</b>	<b>59</b>
	<b>8</b>
<b>TOTAL UNITS</b>	<b>56</b>
<b>TOTAL BEDROOMS</b>	<b>106</b>
<b>TOTAL CARS</b>	<b>67</b>

## Building Types

- 1 bed detached
- 2 bed detached
- 2 x 2 bed duplex
- 3 bed detached
- common facilities



*all boundary lengths, bearings, and area calculations are to be confirmed by registered surveyor on plan sealing*

1:1	0	5	10	25	50
-----	---	---	----	----	----

SCALE 1:1000

# PRELIMINARY ISSUE



Project: Alpha Accommodation Village & Facilities, Capricorn Highway, Alpha
 Stage: Stage 2  
 Resource Connect  
 O.G.E. GROUP  
 150 Park Street, Brisbane QLD 4000  
 Phone: 07 3251 1111  
 Email: info@ogegroup.com.au  
 Website: www.ogegroup.com.au











# Alpha Accommodation Village Stage 4

## BARCALDINE REGIONAL COUNCIL

DIGITALLY STAMPED  
APPROVED PLAN

### Development Application:

Development Permit for a Material Change of Use for the staged development of an undefined use (Non-Resident Worker Accommodation and/or Visitor Accommodation) and Caretaker's Accommodation and a Reconfiguring of a Lot (one (1) into three (3) lots and new Road)

### Lot:

Lot 97 BE58, Corner of the Capricorn Highway and Villafield Road, Alpha

Referred to in Council's Negotiated Decision Notice

### Approval Date:

24 April 2019

### Application Number:

241415

## Stage 4

### Legend

- 1 Central facilities / Hall
- 2 Clock in / Admin / First Aid
- 3 Communal courtyard
- 4 Storage & Waste store
- 5 Laundry facilities
- 6 Lay down area (trucks)
- 7 Park / Recreation Space
- 8 Temporary Access Road
- 9 Swimming Pool (25m x 10m)
- 10 Amenities / Gym / Hab room
- 11 Manager's Dwelling
- 12 Entrance Stairwell
- 13 Park / H pattern
- 14 Electrical services zone
- 15 Sewage treatment Plant
- 16 Stormwater treatment zone
- 17 Paths
- 18 Motel

### Yield Summary

Units	Beeds
0	0
21	42
38	76
10	30
<b>TOTAL UNITS</b>	<b>79</b>
<b>TOTAL BEDROOMS</b>	<b>36</b>
<b>TOTAL CARS</b>	<b>69</b>
	<b>148</b>
	<b>115</b>

### Building Types

- 1 bed detached
- 2 bed detached
- 2 x 2 bed duplex
- 3 bed detached
- common facilities



all boundary lengths, bearings, and area calculations are to be confirmed by registered surveyor on plan sealing

DATE	24/04/2019
PROJECT	Alpha Accommodation Village & Facilities
CLIENT	Capricorn Highway Alpha
SCALE	1:1000
DATE	24/04/2019
PROJECT	Alpha Accommodation Village & Facilities
CLIENT	Capricorn Highway Alpha
SCALE	1:1000

## PRELIMINARY ISSUE



PROJECT: Alpha Accommodation Village & Facilities  
 CLIENT: Capricorn Highway Alpha  
 DATE: 24/04/2019  
 SCALE: 1:1000  
 PROJECT NO: 11708/2016  
 OGE: 11708/2016  
 RESOURCE CONNECT: DA1.06 P15  
 O.G.E. GROUP  
 150 St Albans Parade, St Albans, QLD 4057  
 Phone: 07 5531 1111  
 Email: info@ogegroup.com.au  
 Website: www.ogegroup.com.au







# Alpha Accommodation Village - Central Facilities overall plan

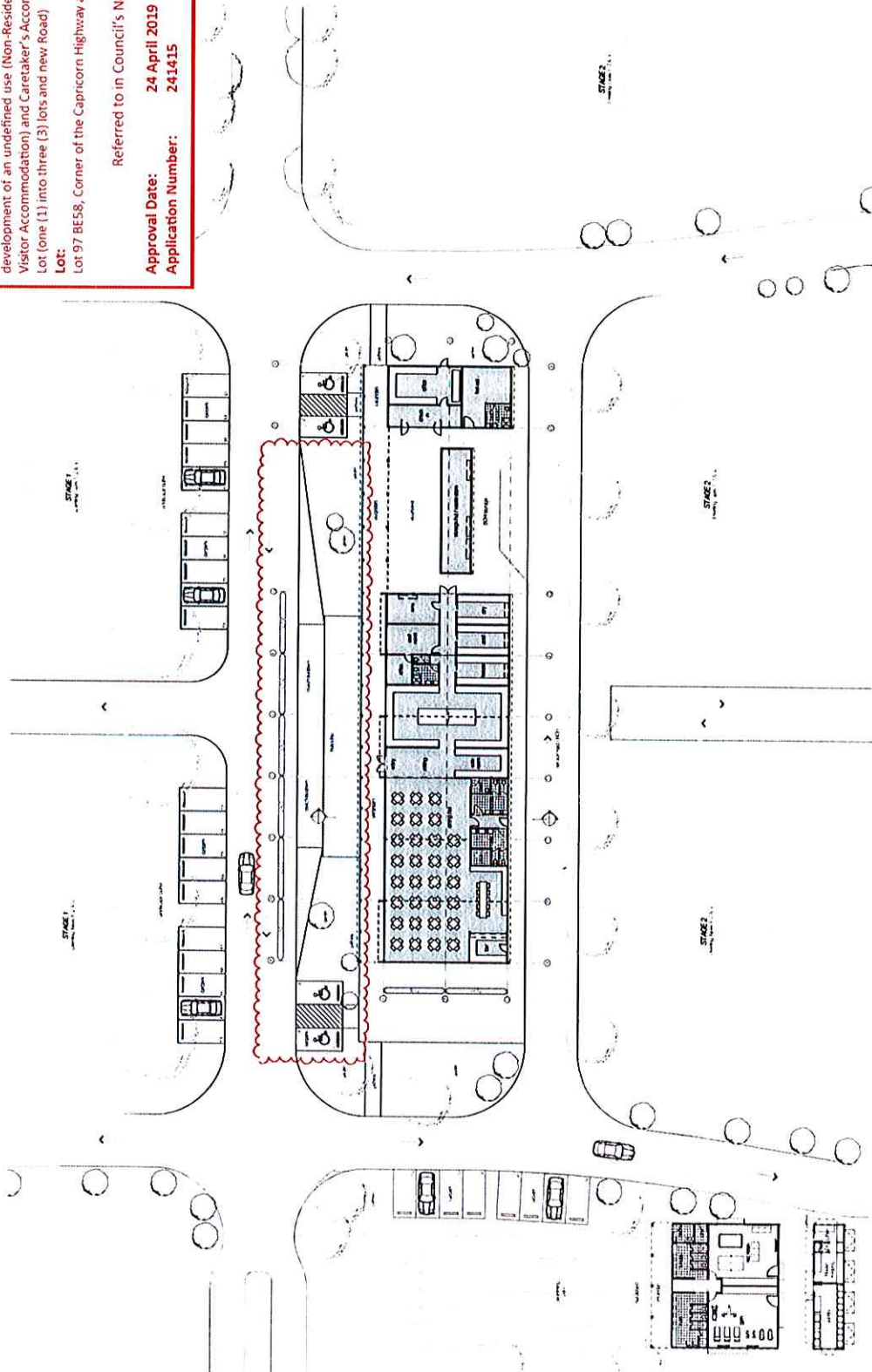
**BARCALDINE REGIONAL COUNCIL**  
 DIGITALLY STAMPED  
 APPROVED PLAN

**Development Application:**  
 Development Permit for a Material Change of Use for the staged development of an undefined use (Non-Resident Worker Accommodation and/or Visitor Accommodation) and Caretaker's Accommodation and a Reconfiguring of a Lot (one (1) into three (3) lots and new Road)

**Lot:**  
 Lot 97 BE58, Corner of the Capricorn Highway and Villafield Road, Alpha

Referred to in Council's Negotiated Decision Notice

**Approval Date:** 24 April 2019  
**Application Number:** 241415



0 2.5 5 12.5 25  
 SCALE 1:500

## PRELIMINARY ISSUE



PROJECT TITLE: Alpha Accommodation Village & Facilities  
 PROJECT NO: 13011  
 DATE: 11/08/2016  
 DRAWING NO: DA2.01  
 PROJECT NO: P15

PROJECT: Resource Connect  
 PROJECT NO: 13011  
 PROJECT NO: 13011

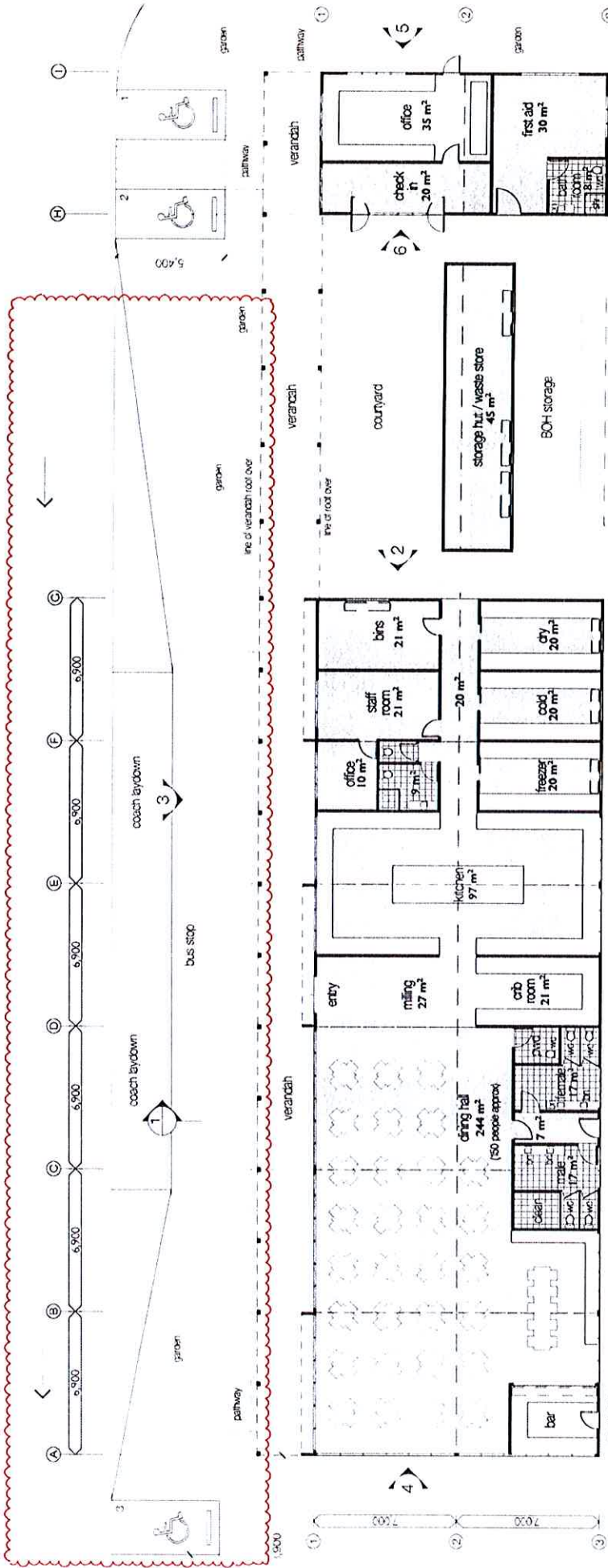
PROJECT NO: 13011  
 PROJECT NO: 13011

PROJECT NO: 13011  
 PROJECT NO: 13011





# Alpha Accommodation Village Central Facilities Floor Plan



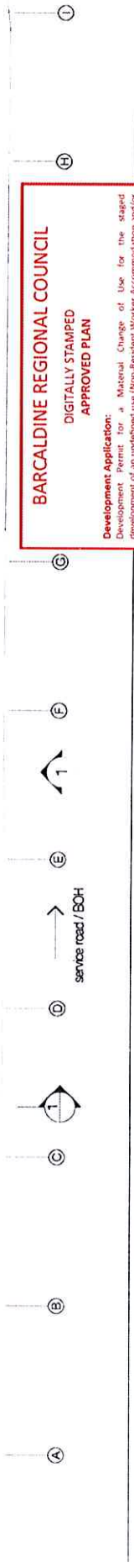
**BARCALDINE REGIONAL COUNCIL**  
 DIGITALLY STAMPED  
 APPROVED PLAN

**Development Application:**  
 Permit for a Material Change of Use for the staged development of an undefined use (from Resident Worker Accommodation and/or Visitor Accommodation) and Carer's, Accommodation and a Reconfiguring of a Lot (one (1) into three (3) lots and new Road)

**Lot:**  
 Lot 97 BESS, Corner of the Cairncorn Highway and Villalied Road, Alpha

**Approval Date:** 24 April 2019  
**Application Number:** 241415

Referred to in Council's Negotiated Decision Notice



101	1:2000	1:2000
102	1:2000	1:2000
103	1:2000	1:2000
104	1:2000	1:2000
105	1:2000	1:2000
106	1:2000	1:2000
107	1:2000	1:2000
108	1:2000	1:2000
109	1:2000	1:2000
110	1:2000	1:2000

## PRELIMINARY ISSUE

SCALE 1:2000

Project: Alpha Accommodation Village & Central Facilities Floor Plan  
 Facility: Cairncorn Highway/Alpha  
 Resource Connect: Resource Connect

Client: The Wharf Company  
 125 Pirrama Road, Pyrmont NSW 1570

Prepared by: MARCH GROUP  
 11/08/2016 12:00  
 DA2.02 P15



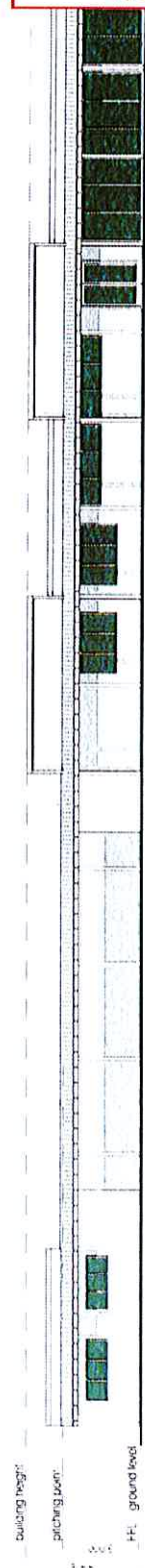




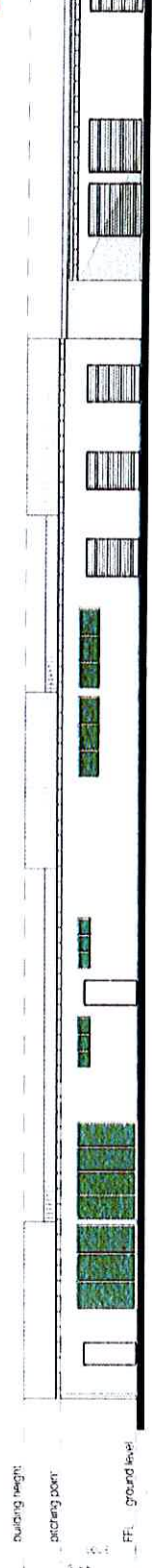




# Alpha Accommodation Village Central Facilities - Elevation



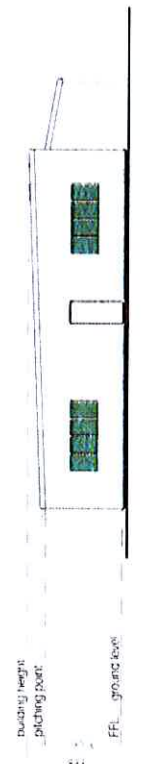
Central Facilities - Elevation 1



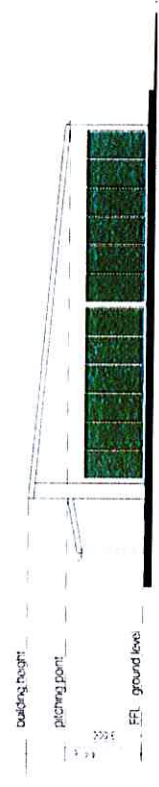
Central Facilities - Elevation 2



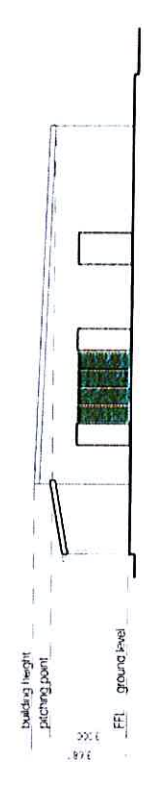
Central Facilities - Elevation 3



Central Facilities - Elevation 5



Central Facilities - Elevation 4



Central Facilities - Elevation 6

**BARCALDINE REGIONAL COUNCIL**  
**DIGITALLY STAMPED**  
**APPROVED PLAN**

**Development Application:**  
 Development Permit for a Material Change of Use for the staged  
 Visitor Accommodation and Caravan Accommodation and/or  
 Lot (see (1) into three (3) lots and new road)

**LOT:**  
 LOP 97 BESS, Corner of the Capricorn Highway and Villaheld Road, Alpha

Referred to in Council's Negotiated Decision Notice

**Approval Date:** 24 April 2019  
**Application Number:** 24/1415

DATE	DESCRIPTION
2019/04/24	APPROVED
2019/04/24	APPROVED
2019/04/24	APPROVED
2019/04/24	APPROVED
2019/04/24	APPROVED

**PRELIMINARY ISSUE**

SCALE 1:200

10

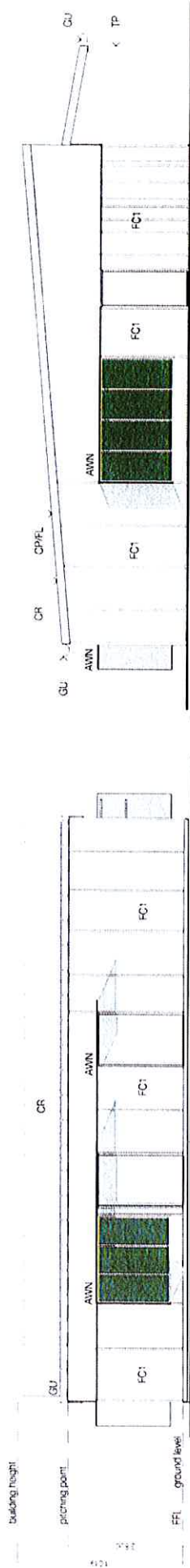
PROJECT	Alpha Accommodation Village & Facilities	DATE	11/09/2016	SCALE	1:200
CLIENT	Capricorn Highway Alpha	DATE	13/01/19	SCALE	DA3.01
PROJECT	Resource Connect	DATE	11/09/2016	SCALE	P15





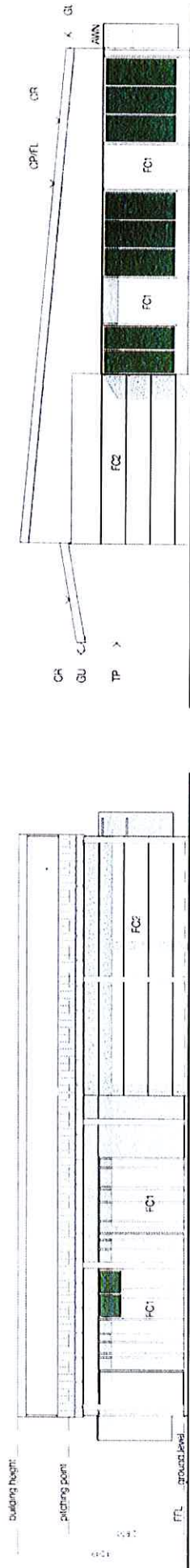


# Alpha Accommodation Village - Gym / Rec Room - Elevations



Gym / Rec Room - Elevation 1

Gym / Rec Room - Elevation 2



Gym / Rec Room - Elevation 3

Gym / Rec Room - Elevation 4

## BARCALDINE REGIONAL COUNCIL

DIGITALLY STAMPED  
APPROVED PLAN

### Development Application:

Development Permit for a Material Change of Use for the staged development of an unclassified use (Non-Resident Worker Accommodation and/or Visitor Accommodation) and Caretaker's Accommodation and a Reconfiguring of a Lot (one (1) into three (3) lots and new road)

### Lot:

Lot 97 BE58, Corner of the Capricorn Highway and Villafield Road, Alpha

Referred to in Council's Negotiated Decision Notice

### Approval Date:

24 April 2019

### Application Number:

24.14.15

### LEGEND

- SC1 30x20 horizontal timber battens screen
- AWN FC jinning on S4S frame
- SC2 35x25 horizontal timber battens screen
- FC1 FC cladding with paint finish 35x25 battens
- FC2 FC sheers with expressed joints
- CB-TD Selected Colorbond cladding
- PO Polycarb sheering screen with steel frame
- SC3 35x25 vertical timber battens screen
- SC4 30x20 selected horizontal battens screen
- CR Selected Colorbond Roof Sheering
- CPFL Colorbond cladding and flashing
- TP Timber posts TBC
- GU Selected metal gutter
- CS Galvanised Steel Columns

41	10/05/2019	10/05/2019
42	10/05/2019	10/05/2019
43	10/05/2019	10/05/2019
44	10/05/2019	10/05/2019
45	10/05/2019	10/05/2019
46	10/05/2019	10/05/2019
47	10/05/2019	10/05/2019
48	10/05/2019	10/05/2019
49	10/05/2019	10/05/2019
50	10/05/2019	10/05/2019

## PRELIMINARY ISSUE

SCALE 1:100

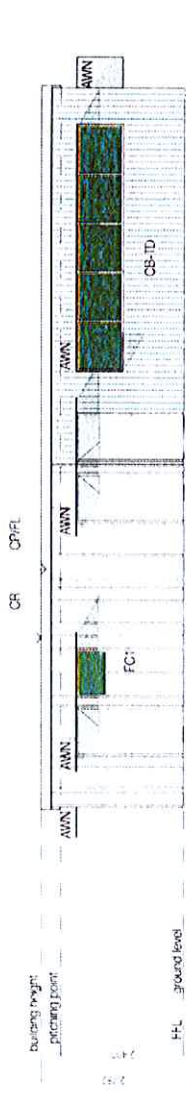


PROJECT: Alpha Accommodation Village & Facilities, Capricorn Highway Alpha  
 RESOURCE: Resource Connect  
 DATE: 13/01/19  
 DRAWING NO: DA3.02 P15  
 SCALE: 1:100  
 DATE: 11/08/2016  
 DRAWING NO: P15  
 SCALE: 1:100  
 DATE: 11/08/2016  
 DRAWING NO: P15  
 SCALE: 1:100

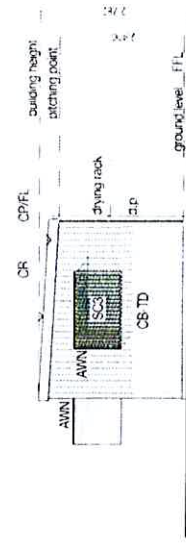
175 Bay Street, Brisbane  
 www.dggroup.com.au  
 T: 07 4118 9800  
 F: 07 4118 9801



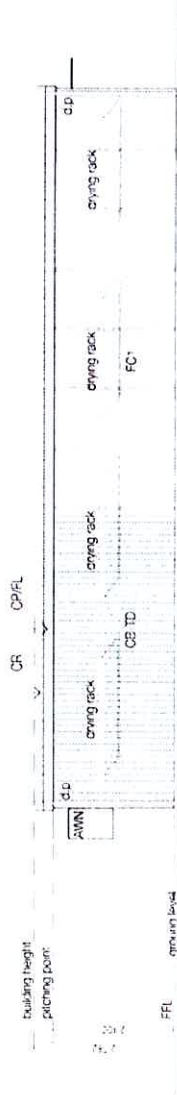
# Alpha Accommodation Village Laundry - Elevation



Laundry - Elevation 1



Laundry - Elevation 2



Laundry - Elevation 3



Laundry - Elevation 4

**BARCALDINE REGIONAL COUNCIL**  
DIGITALLY STAMPED  
APPROVED PLAN

**Development Application:**  
Development Permit for a Material Change of Use for the staged development of an undefined use (Non-Resident Worker Accommodation and/or Visitor Accommodation) and Caretaker's Accommodation and a Reconfiguring of a Lot (one (1) into three (3) lots and new road)

**Lot:**  
Lot 97 BESS, Corner of the Capricorn Highway and Villafield Road, Alpha

**Approval Date:** 24 April 2019  
**Application Number:** 241415

Referred to in Council's Negotiated Decision Notice

- LEGEND**
- SC1 90x20 horizontal timber battion screen
  - AWN FC awning on SHS frame
  - SC2 30x25 horizontal timber battion screen
  - FC1 FC cladding with paint finish 35x25 battions
  - FC2 FC slats with recessed joints
  - CR TD Selected Colorbond cladding
  - PO Polycarbon sheathing screen with steel frame
  - SC3 30x25 vertical timber battion screen
  - SC4 90x20 selected horizontal battion battion
  - CR Selected Colorbond Roof Sheeting
  - CPFL Colorbond cladding and framing
  - IP Timber post: 150
  - CU Selected metal gutter
  - CS Customised Steel Columns

DATE	11/08/2019	BY	...
PROJECT	Alpha Accommodation Village & Facilities	SCALE	1:200
CLIENT	Capricorn Highway Alpha	DATE	24/04/2019
DESCRIPTION	Resource Connect	SCALE	1:200
PROJECT NO.	DA3.03	DATE	11/08/2019
PROJECT NAME	PIS	SCALE	1:200
PROJECT ADDRESS	...	DATE	11/08/2019
PROJECT CONTACT	...	SCALE	1:200

## PRELIMINARY ISSUE



SCALE 1:200

Alpha Accommodation Village & Facilities  
Capricorn Highway Alpha  
Resource Connect

DATE 11/08/2019  
BY ...  
PROJECT NO. DA3.03  
PROJECT NAME PIS



**D.G.E. GROUP**

DATE 11/08/2019  
BY ...  
PROJECT NO. DA3.03  
PROJECT NAME PIS

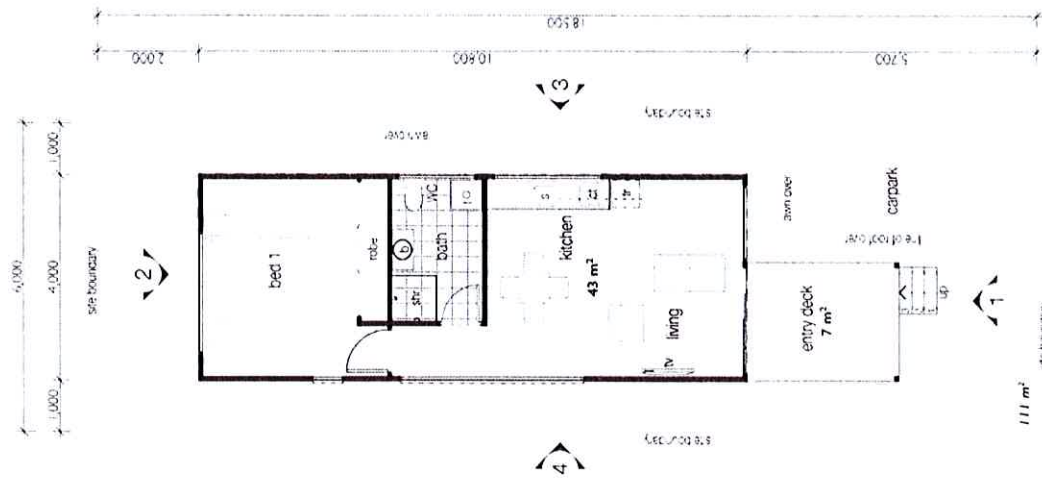








# Alpha Accommodation Village - Dwelling Type 1

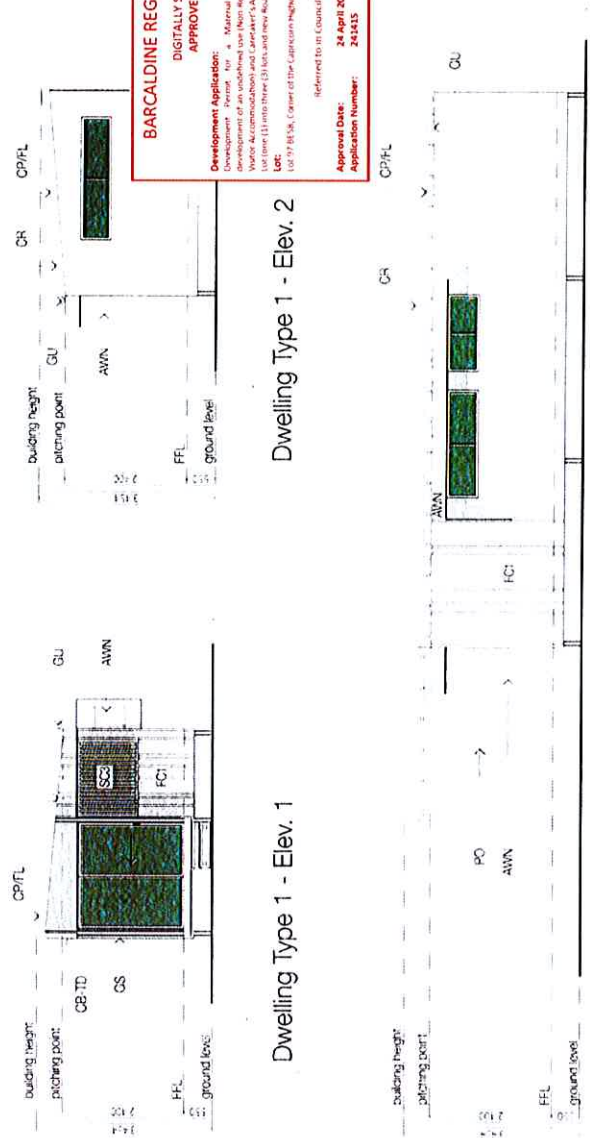


Dwelling type 1 - 1 Bed Module

11	11/08/2016	11/08/2016	11/08/2016
12	11/08/2016	11/08/2016	11/08/2016
13	11/08/2016	11/08/2016	11/08/2016
14	11/08/2016	11/08/2016	11/08/2016
15	11/08/2016	11/08/2016	11/08/2016
16	11/08/2016	11/08/2016	11/08/2016
17	11/08/2016	11/08/2016	11/08/2016
18	11/08/2016	11/08/2016	11/08/2016
19	11/08/2016	11/08/2016	11/08/2016
20	11/08/2016	11/08/2016	11/08/2016
21	11/08/2016	11/08/2016	11/08/2016
22	11/08/2016	11/08/2016	11/08/2016
23	11/08/2016	11/08/2016	11/08/2016
24	11/08/2016	11/08/2016	11/08/2016
25	11/08/2016	11/08/2016	11/08/2016
26	11/08/2016	11/08/2016	11/08/2016
27	11/08/2016	11/08/2016	11/08/2016
28	11/08/2016	11/08/2016	11/08/2016
29	11/08/2016	11/08/2016	11/08/2016
30	11/08/2016	11/08/2016	11/08/2016

## PRELIMINARY ISSUE

SCALE 1:100



Dwelling Type 1 - Elev. 1

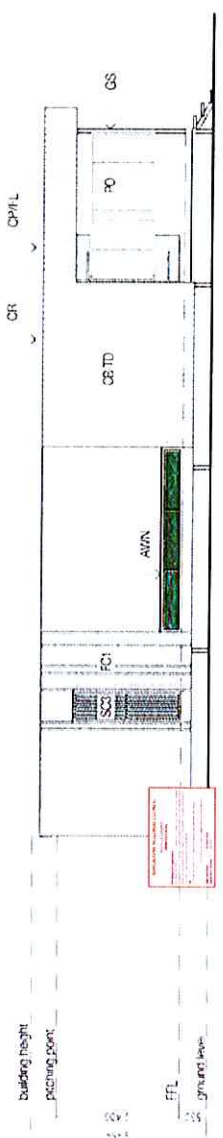
Dwelling Type 1 - Elev. 2

**BARCALDINE REGIONAL COUNCIL**  
**DIGITALLY STAMPED**  
**APPROVED PLAN**

Development Application: 24/1415  
 Permit No: 24/1415  
 Date of Issue: 24 April 2019

Referred to in Council's Negotiated Decision Notice

Dwelling Type 1 - Elev. 3



Dwelling Type 1 - Elev. 4

### LEGEND

- SC1: 3042H horizontal timber louver screen
- AWN: F-C awning on S-S frame
- SC2: 3042H vertical timber louver screen
- SC3: 90x20 vertical timber louver screen
- SC4: 90x20 vertical horizontal timber screen
- CR: Selected Casework Right Handing
- CPFL: Selected Casework and Sliding
- FCI: F-C cladding with paint finish 3042H buttons
- FC2: F-C cladding with recessed joints
- FC3: Selected Casework cladding
- CR TD: Selected Casework cladding
- PO: Polycarb cladding screen with rafter frame
- GS: Galvanneal Steel Columns



**O.G.E GROUP**

PROJECT	Alpha Accommodation Village & Escalator	DATE	11/08/2016
CLIENT	Capricorn Highway, Acha	SCALE	1:100
DESIGNER	Resource Connect	PROJECT NO.	DA4.01
DATE	11/08/2016	ISSUE NO.	P15
PROJECT NO.	DA4.01	PROJECT NAME	Alpha Accommodation Village & Escalator
PROJECT ADDRESS	Capricorn Highway, Acha	PROJECT LOCATION	Capricorn Highway, Acha
PROJECT CONTACT	Resource Connect	PROJECT CONTACT	Resource Connect
PROJECT PHONE	08 9499 1111	PROJECT PHONE	08 9499 1111
PROJECT FAX	08 9499 1111	PROJECT FAX	08 9499 1111
PROJECT EMAIL	info@resourceconnect.com.au	PROJECT EMAIL	info@resourceconnect.com.au
PROJECT WEBSITE	www.resourceconnect.com.au	PROJECT WEBSITE	www.resourceconnect.com.au

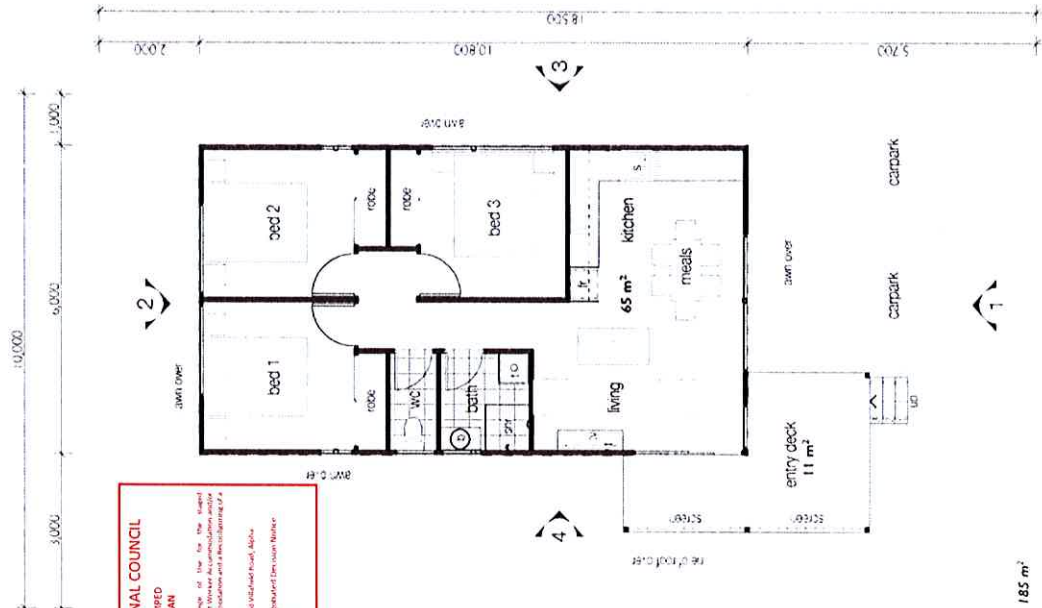








# Alpha Accommodation Village - Dwelling Type 3



**BARCALDINE REGIONAL COUNCIL**  
 DIGITALLY STAMPED  
 APPROVED PLAN

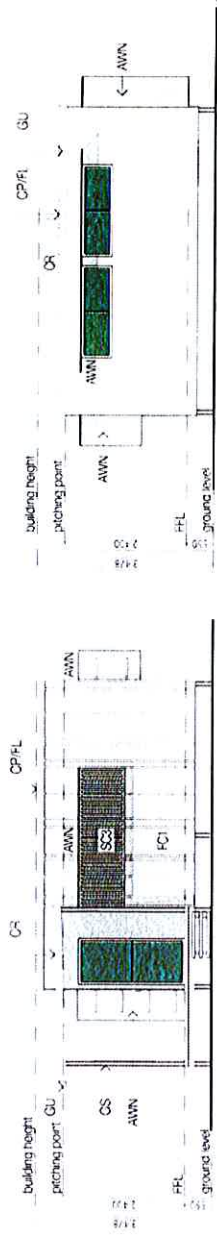
Development Application: A plan for the development of an accommodation village consisting of 100 units, including 30 units of Dwelling Type 3, 30 units of Dwelling Type 4, and 40 units of Dwelling Type 5, located at the intersection of Highway 1 and Highway 2, Barcaldine, Queensland.

Application Number: 24/0155  
 Approved Date: 24 April 2024

Dwelling Type 3 - 3 Bed Module

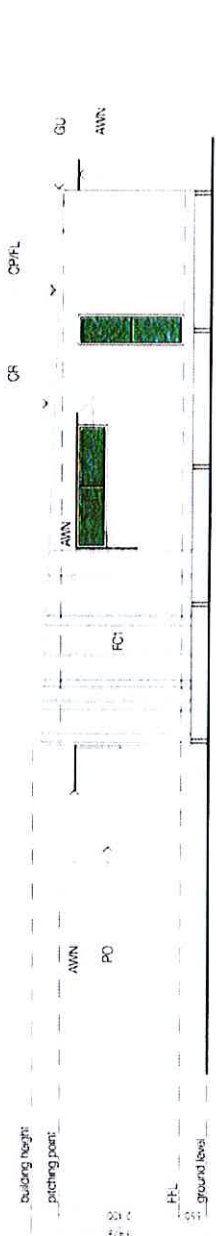
**PRELIMINARY ISSUE**

SCALE 1:100



Dwelling Type 3 - Elev. 1

Dwelling Type 3 - Elev. 2



Dwelling Type 3 - Elev. 3



Dwelling Type 3 - Elev. 4

**LEGEND**

- SC1: 30x25 vertical timber battin screen
- SC2: 30x25 horizontal timber battin screen
- AWN: Awnings on SWS frame
- SC3: 30x25 horizontal timber battin screen
- CR: Selected Calboard Roof Sheeting
- FCI: FC cladding with panel finish 30x25 battens
- FC2: FC sheets with raftering joints
- CR-TD: Selected Calboard cladding
- PO: Polycarb sheeting screen with steel frame
- GU: Selected metal gutter
- CS: Calboard Slat Columns

1:1	10/01/2024	10/01/2024
1:50	10/01/2024	10/01/2024
1:100	10/01/2024	10/01/2024
1:200	10/01/2024	10/01/2024
1:500	10/01/2024	10/01/2024
1:1000	10/01/2024	10/01/2024

PROJECT: Alpha Accommodation Village & Facilities, Capricorn Highway, Alpha

DATE: 11/08/2016 1:100.1

SCALE: 1:100

PROJECT: DA4.03 P15

GROUP: O.G.E. GROUP



Project Name: Alpha Accommodation Village & Facilities, Capricorn Highway, Alpha

Project No: 24/0155

Scale: 1:100

Issue: Preliminary Issue















4				Architects
Subdivision Plan	DA 1.07	P1	23.09.2013	O.G.E Group Architects

Title	Document number	Revision	Date	Prepared by
Traffic Engineering Report	12416	DA 02-RFI	August 2015	Hayes Traffic Engineering
Engineering Services Report	121462	I	August 2016	Covey Associates Pty Ltd
Water Supply and Sewerage Analysis	620.12790-L01-v0.1.docx		16 October 2018	SLR Consulting Australia Pty Ltd
Correspondence	KO/KO/121462-Gen 26587Ltr		30 November 2018	Covey Associates Pty Ltd
Alpha Village Operations & Management Plan	-	-	-	Resource Connect
Disaster Management Plan	-	-	-	Resource Connect

- 1.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

## 2.0 AMENDED APPROVED PLANS AND DOCUMENTS

- 2.1 Submit to Council for assessment and obtain an approval from the Chief Executive Officer or delegate for an amended plan of development prior to any approval of operational works showing the following information:
- Subdivision Plan with staging boundaries in accordance with the requirements of Condition 4.0.  
*Advice Note: The subdivision will occur over two stages with the dedication of New Road occurring as part of Stage 1 (SER) and the Community Title Subdivision at a later Stage.*
  - Revised staging boundaries for Stage 1 to include common property and all infrastructure and services.
  - Provide a new plan for the common property detailing access points, loading and unloading facilities for the maximum design vehicle, ancillary infrastructure such as office, storage, landscaped areas.
  - One (1) new access point to Villafield Road from an internal roadway of the accommodation village.

## 3.0 COMPLIANCE TIMING

- 3.1 Comply with all conditions of this development approval at no cost to Council and prior to the Final Inspection Certificate by a Building Certifier or



commencement of the use or the Council's endorsement of any Plan of Survey (i.e. Survey Plan), whichever is relevant to that development stage and comes first unless otherwise stated in a specific condition.

#### 4.0 DEVELOPMENT IN STAGES

4.1 The site must be developed in accordance with the stages identified on the approved plans in Condition 1.1 or as amended by Condition 4.4. All conditions of this development approval relate to all stages, unless otherwise stated in a condition of this approval.

4.2 The common property infrastructure and services for the development of the entire premises as depicted on the approved plans of this development permit and related development permit with Council reference DA251415 must be constructed as part of Stage 1 including the dedication of New Road as required by the amended approved Subdivision Plan.

*Advice Note: the application material does not contemplate the staging of infrastructure or services that are based on a demand (i.e. water supply and sewerage treatment infrastructure) as it relates to the demand generated by each stage of development. Instead the intention is to develop the infrastructure and services for the ultimate demand of the development of the entire premises including related development permit with Council reference DA251415.*

4.3 The only exception to Condition 4.2 is the construction of stormwater management infrastructure and internal access road and carparking, which will be constructed as part of each stage of the development for the entire premises.

4.4 The development of the uses on the approved Site Staging Plan must be developed sequentially in accordance with the stamped approved plans. The staging boundaries may be subsequently amended subject to approval from the Chief Executive Officer or delegate. The development must be carried out in the following stages:

Stage	Development Particulars	Stage Yield	Nominal Yield
1 (SER)	<p><u>First stage</u> includes:</p> <ul style="list-style-type: none"> <li>(a) Construction of Common Property Infrastructure and Services <ul style="list-style-type: none"> <li>- Sewerage treatment infrastructure;</li> <li>- Water supply and treatment infrastructure;</li> <li>- Utilities infrastructure including fuel storage tanks and generators</li> <li>- Acoustic treatment to Stage 1 (units)</li> <li>- Landscape buffer to Stage 1 (units)</li> </ul> </li> <li>(b) Construction of intersection upgrade to Villafield Road and Capricorn Highway</li> <li>(c) Construction of Villafield Road</li> <li>(d) Construction and dedication (i.e. registration of Survey Plan) of New Road including roundabout and bus parking bay</li> </ul>	-	-
1	<u>Second stage</u> includes:	71	71





<p>(units) C1 C2 C3</p>	<p>(a) First stage of units: seventy-one (71) units comprising of:</p> <ul style="list-style-type: none"> <li>- Eight (8), one-bedroom (Type 1)</li> <li>- Sixteen (16), two bedrooms (Type 2)</li> <li>- Four (4), three bedrooms (Type 3)</li> <li>- Forty-two (42), two-bedroom duplex (Type 4)</li> <li>- Manager's (caretaker's) residence (Type 3)</li> </ul> <p>(b) Construction of car parking comprising a minimum of one hundred and twenty-four (124) car parking spaces comprising of seventy-two (72) resident parking spaces and fifty-two (52) visitor parking spaces</p> <p>(c) Construction of internal access roads and associated driveways</p> <p>(d) Construction of Accommodation Village common facilities, including:</p> <ul style="list-style-type: none"> <li>- Office building comprising reception and first aid room;</li> <li>- Storage facility and unloading / loading service bay;</li> <li>- Dining hall, bar and kitchen building;</li> <li>- Bus bay parking to accommodate two (2) coach sized buses;</li> <li>- Bore water shed;</li> <li>- Swimming pool; and</li> <li>- Gymnasium, recreation room and change room building.</li> </ul>		
<p>2 (units)</p>	<p><u>Third stage</u> includes:</p> <p>(a) Second stage of units: seventy-one (71) units comprising of:</p> <ul style="list-style-type: none"> <li>- Seven (7), one-bedroom (Type 1)</li> <li>- Ten (10), two bedrooms (Type 2)</li> <li>- One (1), three bedrooms (Type 3)</li> <li>- Thirty-eight (38), two-bedroom duplex (Type 4)</li> </ul> <p>(b) Construction of car parking comprising a minimum of sixty-seven (67) car parking spaces comprising of fifty-nine (59) resident parking spaces and eight (8) visitor parking spaces</p>	<p>56</p>	<p>127</p>
<p>3 (units)</p>	<p><u>Fourth stage</u> includes:</p> <p>(a) Third stage of units: sixty-nine (69) units comprising of:</p> <ul style="list-style-type: none"> <li>- Twenty-two (22), two bedrooms (Type 2)</li> <li>- Nine (9), three bedrooms (Type 3)</li> <li>- Thirty-eight (38), two-bedroom duplex (Type 4)</li> </ul> <p>(b) Construction of car parking comprising a minimum of one hundred and thirteen (113) car parking spaces comprising of seventy-seven (77) resident parking spaces and thirty-six (36) visitor parking</p>	<p>69</p>	<p>196</p>



	spaces		
4 (units)	<p><u>Fifth stage</u> includes:</p> <p>(a) fourth stage of units: sixty-nine (69) units comprising of:</p> <ul style="list-style-type: none"> <li>- Twenty-one (21), two bedrooms (Type 2)</li> <li>- Ten (10), three bedrooms (Type 3)</li> <li>- Thirty-eight (38), two-bedroom duplex (Type 4)</li> </ul> <p>(b) Construction of car parking comprising a minimum of one hundred and fifteen (115) car parking spaces comprising of seventy-nine (79) resident parking spaces and thirty-six (36) visitor parking spaces</p>	69	265
5 (SER)	<p><del>Sixth stage</del> includes:</p> <p><del>(a) Decommissioning and removal of petroleum storage tanks from the site</del></p> <p><del>(b) Decommissioning and removal of generators from the site</del></p>	-	-

- 4.5 The only exception to the sequential development of each stage of a use, is if a stage is developed concurrently with its preceding stage.
- 4.6 The approved development must be completed prior to 13 December 2028.

*Advice Note: Pursuant to Section 342 of the Sustainable Planning Act 2009, this development approval lapses if the development has not been completed by this date.*

## 5.0 DETAILED LANDSCAPE PLAN TO BE SUBMITTED FOR APPROVAL

- 5.1 An operational works permit is required for the landscape works.
- 5.2 The detailed landscape plan is to be carried out generally in accordance with the *Landscape Master Plan Package*, dated 12 September 2016 and prepared by James Birrell Design Lab and must include in particular:
- a) be prepared by a suitably qualified landscape architect or similar landscape design professional;
  - b) name, pot size, height at planting and mature height of plant species to be planted;
  - c) Statement for a suitably qualified professional (i.e. horticulturist, landscape architect) that the proposed species are suitable to the climate and weather patterns experienced in the town of Alpha. Further to that the statement is to provide details of plant suitability in vegetated drainage swale;
  - d) Street trees are to be planted to all internal roads, New Road and Villafield Road between the edge of the road construction and the pedestrian footpath at a ratio no greater than one (1) street tree per twenty (20) metres;
  - e) All street tree species must be native evergreen canopy trees with a minimum bag size of 45 litres at the time of planting;
  - f) Planting and infrastructure including barbeque areas, seating areas, shaded areas, any formal play equipment including soft fall areas and informal play areas (i.e. kick about space) and pedestrian pathways for the communal open space areas;





- g) Well-designed visually pleasing buffer treatment provided along the boundary of the accommodation village with the adjoining common property utility infrastructure and services, to achieve the requirements of Condition 17.0 of this Decision Notice;
- h) Vehicle Proof Barrier (i.e. fencing treatment) to all external road frontages in accordance with Condition 6.1 of this Decision Notice; and
- i) Incorporates water sensitive urban design elements that ensure landscaping successfully integrates with the stormwater drainage, where applicable.

5.3 All landscape works must be established and maintained in accordance with horticultural best practice with construction techniques and irrigation that allow for healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.

## 6.0 FENCING

- 6.1 Install a 1.8m high fence at the applicant's expense:
- a) on all shared property boundaries to private land unless an adjoining land owner for the respective part of the property boundary advises that applicant in writing that the existing fence is to be maintained;
  - b) must be constructed to all private courtyard areas of accommodation units adjoining Villafield Road for Stage 1 and Stage 3 in accordance with the approved plans;
  - c) a security perimeter fence is to be erected around the common property infrastructure and services area to restrict access to the general public;
  - d) using quality materials and that is constructed using soft wood, the timber is CCA treated and three rails are used;
  - e) that if there is any existing fence on the property boundary, replaces that fence and is not constructed as a second fence abutting the existing fence with a narrow gap between;
  - f) that unless required otherwise by other conditions of this approval or works on site, has a gap between the bottom of the fence and the finished ground level of no more than 100mm.

## 7.0 AMENITY – TREATMENT OF TEMPORARY VACANT LAND

- 7.1 Where some or all the land remains vacant or undeveloped for more than 3 months, the following works must to be carried out in accordance with an approved landscape plan:
- a) the site must be cleared of all declared weeds, rubble, debris and demolition materials;
  - b) ~~the site must be graded, turfed and mown on a regular basis~~ the site must be slashed, tidied and maintained on a regular basis;
  - c) drainage must be provided to prevent ponding;
  - d) the site must be maintained so there is no sediment run-off onto internal roads or footpaths;
  - e) public access must be provided where public safety can be maintained; and
  - f) where fencing is installed to secure boundaries:
    - i. the fencing must be durable and not capable of being pushed or blown over; and





- ii. the fencing type must not detract from local amenity.
- 7.2 No storage containers (i.e. shipping containers) are permitted to occupy the land unless prior approval is granted from the Chief Executive Officer or delegate.

Advice note: shipping containers on the balance land, associated with the agricultural/grazing use, are permitted.

## **8.0 TOTAL WATER CYCLE MANAGEMENT PLAN**

- 8.1 A Total Water Cycle Management Plan is to be submitted to the Chief Executive Officer or delegate for endorsement. The plan is to be prepared generally in accordance with the recommendations of the *Water Supply and Sewerage Analysis*, dated 16 October 2018 and prepared by SLR Consulting Australia Pty Ltd and *correspondence* dated 30 November 2018 prepared by Covey Associates Pty Ltd.

The Plan will detail:

- a) Water conservation measures proposed to limit overall water demand across the development;
  - b) The potential for the use of recycled water or harvested stormwater to substitute for potable water from the bore;
  - c) Potential impacts of recycled water irrigation and stormwater runoff on the bore water quality;
  - d) Potential impacts of recycled water irrigation on stormwater runoff quality;
  - e) The impact of stormwater management systems on the opportunities for recycled water irrigation.
- 8.2 The Plan will be informed by the amended approved stormwater management plan, approved water supply management plan and approved wastewater management plan.
- 8.3 The Total Water Cycle Management Plan must incorporate all approved components of this development, including the approved development of related development permit with Council reference DA251415.

## **9.0 STORMWATER DRAINAGE**

- 9.1 An operational works permit is required for the stormwater drainage works.
- 9.2 All stormwater, with the exception of water captured onsite in rainwater tanks, is to be drained from the site without causing annoyance or nuisance to any person to a point where it may be lawfully discharged.
- 9.3 Undertake stormwater management onsite in accordance with the approved *Stormwater Management Plan at Proposed Accommodation Village, Tavern and Motel Development Capricorn Highway Alpha*, dated August 2016 and prepared by Covey and Associates Pty Ltd, modified as follows:
- a) Include preliminary levels and falls;
  - b) Preliminary structure sizing;
  - c) Demonstrating practical engineering planning; and
  - d) Preliminary earthworks plan.



- 9.4 The modified Stormwater Management Plan is to be used to inform the Total Water Cycle Management Plan mention in Condition 8.0 by documenting how the stormwater runoff quality and control devices will be affected by effluent irrigation within the site.
- 9.5 In achieving the above requirements, the design and construction criteria set forth in the *Queensland Urban Drainage Manual (QDUM)*, *SPP Code: Water quality* (Appendix 3 of State Planning Policy (SPP) 2014) and *Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1* of the Jericho Shire Planning Scheme are met. The *State Planning Policy July 2017* as it relates to the state interest for water quality must also be met, to the extent relevant.
- 9.6 The stormwater drainage works are to be provided at no cost to Council.

## **10.0 POTABLE WATER SUPPLY AND INFRASTRUCTURE**

- 10.1 Provide a sufficient water supply to service the development from the onsite bore (RN 158669) and water entitlement under Water Licence (reference: 610819), or unless otherwise amended. The treatment of bore water for potable use within the site is supported.
- 10.2 An operational works permit is required for the potable water supply infrastructure.

*Advice note: taking water from the bore is a water-related activity for the purpose of Schedule 10, Part 19 of the Planning Regulation 2017 and is therefore assessable development. An operational works permit will be required to authorise the taking of water from the bore in accordance with Water Licence RN 158669.*

- 10.3 Connect to Council's raw water pipeline at no cost to Council. Only one (1) water connection is permitted to be constructed and must be located to the water treatment plant in the common property utility infrastructure and services common property on approved Lot 3. The connection must be provided with a meter assembly and meter box accessible to the front property boundary. The connection is only to be used during an emergency or in accordance with the Water Supply Management Plan, unless otherwise approved by the Chief Executive Officer.
- 10.4 A Water Supply Management Plan is to be submitted to the Chief Executive Officer for endorsement. The plan is to be prepared generally in accordance with the recommendations of the *Water Supply and Sewerage Analysis*, dated 16 October 2018 and prepared by SLR Consulting Australia Pty Ltd and *correspondence* dated 30 November 2018 prepared by Covey Associates Pty Ltd.

The Plan will detail:

- a) the long-term reliability and sustainability of the proposed water supply system;
- b) water quality analysis data for the water supply bore;
- c) full details of the proposed water treatment processes, including the volume and quality of the waste brine;
- d) evidence that the 15m separation between the effluent irrigation and bore, and other measures are adequate to protect the groundwater in





the Tertiary-Quaternary alluvial sediments beneath the site, and the site water supply;

- e) management of the water supply scheme incorporating obligations under the Water Supply Act; and
- f) contingency provisions in the event of a major bore failure, or a significant power failure, or a treatment plant malfunction resulting in extended loss of reticulated water supply to the site or to the units.

10.5 The Water Supply Management Plan is to be used to inform the Total Water Cycle Management Plan mentioned in Condition 8.0.

10.6 All proposed works are to be designed and carried out generally in accordance with the Council's Standards and at no cost to Council.

10.7 The water supply infrastructure for the approved development for the entire premises must be constructed prior to the commencement of use of Stage 1 (units) of the accommodation village or the Council's endorsement of any Plan of Survey (i.e. Survey Plan).

## **11.0 FIRE PROTECTION WATER SUPPLY AND INFRASTRUCTURE**

11.1 The applicant is responsible for ensuring Queensland Fire Services requirements are met with respect to this development which may include but not limited to the installation of storage reservoirs, internal hydrants, hose reels, balance tanks and/or pumps as necessary to meet flow and pressure requirements. The fire protection water supply system is to comply with *AS2419.1-2005 Fire Hydrant Installations* and approved from the Queensland Fire Services is required for the final design of the fire fighting system.

## **12.0 DRINKING WATER QUALITY MANAGEMENT PLAN**

12.1 A Drinking Water Quality Management Plan must be prepared and submitted to the Chief Executive Officer for approval. The Plan shall make recommendations in relation to the extent of works that will be undertaken to provide a potable water supply to the development. The Plan will detail the monitoring, treatment and maintenance works that will be carried out to ensure that the quality of the drinking water is achieved. The Plan will address the Risk Management Aspects required by Queensland Health to comply with the Australian Drinking Water Guidelines. All proposed works are to be designed and carried out generally in accordance with Council's standards.

## **13.0 SEWAGE TREATMENT**

13.1 An operational works permit is required for sewerage infrastructure.

*Advisory Note: the sewage treatment approved has a capacity for 564 equivalent persons (EP) and triggers the requirement for an Environmental Authority in accordance with the Environmental Protection Act 1994.*

13.2 The developer/applicant must ensure that all sewage generated from any building provided within the development is treated on-site and any resultant effluent disposed of onsite.

13.3 The developer must ensure that:



- a) A reticulated sewerage system is provided to service all of the proposed accommodation units and communal facilities within the development;
- b) Carry out the works in accordance with *AS3500 Plumbing and Drainage* and Council's standards;
- c) Be responsible for all costs associated with the connection and inspection of the proposed works.

13.4 A Wastewater Management Plan is to be submitted to the Chief Executive Officer for endorsement. The plan is to be prepared generally in accordance with the recommendations of the *Water Supply and Sewerage Analysis*, dated 16 October 2018 and prepared by SLR Consulting Australia Pty Ltd.

The Plan will detail:

- a) General arrangement of the scheme showing collection system layout, emergency storage locations, treatment plant location and layout, recycled water storage locations, recycled water distribution layout and service vehicle parking location;
- b) Emergency storage and recycled water storage tank sizes and configuration, including calculations showing how minimum storage sizes have been derived.
- c) Pump station details;
- d) Layout of proposed irrigation areas, taking into account the potential for recycling water irrigation to impact on stormwater runoff quality;
- e) Evidence the adequate setback / buffer distances have been allowed to sensitive uses and boundaries;
- f) Contingency provisions in the event of pumping station or treatment plant failure;
- g) Contingency provisions in the event of power failure;
- h) Method of clean out of recycled water storage tanks if used for emergency raw sewage storage.
- i) Wet weather contingency provisions.

13.5 The Wastewater Management Plan is to be used to inform the Total Water Cycle Management Plan mentioned in Condition 8.0.

13.6 The Sewage Treatment Irrigation Area must be appropriately designed so that all the Sewage Treatment Irrigation Area is located above the runoff resulting from a 1 in 100-year storm event in the external catchments and/or the local catchment, whichever is the highest. Re-use of treated sewage for non-potable irrigation purposes is supported and should be documented in the Total Water Cycle Management Plan referenced in Condition 8.0 in accordance with the recommendations of the *Water Supply and Sewerage Analysis*, dated 16 October 2018 and prepared by SLR Consulting Australia Pty Ltd.

13.7 The sewage treatment plant and associated storage tanks must be constructed for the approved development of the entire premises prior to the commencement of use of Stage 1 (units) of the accommodation village or the Council's endorsement of any Plan of Survey (i.e. Survey Plan).

#### **14.0 FRONTAGE ROADWORKS**

14.1 An operational works permit is required for the frontage roadworks.





- 14.2 Villafield Road for the full frontage of Lot 97 on BE58 shall be constructed in accordance with the following:
- a) A full depth gravel pavement, sealed with asphalt in accordance with Council's standards. The nominal width of the new construction shall be 8.0m;
  - b) A 1.2m wide gravel shoulder shall be provided on either side of the pavement;
  - c) Intersection treatment works shall be provided to the New Road;
  - d) A reinforced concrete pathway having a minimum width of 1.5m will be provided for the full length of the site to the Capricorn Highway on one side of the pavement which is the site frontage.
  - e) All signage (including line marking) and associated drainage works (including swale drains) shall be provided; and
  - f) The works shall be designed to transition neatly into the existing roadwork to the north.
  - g) One (1) site access to Villafield Road from an internal roadway of the accommodation village in accordance with Austroads standards and must be capable of providing access and manoeuvring for buses, service and delivery vehicles.

14.3 The frontage works are to be provided at no cost to Council.

14.4 The frontage works must be constructed prior to the commencement of use of Stage 1 (units) of the accommodation village or the Council's endorsement of any Plan of Survey (i.e. Survey Plan), whichever occurs first.

## **15.0 ENGINEERING CERTIFICATION**

15.1 A Registered Professional Engineer of Queensland (RPEQ-Civil) shall certify engineering drawings and specifications for all engineering work, which shall be submitted in conjunction with an application for a Development Permit for Operational Work.

## **16.0 PROVISION OF UTILITIES**

16.1 Documentary evidence to the Chief Executive Officer must be provided from relevant electrical and telecommunication service providers that satisfactory arrangements have been made for the provision of such services.

16.2 An Electricity Supply Management Plan must be provided to Council for assessment and approval as part of the operational works application.

16.3 This Plan must detail how a reliable source of electricity will be supplied to the development. If electricity is to be supplied through a fuel generator, the plan must address:

- a) the generators running capacity (i.e. if full of fuel time taken to run dry and number of litres the fuel tank can hold);
- b) the required amount of fuel to be stored on site to ensure sufficient supply is available in an emergency situation;
- c) how fuel will be stored;
- d) how the storage area will be managed to ensure there is no contamination of the site (i.e. leak detection and monitoring);
- e) how the storage area will be managed to ensure there is no explosions;
- f) how regularly fuel supply will be replenished;





- g) nominate a period (including an end date) for the use of the fuel generator;
- h) timing of connection of the development to a reticulated electricity supply or other reliable electricity supply;
- i) decommissioning and removal of the fuel generator infrastructure; and
- j) site remediation works.

*Advice Note: the use of fuel generators to supply electricity may require an Environmental Authority in accordance with the Environmental Protection Act 1994.*

16.4 Any generator and associated fuel storage area must be located above Q100 flood level.

~~16.5 The use of fuel generators is only permitted for a temporary period of not more than 12 months from the commencement of the use of Stage 2 – Stage 1 (Units), C(1), C(2) and C(3).~~

*Advice Note: Alternative options should be explored to reduce the carbon footprint of the proposed development such as the integration of renewable energy technologies.*

16.65 Construction of the utilities for the approved development of the entire premises must occur prior to the commencement of use of Stage 1 (units) of the accommodation village or the Council's endorsement of any Plan of Survey (i.e. Survey Plan).

## **17.0 AMENITY – GENERAL IMPACT**

17.1 Stage 1 (SER) being the common property utility infrastructure and services are to be operated so that there is no environmental nuisance or detrimental effect on any surrounding land uses and activities, in particular the adjoining accommodation village units, by reason of the emission of noise, vibration, smell, fumes, smoke, vapor, steam, soot, ash, waste water, waste products, grit, oil or otherwise.

17.2 Undertake the operations of the common property utility infrastructure and services in a manner that does not allow the unreasonable release of a contaminant to the air environment and achieves the air emissions outlined in Schedule 1 of the *Environmental Protection (Air) Policy 2008*.

17.3 Conduct the activity in a manner that achieves the acoustic quality objectives outline in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*, and does not allow the unreasonable emission of noise to the environment.

17.4 The maximum building height is not more than 8.5 metres measured from the natural ground level.

## **18.0 AMENITY – HOURS OF OPERATION – CONSTRUCTION**

18.1 Undertake the activities associated with the construction between the hours of 6:30am and 6:30pm, Monday to Saturday. Construction works are not permitted to be carried out on Sundays or public holidays without the prior written approval of the Chief Executive Officer.



## 19.0 PUBLIC UTILITIES

- 19.1 ~~The applicant is responsible for the cost of any alteration to public utilities as a result of complying with conditions of this Development Permit. All development conditions contained in this development approval about infrastructure under Chapter 8 of the *Sustainable Planning Act* (the Act), should be read as being non-trunk infrastructure conditioned under section 665 of the Act, unless otherwise stated.~~
- 19.2 Any alteration to electricity, telephone, water mains, and/or of any public utility installations or other facilities necessitated by resulting from the development of the land or in connection with the development, associated construction works external to the site shall must be undertaken and completed at no cost to Council.
- 19.3 Any damage caused to any public utility during the course of construction shall be repaired to the satisfaction of Council and at no cost to Council prior to the sealing of the Survey Plan.

## 20.0 EROSION AND SEDIMENT CONTROL – GENERAL

- 20.1 Effective erosion and sedimentation control shall be provided at all times during the works, including the maintenance period in accordance with *Schedule 1, Division 1: Standards for Construction Activities, Section 1.1* of the Jericho Shire Planning Scheme 2006. Runoff from all areas where the natural surface is disturbed by construction shall be free of pollutants and / or sediment before it is dispersed to stable areas or directed to existing stormwater drains or natural watercourses.
- 20.2 Prior to work commencing, site specific Erosion and Sedimentation Control Plans must be submitted to Council for each of the following:
- a) CONSTRUCTION – This plan must correlate with the Contractors' intended construction program and demonstrate how the above will be achieved through each stage of construction. This Erosion and Sedimentation Control Plan must include the type of control measures proposed, their location and proposed checking and maintenance frequencies.
  - b) POST CONSTRUCTION – This plan must show what measures are proposed for long term sediment and erosion control. As a minimum Council expects either the footpath areas to be mulched or the placement of turf strips behind the kerb and concrete footpaths. This Erosion & Sedimentation Control Plan must also include strategies for inspection after each rainfall event and the sweeping and picking up of silt from roads and the kerb and channel if and when required during the maintenance period.

## 21.0 CONSTRUCTION

- 21.1 ~~All works, services, facilities and/or public utility alterations required by this approval or stated condition/s, whether carried out by the Council or otherwise, shall be at the applicant/owner/developer's expense unless otherwise specified.~~





21.21 The construction of all the works shall be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the provisions of the *Schedule 1, Division 1: Standards for Construction Activities, Section 1.1* of the Jericho Shire Planning Scheme 2006.

~~21.3 The construction of all works associated with the proposal shall be supervised by a Registered Practicing Engineer Queensland (RPEQ) whose appointment shall require the approval of the Chief Executive Officer. On completion of the works the applicant/owner shall give to the Council a Certificate from the Engineer stating that the work of constructing the operational works has been completed in accordance with the plans and specification approved by Council.~~

## **PART B SUPPLEMENTARY CONDITIONS FOR RECONFIGURING A LOT**

### **22.0 ENDORSEMENT OF SURVEY PLAN**

22.1 Submit to Council a Survey Plan for endorsement, in accordance with the approved plan except where modified to comply with the conditions of approval. Council will not endorse or release the Survey Plan for this development until such time as:

- a) All conditions attached to this development approval for Reconfiguring a Lot have been fully satisfied; and
- b) A statement demonstrating compliance with all conditions attached to this development approval for Reconfiguring a Lot has been submitted to Council; and
- c) All outstanding rates and charges relating to the site have been paid; and
- d) A copy of the signed easement documents is provided to Council at the time of submitting the Plan of Survey for endorsement.

22.2 Where a condition requiring infrastructure upgrades or works has not been carried out to Council's satisfaction, Council may consider accepting a bond for the incomplete works. The bond shall be 150% of the value of the works to be completed.

### **23.0 COMMUNITY TITLES SCHEME**

23.1 A Community Management Statement (duly signed by all relevant parties) is required for the development pursuant to the *Body Corporate and Community Management Act 1997* ('BCCM Act') and must be submitted to Council for endorsement at the same time as the Plan of Survey (i.e. Survey Plan) for reconfiguring proposed Lot 97 on IS245382 to create 3 new lots and common property.

23.2 The common property must include *Utility Infrastructure and Services* (for the purpose of the BCCM Act) including (to the extent relevant at the time):

- a) Water supply (i.e. Bore and Bore Water Shed);
- b) Water reticulation;
- c) Water treatment and storage;
- d) Sewerage reticulation;
- e) Sewage treatment, disposal and storage;
- f) Electricity infrastructure; and
- g) Telecommunications infrastructure.



*Advice Note: This condition recognises that the utility infrastructure created in the common property is for the benefit of all of the owners of the new lots is, upon creation of the Scheme, the responsibility of the Body Corporate. To remove any doubt, the utility infrastructure and services is to be located on Common Property land and not in proposed Lot 3.*

- 23.3 The *Utility Infrastructure and Services* created in the common property are private and internal to the development and must be owned and managed by the Principal Body Corporate.
- 23.4 All clauses and by-laws of the proposed Community Management Statement must accord with the requirements of this Decision Notice. Without limiting the content of the Community Management Statement, it must:
- a) include any obligations, responsibilities or controls imposed on the Body Corporate in a condition of any relevant development approval; and
  - b) include equal access to all common property utility infrastructure and services and the like intended to be available to all lots in the Community Titles Scheme.
- 23.5 A copy of any new Community Management Statement must be submitted to Council for Council's record.

#### **24.0 LAND DEDICATION**

- 24.1 The land identified as road on the approved plan of development must be dedicated to the State as road reserve.
- 24.2 The dedication of land as road reserve will also consider the truncation on the corner of the New Road with Villafield Road.
- 24.3 The land is to be dedicated at no cost to Council.

#### **25.0 INTERNAL NEW ROAD**

- 25.1 An operational works permit is required for the new road.
- 25.2 The internal 'New Road' is to be constructed generally in accordance with *Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, section 2.1(1)* of the Jericho Shire Planning Scheme 2006 and, and more specifically include the following:
- a) minimum dimensions – road reserve width of 20m, carriage width of 8.0m and verge width of 4.0m;
  - b) intersection works with Villafield Road;
  - c) a single lane roundabout at the intersection with the access to the adjacent accommodation village in accordance with *AUSTROADS Guide to Road Design, Part 4B* or *Queensland Streets section 2.11* produced by the Institute of Municipal Engineering Australia. The roundabout must be designed for the turning movements of a Heavy Rigid Vehicle and be supported by an Auto-Turn plot that demonstrates that the appropriate design vehicle can manoeuvre through the intersection;





- d) a bus bay;
- e) appropriate pedestrian crossing treatment;
- f) a full depth gravel pavement, sealed with asphalt in accordance with Council's standards;
- g) a reinforced concrete pathway having a minimum width of 1.5m along one side of the new road that connects into the adjoining accommodation village pathway network adjacent to the site;
- h) installation of disabled compliant kerb ramps at the road corners;
- i) design and construct street lighting in accordance with Council's standards;
- j) line marking and signage are to be provided and should in accordance with Manual of Uniform Traffic Control Devices (MUTCD)
- k) Road and pathway lighting shall be provided in accordance with the requirements of the power supply authority and *Australian Standard AS1158*; and
- l) provision for all associated stormwater drainage infrastructure and services (i.e. conduits).

25.3 The roadworks is to be provided at no cost to Council.

25.4 Construction of the New Road must occur prior to the commencement of use of Stage 1 (units) of the accommodation village or the Council's endorsement of any Plan of Survey (i.e. Survey Plan).

## **26.0 STREET NAMING**

26.1 Submit to and have approved by Council a request for naming the unnamed road or concurrently with any application to Council for operational works for constructing the unnamed road. The request must include:

- a) a minimum of 3 proposed names;
- b) the reasons for the selection of the proposed names;
- c) proposed names that;
  - i. are not offensive, profane or racist;
  - ii. are not the name of another road in the local government area;
  - iii. are not difficult to spell;
  - iv. allow for logical and unambiguous street numbering;
  - v. are single names rather than double or hyphenated names; and
  - vi. enable Emergency Services to readily locate properties.

*Advice note: Council must be consulted in arriving at the 3 proposed street names, it is noted that the Alpha town has a street name theme based on Poets. The street name will be decided by Council and shall be shown on the Survey Plan.*

## **27.0 NEW ADDRESS**

27.1 Submit to and have approved by Council a request for street addresses for each proposed lot.

27.2 Submit the approval for street addresses for each proposed lot to the Council with a request to Council for approval of a Subdivision Plan (i.e. Survey Plan).





## **PART C SUPPLEMENTARY CONDITIONS FOR MATERIAL CHANGE OF USE**

### **28.0 NATURE AND EXTENT OF APPROVED USE**

- 28.1 The use of the premises is limited to two hundred and sixty-five (265) accommodation units, a manager's residence, a with ancillary on-site car parking. The approved use must be conducted generally in accordance with the facts and circumstances as set out in the application submitted to Council.
- 28.2 An *Integrated Accommodation Village* means the use of premises for short-term or long-term accommodation of any person, including but not limited to the travelling public, tourists, long term residents, and workers, including those workers associated with major projects. It also includes ancillary uses for the benefit of guests such as kitchen, dining hall, amenity buildings, recreational and entertainment facilities, as well as a manager's residence. The integrated nature of the use means that the entire premises can accommodate a variety of guests interchangeably, depending on demand.
- 28.3 A copy of this decision notice and stamped approved plans/drawings must be submitted with any building development application relating to or arising from this development approval.
- 28.4 A copy of this decision notice and stamped approved plans/drawings must be retained on site at all times. This decision notice must be read in conjunction with the stamped approved plans to ensure consistency in construction, establishment and maintenance of approved works.

### **29.0 SOCIAL IMPACT**

- 29.1 The applicant must submit a Social Impact Assessment to the Chief Executive Officer for approval. The Assessment shall be prepared generally in accordance with the *Social Impact Assessment Guideline*, dated March 2018 and prepared by the Queensland Department of State Development, Manufacturing, Infrastructure and Planning.

*Advice Note: This condition references the Social Impact Assessment Guideline as the Council standard which is considered best practice. It is acknowledged that the guideline has been prepared in response to the Strong and Sustainable Resource Communities Act 2017 it is expected that not all requirements of the guideline will be applicable to the proposed development.*

- 29.2 The applicant must submit a Social Impact Management Plan to the Chief Executive Officer for approval. The Social Impact Management Plan must address the recommendations formulated from the approved Social Impact Study referenced in Condition 29.1 in this Decision Notice. Actions identified within the Social Impact Management Plan must be measurable and reported on a biennial basis after the commencement of the use to the Chief Executive Officer.

*Advice note: It is expected that the implementation of the Social Impact Management Plan will result in positive impacts for the Alpha Township.*



- 29.3 The Social Impact Assessment and the Social Impact Management Plan must be prepared by an accredited consultant with a minimum of five (5) years' experience in the field of social planning.

### **30.0 OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN**

- 30.1 An Operational Environmental Management Plan (OEMP) must be submitted to the Chief Executive Officer for endorsement generally in accordance with the approved *Alpha Village Operations & Management Plan* prepared by Resource Connect and *Disaster Management Plan* prepared by Resource Connect. The OEMP shall include but not be limited to:
- (a) The ongoing operation of onsite effluent disposal system and management of associated treated waste water; and
  - (b) House rules and code of conduct for all staff and occupants; and
  - (c) Litter control practices; and
  - (d) Fire prevention practices; and
  - (e) Complaints procedures and management contact details; and
  - (f) Emergency procedures; and
  - (g) Procedures to ensure all staff and occupants be given and/or all rooms have details of facility rules summarising key information above.

### **31.0 AMENITY – HOURS OF OPERATION**

- 31.1 Undertake activities associated with the operation of the use only between the hours of 7:00am to 9:00pm on Monday to Friday, and 7:00am to 6:00pm on Saturday and Sunday.
- 31.2 Ensure loading, unloading and delivery activities associated with the operation of the use only occur between the hours of 7:00am and 6:00pm, Monday to Friday and 7:00am and 12:00pm (noon) on Saturdays. Loading, unloading and delivery activities are not permitted to be carried out on Sundays or public holidays without prior approval of the Chief Executive Officer.

### **32.0 AMENITY – MAIL DELIVERY**

- 32.1 Each unit shall be provided with a letter box. These may be incorporated with a landscaping feature having frontage to the internal road network.

### **33.0 AMENITY – BUILDING APPEARANCE**

- 33.1 All air conditioning units or other mechanical equipment must be located at ground level, or otherwise fully enclosed or screened such that they are not visible from the street frontages nor adjoining properties.
- 33.2 Ensure all landscaped areas are kept free of parked vehicles, stored goods, and garbage or waste materials.

### **34.0 AMENITY – CLOTHES DRYING FACILITIES**

- 34.1 Provision will be made for each dwelling unit to have access to a clothes drying facility that is screened from public view.

### **35.0 AMENITY – PRIVACY SCREENING**





- 35.1 Internal fencing must be erected between each dwelling unit to a minimum height of 1.5 metres for the purpose of screening private open space.
- 35.2 Appropriate privacy screening must be provided at all times where any habitable room window has a direct outlook to another habitable room window in another dwelling unit on the site or adjoining land.
- 35.3 Appropriate privacy screening must be provided where any deck or window attached to a dwelling unit has a direct outlook onto private open space of another dwelling unit on the site or adjoining land.

### **36.0 ACCESS AND INTERNAL ROADWAYS**

- 36.1 The site access is limited to one (1) point of access from New Road and one (1) point of access from Villafield Road in accordance with the amended approved plan of development. The accommodation village access must be designed and constructed to a sealed standard in accordance with *Austrroads* standards and *Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access* of the Jericho Shire Planning Scheme, or to other accepted and Council endorsed engineering standards.
- 36.2 The design and construction for the proposed site access and internal roadways must be capable of providing access and manoeuvring for buses, service and delivery vehicles in accordance with *AS2890.2 – Off Street Commercial Vehicle Facilities* without interfering with the areas designated for parking in the submitted plans.
- 36.3 All vehicles, including buses, service and delivery vehicles must be able to enter and exit the site in a forward direction.
- 36.4 The internal roadways are to be constructed in accordance with Council's standards and must be generally in accordance with the approved plans of development and must include the following:
- a) Sealed pavement;
  - b) Underground service conduits, where appropriate for water infrastructure, telecommunications and electricity;
  - c) Suitable safety measures, including warning signage to improve driver awareness of pedestrians and enhance pedestrian safety;
  - d) Speed control devices shall be installed within the internal road network. The design, spacing and location of the proposed Speed Control Devices must satisfy the Council's standards; and
  - e) Lighting.

### **37.0 ACCESS RESTRICTIONS**

- 37.1 No direct vehicle access shall be permitted from the accommodation units to Villafield Road. All of the approved units must access the internal road network.
- 37.2 A vehicle proof barrier must be constructed to accommodation units backing onto the Villafield Road. The vehicle proof barrier must be constructed in accordance with Condition 6.0 (fencing) of this decision notice.
- 37.3 Access is restricted to one street frontage for any accommodation unit fronting onto more than one (1) internal roadway.



### **38.0 CAR PARKING**

- 38.1 A minimum of four hundred and twenty-one (421) car parking spaces and 1 bus bay designed to accommodate two (2) coach sized buses must be provided generally in accordance with the approved plan of development.
- 38.2 All car parking spaces are to be designed in accordance with *AS2890.1 – Parking Facilities – Off Street Parking*. All vehicle turning areas are to be designed to Australian Standards and must cater for the maximum design vehicle. Car parking spaces for people with disabilities are to be provided in accordance with the *Disability Discrimination Act 1992*.
- 38.3 All driveways, parking areas and vehicle turning areas are to be maintained clear of obstructions and shall not be utilised for the storage of goods or waste materials.
- 38.4 The pavement for car parking spaces and driveways must be in accordance with the Council's standards. The pavement is to be designed by a suitably qualified professional.

### **39.0 FOOD PREMISES**

- 39.1 The food premises (kitchen area) is to be fitted out in accordance with the requirements of *Australia Standard 4674-2004: Design, construction and fit-out of Food Premises and Food Safety Standard 3.2.3, Food Premises and Equipment*.
- 39.2 Kitchen exhaust points for the development must be located and operated in accordance with *Australian Standard 16682.2-2002: The use of ventilation and air-condition in buildings* (specifically Section 5.10 – Air discharges).

### **40.0 FINISHED FLOOR LEVEL**

- 40.1 The finished floor level of all accommodation units must be at least 600mm above the highest known flood level on the site.

### **41.0 AMENITY – LIGHTING**

- 41.1 Angle or shade lighting is to be used to illuminate the premises, so that light does not directly illuminate or cause any environmental nuisance (e.g. glare) to nearby premises or roads.
- 41.2 Install and maintain a suitable system of lighting to operate from dusk till dawn, within all areas where the public may gain access.

*Advice note: This condition is imposed to ensure on-going safe public access to designated public pedestrian spaces within the development.*

### **42.0 LOCATION OF EQUIPMENT AND VENTILATION/AIR-CONDITION UNITS**

- 42.1 All service equipment, mechanical ventilation and air-conditioning units associated with the use of the premises must be installed and located to the satisfaction of the Chief Executive Officer so as not to cause nuisance or disturbance to persons outside the curtilage of the premises.





## **43.0 WASTE MANAGEMENT**

- 43.1 Provide and maintain a refuse storage area for each of accommodation unit in a way so as not to cause visual or odour nuisances to adjoining or surrounding properties. Ensure that these storage areas are impervious and drained and are screened from the view from public land.
- 43.2 Refuse storage area for the common facilities are provided generally in accordance with the approved plans, must be maintained so as not to cause visual or odour nuisance to the residents at the accommodation village or surrounding properties. The refuse storage area must be screened from public view.
- 43.3 A waste management plan must be provided to Council at the time of lodgement of a building works application. This plan will include the number of and size of bins to be provided to the development, the number of collections per week, wash down practices and odour management. A waste agreement with a commercial waste provider must be entered, to service the entire development prior to the commencement of use of Stage 1 (units). At the time this plan is deemed satisfactory to Council, it will be form part of this approval.

## **ADVICE**

- A. The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- B. Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- C. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.
- D. General environmental duty under the Environmental Protection Act 994 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.
- E. This development approval does not authorise any activity that may harm 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").



# **Attachment 2**

Conditions imposed by Concurrence Agency  
(*Concurrence Agency Response*)

---

***ALPHA OFFICE***

Phone: 07 4985 1166  
Fax: 07 4985 1162

***ARAMAC OFFICE***

Phone: 07 4652 9999  
Fax: 07 4652 9990

***BARCALDINE OFFICE***

Phone: 07 4651 5600  
Fax: 07 4651 1778







Department of Infrastructure,  
Local Government and Planning

Our reference: SDA-0215-018079  
Your reference: 4753:R30530-50000:DA#241415:RMB:kd

22 November 2016

Chief Executive Officer  
Barcaldine Regional Council  
PO Box 191  
Barcaldine QLD 4725

Dear Sir/Madam

**Concurrence agency response—with conditions**

Part of Lot 97 on BE58, Corner of Capricorn Highway and Villafield Road, Alpha QLD 4724  
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 14 April 2015.

**Applicant details**

---

Applicant name: MRCH Pty Ltd  
c/- RPS  
Applicant contact details: PO Box 159  
Fortitude Valley QLD 4006  
Attention: Jacqueline.Miller@rpsgroup.com.au

**Site details**

---

Street address: Corner of Capricorn Highway and Villafield Road, Alpha  
Lot on plan: Part of Lot 97 on BE58  
Local government area: Barcaldine Regional

**Application details**

---

Proposed development: Material Change of Use for Residential Activities and Reconfiguration of a Lot (subdivision of 1 lot into 3 lots)

## **Aspects of development and type of approval being sought**

---

Development Permit (Staged Development) for Material Change of Use for residential activities, being:

- A maximum of 264 residential units for
  - o Undefined use (non-resident worker accommodation) and
  - o Visitor accommodation
- Caretaker's residence (1 manager residence); and

Development Permit for Reconfiguration of a Lot (subdivision of 1 lot into 3 lots and new road).

## **Referral triggers**

---

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger	Schedule 7, Table 2, Item 2—State controlled road
	Schedule 7, Table 3, Item 1—State controlled road
	Schedule 7, Table 3, Item 2—Development impacting on State transport infrastructure

## **Conditions**

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

## **Reasons for decision to impose conditions**

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

## **Further advice**

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

## **Approved plans and specifications**

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

<b>Drawing/Report Title</b>	<b>Prepared by</b>	<b>Date</b>	<b>Reference no.</b>	<b>Version/Issue</b>
<b>Aspect of development: material change of use</b>				
Master Plan	OEG Group Architects	11/08/2016	DA 1.02	P15
<b>Aspect of development: reconfiguration of lot</b>				
Subdivision Plan	OEG Group Architects	23/09/2013	DA 1.07	P1

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

For further information, please contact Felicity Laub, Senior Planning Officer, Mackay Isaac Whitsunday Regional Office on (07) 4898 6814 or email [MIWSARA@dilgp.qld.gov.au](mailto:MIWSARA@dilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Patrick Ruettjes

**Manager (Planning) – Mackay Isaac Whitsunday Regional Office**

cc: MRCH Pty Ltd c/- RPS, [Jacqueline.miller@rpsgroup.com.au](mailto:Jacqueline.miller@rpsgroup.com.au)

enc: Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Further advice  
Attachment 4—Approved Plans and Specifications



Our reference: SDA-0215-018079  
 Your reference: 4753:R30530-50000:DA#241415:RMB:kd

### Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material Change of use		
Sustainable Planning Regulation 2009, Schedule 7, Table 3, Items 1 and 2—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>The development must be carried out generally in accordance with the following plan:</p> <ul style="list-style-type: none"> <li>- Master Plan, prepared by OEG Group Architects, dated 11/08/2016, drawing number DA 1.02, revision P15.</li> </ul>	Prior to the commencement of use and to be maintained at all times.
2.	Direct access is not permitted between the Capricorn Highway and the subject site.	At all times.
3.	<p>(a) Submit a revised stormwater management plan (SMP) that demonstrates no worsening or actionable nuisance to the railway or state controlled road by addressing the following:</p> <ul style="list-style-type: none"> <li>(i) Works do not create any new discharge points that result in runoff onto the railway and state controlled road;</li> <li>(ii) Ensures no increase in concentration of stormwater discharge onto the state controlled road;</li> <li>(iii) Works do not reduce the quality of stormwater discharge onto the railway and state controlled road;</li> <li>(iv) Ensures no surcharge to any existing culvert or drain on the railway and state controlled road; and</li> <li>(v) How mitigated runoff will be managed for all flood and stormwater events that exist prior to development and up to a 1% Annual Exceedance Probability (AEP).</li> </ul> <p>(b) RPEQ certification must be provided to Program Delivery and Operations Unit, Central Region, <a href="mailto:Central.Queensland.IDAS@tmr.qld.gov.au">Central.Queensland.IDAS@tmr.qld.gov.au</a> within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts (a) of this condition.</p>	<p>(a) Prior to commencement of works subject to this approval and maintained at all times.</p> <p>(b) Prior to the commencement of use.</p>
Reconfiguration of a Lot		
Sustainable Planning Regulation 2009, Schedule 7, Table 2, Item 2—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		

4.	<p>The development must be carried out generally in accordance with the following plan:</p> <ul style="list-style-type: none"> <li>- Subdivision Plan, prepared by OEG Group Architects, dated 23/09/2013, drawing number DA 1.07, revision P1.</li> </ul>	<p>Prior to submitting the Plan of Survey to the local government for approval and to be maintained at all times.</p>
5.	<p>(a) The road access location is to be located at intersection of Villafield Road and Capricorn Highway.</p> <p>(a) Road works comprising:</p> <ul style="list-style-type: none"> <li>i. Basic Left Turn (BAL) / Basic Right Turn (BAR) including intersection lighting.</li> <li>ii. BAR to include sealed shoulder widening opposite the access and BAL to include sealed parallel widened shoulder on the westbound approach to the intersection.</li> <li>iii. BAL / Channelised Right Turn (Short) (CHR(s)) including intersection lighting.</li> <li>iv. BAL to include sealed parallel widened shoulder on the westbound approach to the intersection.</li> </ul> <p>(c) The road works must be designed and constructed in accordance with the Road Planning and Design Manual.</p>	<p>(a) At all times.</p> <p>(b) (i) and (ii) Prior to submitting the Plan of Survey to the local government for approval of the 1<sup>st</sup> Lot; and (iii) Prior to submitting the Plan of Survey to the local government for approval of the 2<sup>nd</sup> Lot.</p> <p>(c) At all times.</p>
7.	<p>Direct access is not permitted between the Capricorn Highway and the subject site.</p>	<p>At all times.</p>
8.	<p>(a) Submit a revised stormwater management plan (SMP) that demonstrates no worsening or actionable nuisance to the railway or state controlled road by addressing the following:</p> <ul style="list-style-type: none"> <li>(i) Works do not create any new discharge points that result in runoff onto the railway and state controlled road;</li> <li>(ii) Ensures no increase in concentration of stormwater discharge onto the state controlled road;</li> <li>(iii) Works do not reduce the quality of stormwater discharge onto the railway and state controlled road;</li> <li>(iv) Ensures no surcharge to any existing culvert or drain on the railway and state controlled road; and</li> <li>(v) How mitigated runoff will be managed for all flood and stormwater events that exist prior to development and up to a 1% Annual Exceedance Probability (AEP).</li> </ul> <p>(a) RPEQ certification must be provided to Program Delivery and Operations Unit, Central Region, <a href="mailto:Central.Queensland.IDAS@tmr.qld.gov.au">Central.Queensland.IDAS@tmr.qld.gov.au</a> within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts (a) of this condition.</p>	<p>(a) Prior to commencement of works subject to this approval and maintained at all times.</p> <p>(b) Prior to submitting the Plan of Survey to the local government for approval.</p>

Our reference: SDA-0215-018079  
Your reference: 4753:R30530-50000:DA#241415:RMB:kd

## **Attachment 2—Reasons for decision to impose conditions**

---

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure the road access location to the state controlled road from the site does not compromise the safety and efficiency of the state controlled road.
- To ensure the design of any road access maintains the safety and efficiency of the state controlled road.
- To ensure access to the state controlled road from the site does not compromise the safety and efficiency of the state controlled road, direct access to the state controlled road is prohibited where not required.
- To ensure that the impacts of stormwater events associated with the development are minimised to avoid creating any adverse impacts to the state transport corridor.



Our reference: SDA-0215-018079  
 Your reference: 4753:R30530-50000:DA#241415:RMB:kd

### Attachment 3—Further advice

<b>Further development permits, compliance permits or compliance certificates</b>	
1.	<p><b>Works in State-controlled road reserve (WSCRR)</b></p> <p>Under section 62 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to locate a permitted access on a State-controlled road. A decision of s62 approval may include conditions or restrictions on the location or use of the permitted road access, type or number of vehicles to use the permitted road access location.</p> <p>Further information regarding access to State-controlled roads is available at: <a href="http://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Othermatters-requiring-approval.aspx">http://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Othermatters-requiring-approval.aspx</a>.</p> <p>Please contact the Department of Transport and Main Roads (Fitzroy District / Central Queensland Region) at <a href="mailto:FitzroyDistrict@tmr.qld.gov.au">FitzroyDistrict@tmr.qld.gov.au</a> or (07) 4931 1500 to make an application for a permitted road access location.</p>
2.	<p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a State-controlled road or interfere with a State-controlled road or its operation. This may include access to a Council road that is within the State-controlled road reserve, or where road access works to a Council road interferes with a State-controlled road or its operations.</p> <p>No works are to commence within the State-controlled road reserve until approval of the plan/s showing the proposed works is issued by the Department of Transport and Main Roads accordingly with Section 33 of the <i>Transport Infrastructure Act 1994</i>.</p> <p>The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). This approval may be subject to conditions related to the works construction process.</p> <p>Please contact the Department of Transport and Main Roads (Fitzroy District / Central Queensland Region) at <a href="mailto:FitzroyDistrict@tmr.qld.gov.au">FitzroyDistrict@tmr.qld.gov.au</a> or (07) 4931 1500 to make an application for works in the State-controlled road reserve (WSCRR).</p>
3.	<p><b>Advertising device</b></p> <p>Pylon sign to meet the relevant standards for advertising in the <i>Roadside advertising guide, Department of Transport and Main Roads, 2013</i>. Ongoing compliance of the sign will be managed under the Transport Operations (Road Use Management Accreditation &amp; Other Provisions) Regulation 2015.</p>



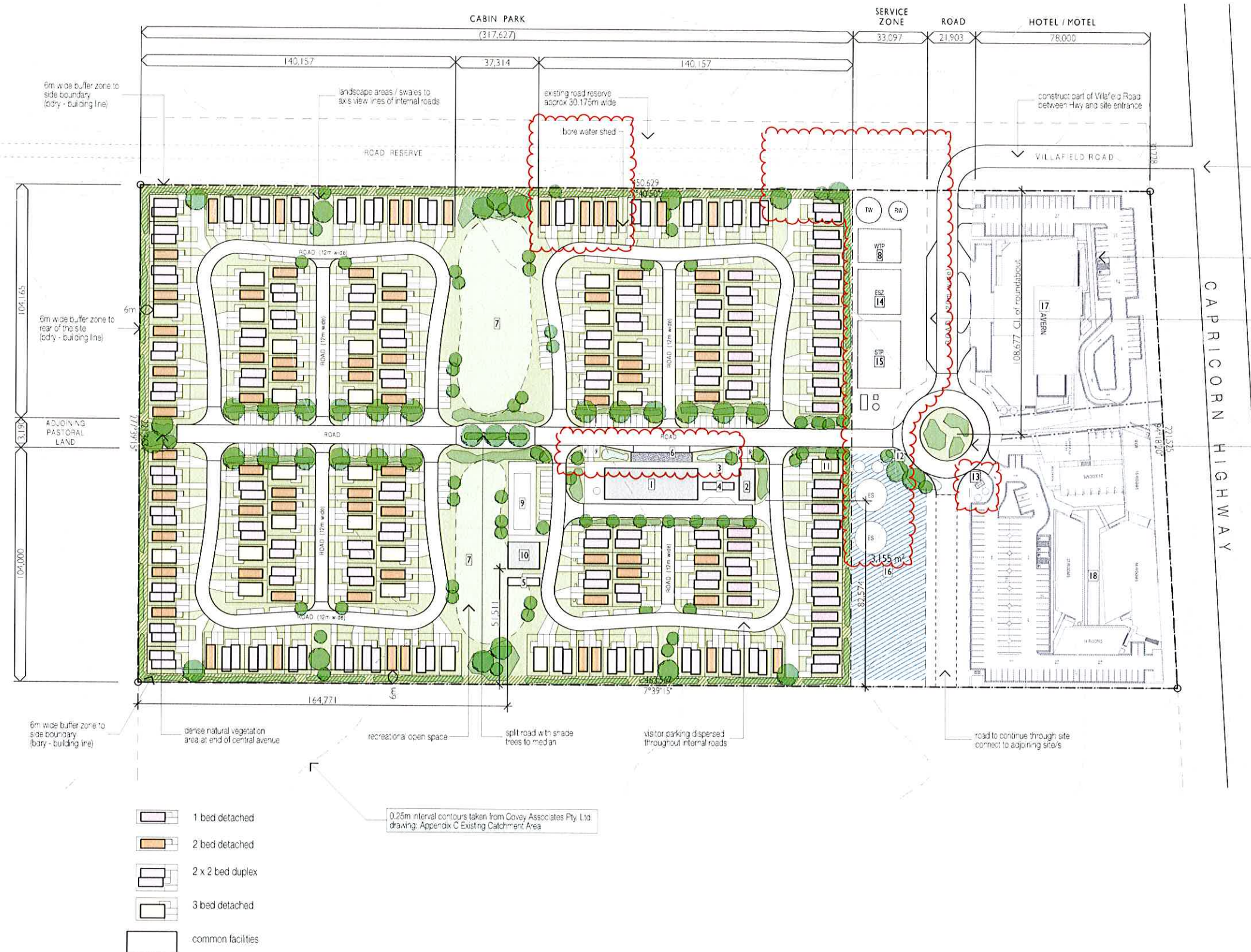
Our reference: SDA-0215-018079  
Your reference: 4753:R30530-50000:DA#241415:RMB:kd

**Attachment 4—Approved plans and specifications**

---

# Alpha Accommodation Village - Master Plan

**PLANS AND DOCUMENTS**  
 Referred to in the  
**DEVELOPMENT APPROVAL**  
 Date: 22/11/2016  
**QUEENSLAND GOVERNMENT**



**Site Description**  
 RPD Lot 97 on BE58  
 Address Cnr Capricorn Highway and Villafield Road, Alpha, Q  
 Total Site Area 10.113ha  
 Accommodation Village Area 7.20 ha

- Legend**
- 1 Central Facilities / Hall
  - 2 Check in / Admin / First Aid
  - 3 Communal courtyard
  - 4 Storage & Waste store
  - 5 Laundry facilities
  - 6 Lay down area (coaches)
  - 7 Park / Recreation Space
  - 8 Stormwater Treatment Plant
  - 9 Swimming Pool (25mx3lane)
  - 10 Amenities / Gym / Rec room
  - 11 Manager's Dwelling
  - 12 Entrance Statement
  - 13 Tank / H pattern
  - 14 Electrical services zone
  - 15 Sewage Treatment Plant
  - 16 Stormwater Treatment zone
  - 17 Hotel
  - 18 Motel

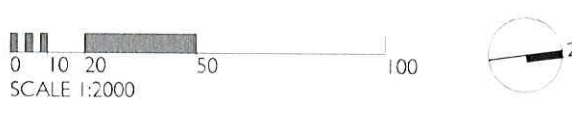
**Yield Summary**

Units	1 Bed	2 Bed
1 Bed Types	15	15
2 Bed Types	69	138
2x2 Bed Types	156	312
3 Bed Types (inc managers)	25	75
<b>Cars</b>		
Resident Cars		288
Visitor Cars		129
<b>TOTAL UNITS</b>		265
<b>TOTAL BEDROOMS</b>		540
<b>TOTAL CARS</b>		417

P15 11/08/2016 RFI Issue OGE  
 P14 05/08/2016 RFI Issue OGE  
 P13 01/08/2016 Draft RFI Issue OGE  
 P12 15/12/2014 Planning amendments OGE  
 P11 11/12/2014 Planning amendments for review OGE  
 P10 10/10/2014 Client requested changes to yield summary OGE  
 P9 10/03/2014 Preliminary - Client issue OGE

ISSUE DATE AMENDMENT BY  
 NOTE: If you do not wish to be drawn in, please refer to the 'Verify all dimensions on site before commencing work' or 'marking' stage drawings. When printing from electronic files, it is the responsibility of the operator to ensure the required scale is achieved.

## PRELIMINARY ISSUE



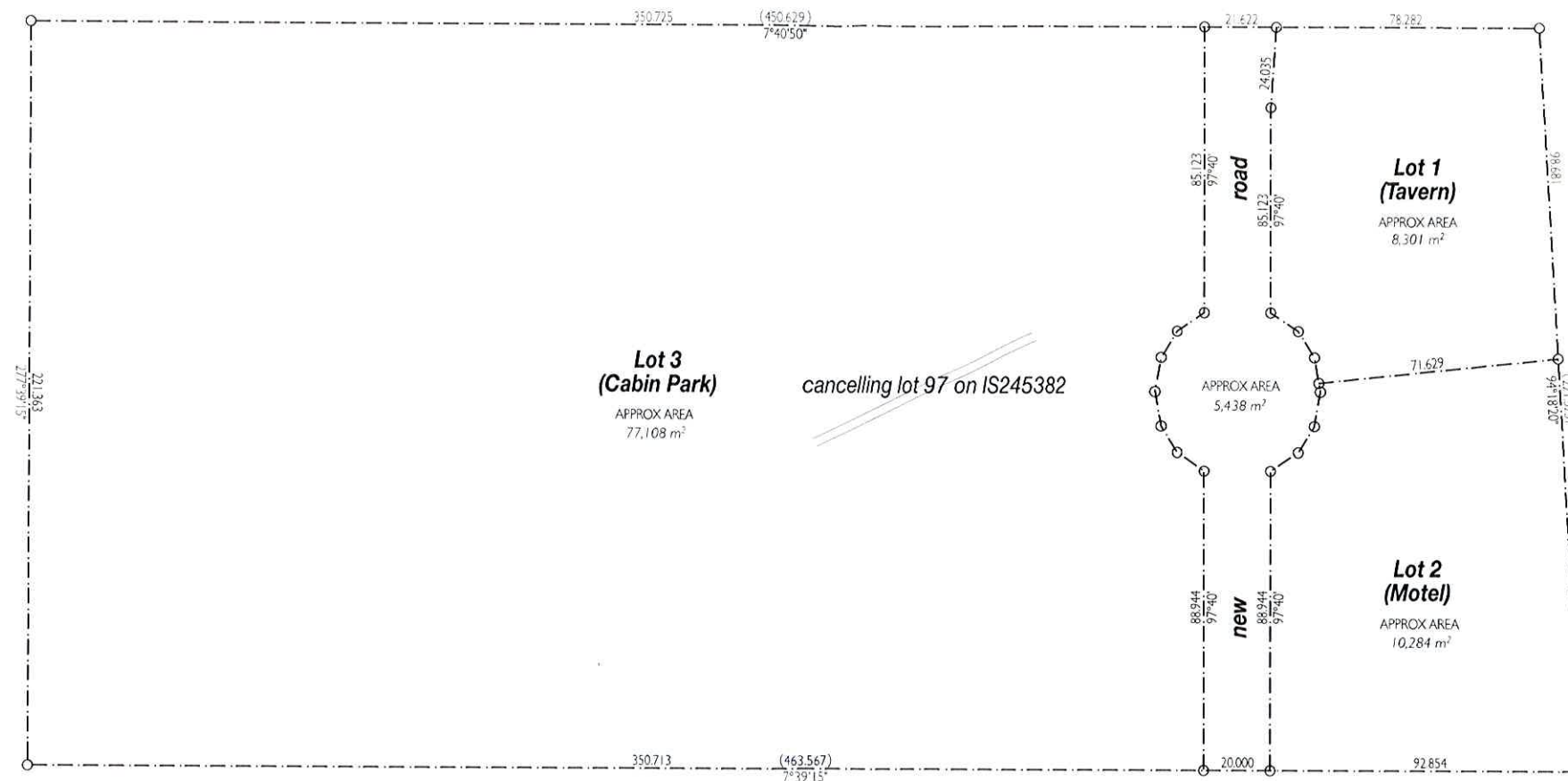
PROJECT Alpha Accommodation Village & Facilities  
 DRAWING TITLE Master Plan  
 DRAWN OGE DATE 11/08/2016 SCALE @ A3 1:2000  
 CLIENT Resource Connect PROJECT No 13011 DRAWING No DA1.02 ISSUE No P15  
 THIS DESIGN IS THE PROPERTY OF THE ARCHITECT. UNAUTHORISED USE OR REPRODUCTION WHOLLY OR IN PART MAY RESULT IN LEGAL ACTION.  
 O.G.E. Group Pty Ltd Reg. No. 4212 G44 The Wharf Complex 125 Parkyn Parade, Mooroolbaba Q 4557 PO Box 1687 Buccina Q 4575 design@ogegroup.com.au T 5444 8883 www.ogegroup.com.au F 5444 8887





# Alpha Cabin Park - Subdivision Plan

PLANS AND DOCUMENTS  
Referred to in the  
DEVELOPMENT APPROVAL  
Date: 22/11/2016  
QUEENSLAND GOVERNMENT



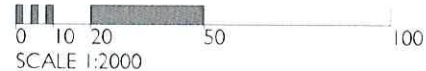
*all boundary lengths, bearings, and area calculations are to be confirmed by registered surveyor on plan sealing*

PRELIMINARY ISSUE

P8 22/08/2013 Preliminary - Client Issue OGE

ISSUE DATE	AMENDMENT	BY

NOTE: I give no warranty as to the accuracy of the information contained herein. I accept no liability for any loss or damage, whether direct or indirect, arising from the use of this information. I accept no liability for any loss or damage, whether direct or indirect, arising from the use of this information.



PROJECT  
Alpha Accommodation Village &  
Facilities  
Capricorn Highway, Alpha

DRAWING TITLE  
Subdivision Plan

CLIENT  
Resource Connect

DRAWN  
OGE

PROJECT No  
13011

DATE  
23/09/13

DRAWING No  
DA1.07

SCALE @ A3  
1:2000

ISSUE No  
PI

THIS DESIGN IS THE PROPERTY OF THE ARCHITECT. UNAUTHORISED USE OR REPRODUCTION WHOLLY OR IN PART MAY RESULT IN LEGAL ACTION.

O.G.E. Group Pty Ltd  
Reg. No. 4212

G44 The Wharf Complex  
125 Parisyn Parade, Mooloolaba Q 4557

PO Box 1687  
Buddina Q 4575

design@ogegroup.com.au  
www.ogegroup.com.au

T 5444 8883  
F 5444 8887

O.G.E.  
GROUP  
ARCHITECTS



# Attachment 3

Extract of Appeal Provisions

The following is an extract from the *Sustainable Planning Act 2009* (Chapter 7)

## **MATERIAL CHANGE OF USE, RECONFIGURING A LOT & OPERATIONAL WORKS**

### **Division 8 Appeals to court relating to development applications and approvals**

#### **461 Appeals by applicants**

(1) An applicant for a development application may appeal to the court against any of the following—

- (a) the refusal, or the refusal in part, of the development application;
- (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
- (c) the decision to give a preliminary approval when a development permit was applied for;
- (d) the length of a period mentioned in section 341;
- (e) a deemed refusal of the development application.

(2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—

- (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
- (b) otherwise—the day a decision notice was required to be given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

#### **462 Appeals by submitters—general**

(1) A submitter for a development application may appeal to the court only against—

- (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
- (b) the part of the approval relating to the assessment manager's decision under section 327.

(2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—

- (a) the giving of a development approval;
- (b) any provision of the approval including—
  - (i) a condition of, or lack of condition for, the approval; or
  - (ii) the length of a period mentioned in section 341 for the approval.

(3) However, a submitter may not appeal if the submitter—

- (a) withdraws the submission before the application is decided; or





- (b) has given the assessment manager a notice under section 339(1)(b)(ii).
- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

#### **463 Additional and extended appeal rights for submitters for particular development applications**

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
- (a) development for an aquacultural ERA; or
  - (b) development that is—
    - (i) a material change of use of premises for aquaculture; or
    - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
- (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive;
  - (b) a referral agency's response mentioned in subsection (2).

#### **464 Appeals by advice agency submitters**

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
- (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
  - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

#### **465 Appeals about decisions relating to extensions for approvals**

- (1) For a development approval given for a development application, a person to whom a notice is given under section 389, other than a notice for a decision under section 386(2), may appeal to the court against the decision in the notice.



(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

(3) Also, a person who has made a request under section 383 may appeal to the court against a deemed refusal of the request.

(4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

#### **466 Appeals about decisions relating to permissible changes**

(1) For a development approval given for a development application, the following persons may appeal to the court against a decision on a request to make a permissible change to the approval—

(a) if the responsible entity for making the change is the assessment manager for the application—

(i) the person who made the request; or

(ii) an entity that gave a notice under section 373 or a pre-request response notice about the request;

(b) if the responsible entity for making the change is a concurrence agency for the application—the person who made the request.

(2) The appeal must be started within 20 business days after the day the person is given notice of the decision on the request under section 376.

(3) Also, a person who has made a request under section 369 may appeal to the court against a deemed refusal of the request.

(4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

#### **467 Appeals about changing or cancelling conditions imposed by assessment manager or concurrence agency**

(1) A person to whom a notice under section 378(9)(b) giving a decision to change or cancel a condition of a development approval has been given may appeal to the court against the decision in the notice.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given.



