

6 July 2018

Our Ref: 1195917
File Ref: 05/APP/02
Enquiries: Matthew Kelly

MF & JM Jeffries
Jeffries Superannuation Fund
PO Box 1941
CHARTERS TOWERS QLD 4820

Sent via email: matt@jetindustiral.com.au

Dear Sir/Madam

Decision Notice – Approval
(Given under s63 of the *Planning Act 2016*)

The Assessment Manager acknowledges receipt of development application MC18/88 on 29 June 2018 and wishes to advise that the application was assessed and decided under delegated authority on 6 July 2018 with a recommendation of approval. The approval is subject to reasonable and relevant conditions and supported by a notice of reasons as detailed below.

Applicant details

Applicant name: MF & JM Jeffries Super Pty Ltd as Trustee for Jeffries Superannuation Fund

Location details

Street address: Lot 5 Samuel Harry Close, QUEENTON QLD 4820
Real property description: Lot 5 on SP303374
Current lawful use: Vacant
Local government area: Charters Towers Regional Council

Application details

Application number: MC18/88
Approval type: Development Permit
Development type: Material Change of Use
Category of assessment: Code Assessment
Description of development: Light Industry
Definition of use: Means premises generally not exceeding 2,000m² in area and used for manufacturing, processing, servicing, repairing, storage or distribution of light goods where such activities do not involve the excessive emission of noise, dust, smoke, odours or the like. The term does not include "General Industry", "Service Trade" or "Shop" as defined herein.
Categorising instrument: Charters Towers Planning Scheme 2011

1. Details of the approval

Details of the approval are listed below in accordance with the *Planning Regulation 2017*.

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Conditions of approval

Conditions of this approval are included within **Attachment 1**.

3. Approved plans and specifications

The approved plans and/or documents for this development approval are listed below:

Drawing Title:	Author:	Date:	Reference:	Revision
Cover Sheet	Affinity Building Design	18/06/18	180601 DAO	1
Locality Plan	Affinity Building Design	18/06/18	180601 DA1	1
Site Plan	Affinity Building Design	18/06/18	180601 DA2	1
Ground Floor Plan	Affinity Building Design	18/06/18	180601 DA3	1
Elevations	Affinity Building Design	18/06/18	180601 DA4	1
Elevations	Affinity Building Design	18/06/18	180601 DA5	1

The approved plans in relation to this approval are included within **Attachment 2**.

4. Currency period for the development application approval

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of 6 years.

5. Further development permits

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

1. Building Works
2. Plumbing and Drainage Works

6. Referral agencies

There are no referral agencies for this application.

7. Submission(s)

Properly made submissions were not made in relation this development.

8. Notice of reasons

The notice of reasons are included within **Attachment 3**.



9. Other requirements under section 43 of the *Planning Regulation 2017*

There are no other requirements.

10. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*). Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website: <http://www.courts.qld.gov.au/courts/planning-and-environment-court>.

Appeal by an applicant

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

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

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

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

For further information please contact Council's Senior Manager Planning and Development, Matthew Kelly on (07) 4761 5522

Yours faithfully



David Metcalfe
Assessment Manager
Director Planning & Community Services



Attachment 1—Conditions of the approval

Part 1—Conditions imposed by the assessment manager

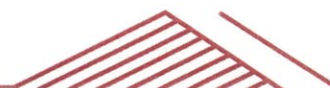
Condition Number	Condition	Timing																																			
Approved Plans/Documents																																					
1.	<div>Development is to be carried out generally in accordance with the submitted application including the following plans and supporting documentation except where amendments are required to satisfy the conditions of this approval:</div> <table><tr><th>Drawing Title:</th><th>Author:</th><th>Date:</th><th>Reference:</th><th>Revision :</th></tr><tr><td>Cover Sheet</td><td>Affinity Building Design</td><td>18/06/18</td><td>180601 DA0</td><td>1</td></tr><tr><td>Locality Plan</td><td>Affinity Building Design</td><td>18/06/18</td><td>180601 DA1</td><td>1</td></tr><tr><td>Site Plan</td><td>Affinity Building Design</td><td>18/06/18</td><td>180601 DA2</td><td>1</td></tr><tr><td>Ground Floor Plan</td><td>Affinity Building Design</td><td>18/06/18</td><td>180601 DA3</td><td>1</td></tr><tr><td>Elevations</td><td>Affinity Building Design</td><td>18/06/18</td><td>180601 DA4</td><td>1</td></tr><tr><td>Elevations</td><td>Affinity Building Design</td><td>18/06/18</td><td>180601 DA5</td><td>1</td></tr></table>	Drawing Title:	Author:	Date:	Reference:	Revision :	Cover Sheet	Affinity Building Design	18/06/18	180601 DA0	1	Locality Plan	Affinity Building Design	18/06/18	180601 DA1	1	Site Plan	Affinity Building Design	18/06/18	180601 DA2	1	Ground Floor Plan	Affinity Building Design	18/06/18	180601 DA3	1	Elevations	Affinity Building Design	18/06/18	180601 DA4	1	Elevations	Affinity Building Design	18/06/18	180601 DA5	1	At all times
Drawing Title:	Author:	Date:	Reference:	Revision :																																	
Cover Sheet	Affinity Building Design	18/06/18	180601 DA0	1																																	
Locality Plan	Affinity Building Design	18/06/18	180601 DA1	1																																	
Site Plan	Affinity Building Design	18/06/18	180601 DA2	1																																	
Ground Floor Plan	Affinity Building Design	18/06/18	180601 DA3	1																																	
Elevations	Affinity Building Design	18/06/18	180601 DA4	1																																	
Elevations	Affinity Building Design	18/06/18	180601 DA5	1																																	
General																																					
2.	The applicant is to comply with all the conditions of this development permit, undertake and meet the cost of all works reasonably associated with the development including any necessary alteration, relocation or damage of services, public utility mains and installation costs.	At all times																																			
3.	Where discrepancy or conflict exists between the conditions of this development permit and the approved plan/documents, the requirements of the condition(s) will prevail.	At all times																																			
4.	The applicant is to repair any damage to existing kerb and channel, footpath, roadway or other infrastructure that may occur during any works carried out in association with the development.	As part of construction works																																			
5.	Any relocation and/or alteration to any public utility installation required because of any works carried out about this development must be carried out by the applicant and at no cost to Council in accordance with the relevant Council policy and/or Australian Standard.	As part of construction works																																			
Environmental																																					
6.	The applicant is to ensure that erosion and sedimentation control management is undertaken and maintained to prevent soil erosion and sedimentation runoff to watercourses and Council's storm water drainage system. Erosion and sediment control is to be in accordance with <i>Sediment Control - Engineering Guidelines for Queensland 1996 (Construction Sites)</i> and the <i>Queensland Urban Drainage Manual 2013</i> .	At all times																																			
	Hours of construction must be in accordance with the provisions of any relevant local law or, in the absence of any relevant local law, the hours of construction must be limited to 0630-1830 Monday to Saturday and not at all on Sunday and public holidays, unless otherwise approved in writing	At all times																																			



Condition Number	Condition	Timing
	by Council. Noise generated from construction must be in accordance with the <i>Environmental Protection Act 1994</i> and the <i>Environmental Protection (Noise) Policy 2008</i> .	
7.	The applicant is to ensure that construction works occur so they do not cause unreasonable interference with the amenity of adjoining premises because of noise, vibration, electrical or electronic interference, smell, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.	At all times
8.	The applicant is to ensure that the site including the adjoining Council controlled road reserve are kept in a safe, clean and tidy state.	At all times
Building, Plumbing and Drainage Works		
9.	The applicant is required to obtain a Development Permit and Building Final for Building Works in accordance with the <i>Planning Act 2016</i> . Construction is to comply with the <i>Building Act 1975</i> , the <i>National Construction Code</i> and the requirements of other relevant authorities.	Prior to construction
10.	The applicant is required to obtain a Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the <i>Planning Act 2016</i> . Construction is to comply with the <i>Plumbing and Drainage Act 2002</i> and the requirements of other relevant authorities.	Prior to construction
11.	Any existing/new retaining walls which are visible from the road reserve, must receive a surface treatment such as rendering or cladding to maintain the visual amenity of the streetscape. The treatments must complement with the existing/proposed colour pallet of the proposed building.	As part of construction
12.	The development is to incorporate a variety of at least four different textures, colours and designs within the external façade of the building. Details of the proposed colour scheme, materials and finishes for all external areas of the building are to be submitted to Council for approval.	As part of construction
13.	Outdoor lighting is to comply with <i>Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting</i> . All lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting.	As part of construction
14.	All buildings and structures are to demonstrate compliance with the <i>Queensland Development Code MPI.4 Building Over or Near Relevant Infrastructure</i> .	As part of construction
Transport		
15.	A total of six car parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. These spaces and all vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with and <i>AS2890.1 Off-Street Car Parking</i> and the <i>Manual of Design Vehicles and Turning Path Templates SAA HB 72 (AUSTROADS 1995)</i> .	As part of construction
16.	The applicant is to construct a driveway crossover at the frontage of Hugh Quinn Crescent and Samuel Harry Close in accordance with Council's standard drawing CTRC 004 Roads Commercial and or Truck Turnout.	As part of construction
17.	The applicant shall lodge and obtain approval for an application to carry	Prior to works

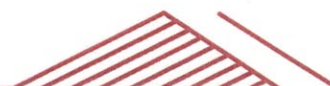


Condition Number	Condition	Timing
	out public access/footpath work as part of works within the Council controlled road reserve.	within Council's road reserve
Water and Sewer		
18.	The applicant shall lodge and have approved a request for water supply connection and an application for connection to water supply as part of connection to Council's controlled water service infrastructure.	Prior to the commencement of the use
19.	The applicant is to provide a water service connection from Council's water supply infrastructure to the front property boundary of the development at no cost to Council. The location and size of the water service (and any associated fire service) is to be determined in consultation with Council.	Prior to the commencement of the use
20.	The applicant shall lodge and have approved an application for sewer main cut-in for connection to sewer supply as part of connection to Council's controlled sewer service infrastructure.	Prior to the commencement of the use
21.	The applicant is to provide a sewer service connection from Council's sewer supply infrastructure to the front property boundary of the development at no cost to Council. The location and size of the sewer service is to be determined in consultation with Council.	Prior to the commencement of the use
22.	The applicant is to install and maintain such systems that are necessary to supply sufficient fire-fighting capacity to the satisfaction of Queensland Fire and Rescue Service and Council, and where necessary install on-site systems to supplement the available supply, meet flow and pressure requirements.	Prior to the commencement of the use
Stormwater		
23.	The applicant is to submit for approval by Council, a Site Based Stormwater Management Plan. The Site Based Stormwater Management Plan must address both stormwater quantity and quality and be in accordance with the <i>State Planning Policy - July 2017</i> , the <i>Queensland Urban Drainage Manual 2013</i> and <i>AS3500.3 Plumbing and Drainage - Stormwater Drainage</i> . The Site Based Stormwater Management Plan must be certified by a Registered Professional Engineer of Queensland experienced in this type of work.	Prior to the lodgement of any subsequent Development Applications
Waste Management		
24.	Waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers. The waste storage area/s must be suitably enclosed and imperviously paved, with a hose cock and hose fitted near the enclosure to ensure the area can be easily and effectively cleaned.	As part of construction
25.	Waste storage areas shall be adequately screened so as not to detract from the visual amenity of the area. One way of achieving compliance with this condition is as follows: a) Outdoor Storage areas are situated in locations not visible from the street; and b) A 1.8m solid screen fence is located around storage areas.	As part of construction
Landscaping		
26.	The applicant is to provide a landscaping strip having a minimum width of one meter along the Samuel Harry Close and Hugh Quinn Crescent road frontages. The landscaping strip is to include species having a minimum	As part of construction

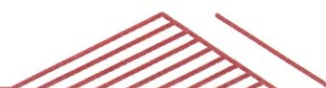


Condition Number	Condition	Timing
	mature height of one meter, density of one per one m ² and be fitted with an irrigation system to ensure the long term maintenance and survival of the planted species.	
Electrical and Telecommunications		
27.	The applicant is to submit to Council a certificate of supply demonstrating that electricity and telecommunication supply is connected to the premises.	Prior to the commencement of the use
Lawful Commencement		
28.	The applicant is to request a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.	Prior to the commencement of the use
29.	The applicant is to notify Council within 20 business days that this approved use has lawfully commenced.	Prior to the commencement of the use

Advisory Notes	
Scale or Intensity of Use	
A.	Any proposal to increase the scale or intensity of the use/new use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the <i>Planning Act 2016</i> and would have to comply with the requirements of the relevant provisions.
Aboriginal and Cultural Heritage	
B.	The <i>Aboriginal Cultural Heritage Act 2003</i> and <i>Torres Strait Islander Cultural Heritage Act 2003</i> requires anyone who carries out a land-use activity to exercise a duty of care. Land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal or Torres Strait Islander cultural heritage. Prior to carrying out works, it is advised that you contact the Department of Aboriginal and Torres Strait Islander Partnerships on (07) 4799 7470 or by post at PO Box 5620 TOWNSVILLE QLD 4810. For further information on cultural heritage duty of care please visit: https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-duty-care
Workplace Health and Safety	
C.	Ensure compliance with the <i>Work Health and Safety Act 2011</i> . It states that the project manager/applicant is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work. It is the principal contractor's responsibility to ensure compliance with the <i>Work Health and Safety Act 2011</i> . It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work. It is the responsibility of the person in control of the workplace to ensure compliance with the <i>Work Health and Safety Act 2011</i> . It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.
Environmental nuisance	
D.	<p>Ensure compliance with the <i>Environmental Protection Act 1994</i>. It states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks and construction phases of this development, are to adhere to their "general environmental duty" to minimise the risk of causing environmental harm.</p> <p>Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot,</p>



Advisory Notes	
	ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council to cause undue disturbance or annoyance to persons or affect property not connected with the use.
Ergon Energy and Telstra Corporation Contact Details	
E.	Where a condition requires connections to reticulated electricity and/or telecommunications or a certificate of supply, please contact the below: <ul style="list-style-type: none"> a) Ergon Energy Connection Solution's Team - (07) 4931 1012; and/or b) Telstra Smart Communities Team - 1800 226 543.
Council Forms, Policies and Drawings	
F.	In achieving compliance with conditions, the below Council forms will need to be completed: for this development: <ul style="list-style-type: none"> a) F0227/RI - Application to carry out works on a road or interfere with a road or its operation; b) F0374/U&F - Application for sewer main cut-in; c) F0313/U&F - Request for water supply connection; d) F0225/UF - Application for connection to water supply; and In addition, Council's Standard Drawings for roads, driveways and grids can be found at www.charterstowers.qld.gov.au/drawings-specifications .



Attachment 2—Approved Plans

Client: JETT INDUSTRIES

PROPOSED WAREHOUSE at
LOT 5 SAMUEL HARRY CLOSE
QUEENTON QLD 4820

Property Description:
Lot 5 50' x 200'
Frontage 200' x 50'
Owner: CHARTERS TOWERS
Area: 25,000m²

Date: JUNE 2018
Conflicts: TBA

Sheet: D40
Date Printed: 21/06/2018 8:21:39 AM

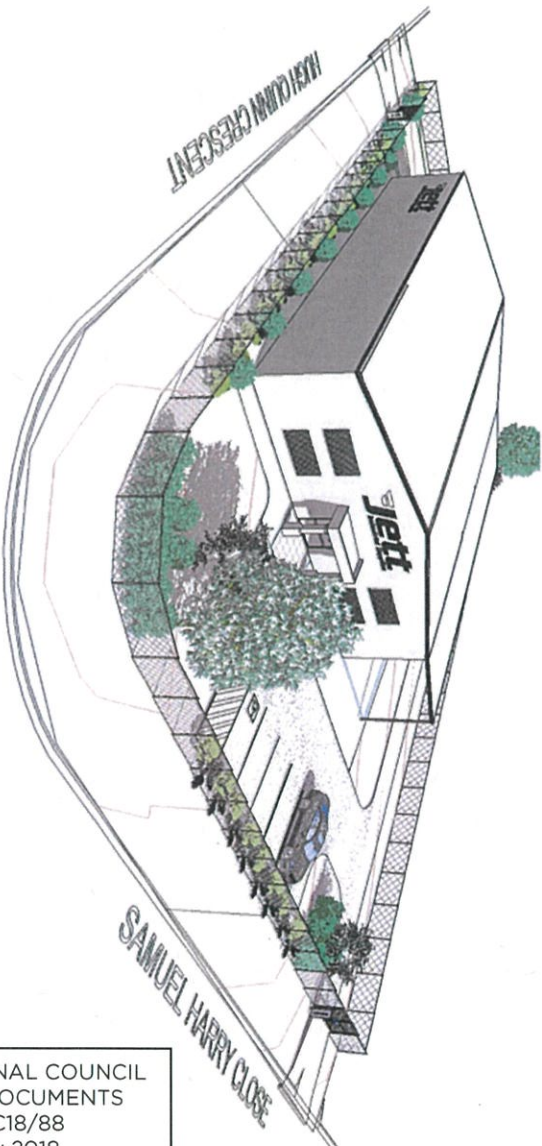
Project #: 180601
Revision: 1 - 18/06/2018
DEVELOPMENT APPLICATION

Status: Development Application

BSA Licence# 1089304
PO Box 103 Charters Towers Q 4820
Ph 0403 23 48 77 Fax 07 4622 4201
Email: admin@affinitypsdesign.com.au
© Copyright Affinity Design Group

Affinity
ARCHITECTURAL DESIGN

h
HARDWARE



SHEET #	COVER SHEET	SHEET NAME
D40	COVER SHEET	
D41	LOCALITY PLAN	
D42	SITE PLAN	
D43	GROUND FLOOR PLAN	
D44	ELEVATIONS	
D45	ELEVATIONS	

CHARTERS TOWERS REGIONAL COUNCIL
APPROVED PLANS AND DOCUMENTS
Approval Number: MC18/88
Approval Date: 6 July 2018

CHARTERS TOWERS REGIONAL COUNCIL
APPROVED PLANS AND DOCUMENTS
Approval Number: MC18/88
Approval Date: 6 July 2018

WARNING: SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & DESIGN PERFORMANCE OF THE BUILDING



Affinity BUILDING DESIGN BSA Licence# 1089804 PO Box 189 Charters Towers Qld 4820 PH 0462 32 68 77 Fax 07 422 0291 Email: charterstowers@affinity.com.au Website: www.charterstowers.com.au		General Notes: 1. These drawings are to be used in conjunction with the following: Planning, Planning and Building 2. All dimensions are to be taken from the centre line of the road unless otherwise stated. 3. All dimensions are to be taken from the centre line of the road unless otherwise stated. 4. All dimensions are to be taken from the centre line of the road unless otherwise stated. 5. All dimensions are to be taken from the centre line of the road unless otherwise stated. 6. All dimensions are to be taken from the centre line of the road unless otherwise stated. 7. All dimensions are to be taken from the centre line of the road unless otherwise stated. 8. All dimensions are to be taken from the centre line of the road unless otherwise stated. 9. All dimensions are to be taken from the centre line of the road unless otherwise stated. 10. All dimensions are to be taken from the centre line of the road unless otherwise stated.	
Development Application Application		Revisions: No. Description 1. DEVELOPMENT APPLICATION	
Consultant List: Name 18/06/2018		Client Name: JETT INDUSTRIES Project Name and Address: PROPOSED WAREHOUSE at LOT 5 SAMUEL HARRY CLOSE QUEENTON QLD 4820 provided 21/06/2018 8:51 AM	
Property Description: LOT 5 SP 3037 QUEENTON QUEENTON AREA 211m ²		Sheet Name: LOCALITY PLAN	
Scale 1:8000 MS		Project Number 180601 Drawn DA1 Date JUNE 2018	

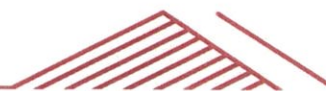
Development
Application

PO Box 189 Charters Towers Qld 4820

ADMINISTRATION: 12 Mosman Street Charters Towers Qld 4820 Australia

PH. (07) 4761 5300 | **F.** (07) 4761 5344 | **E.** mail@charterstowers.qld.gov.au | **ABN.** 67 731 313 583

www.charterstowers.qld.gov.au

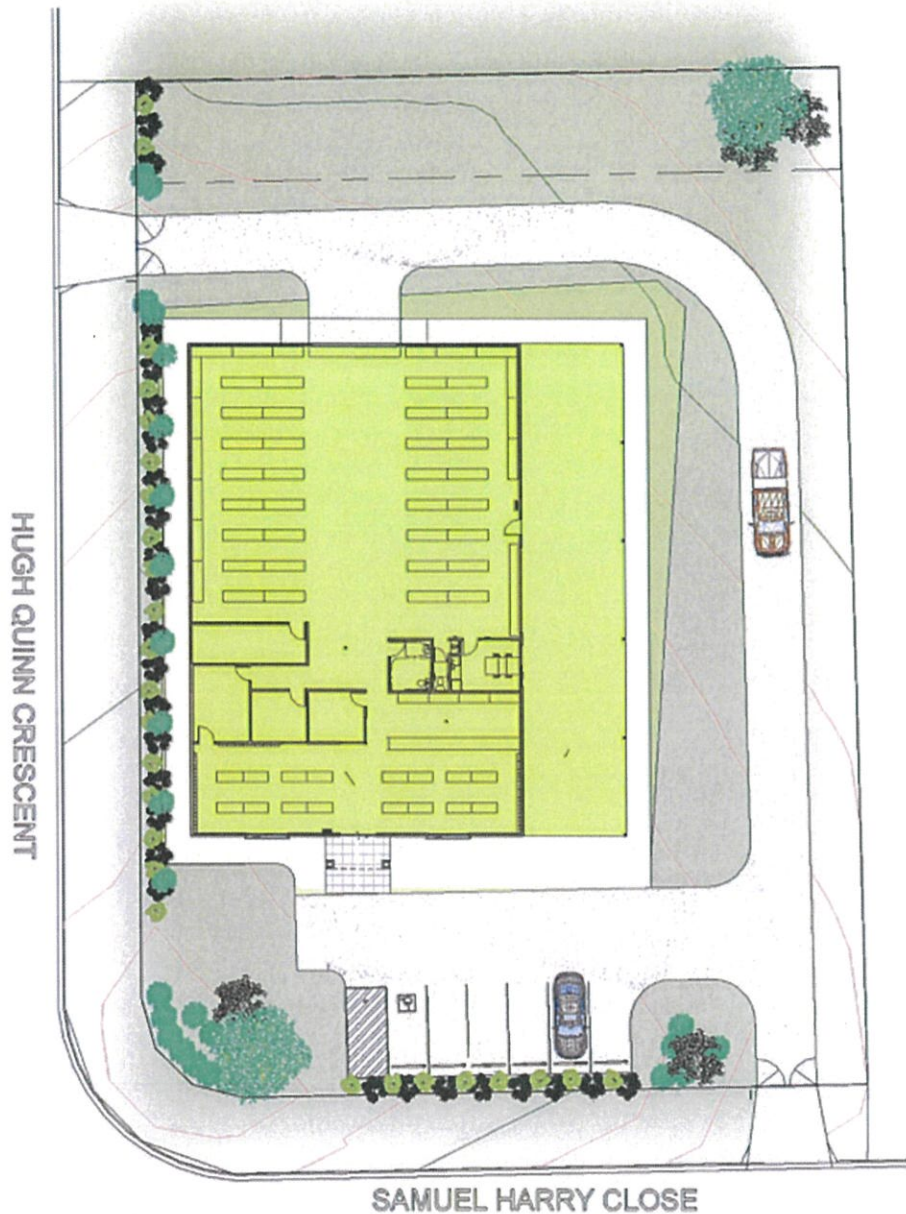


Development Application

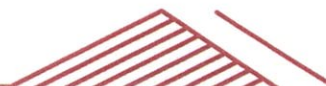
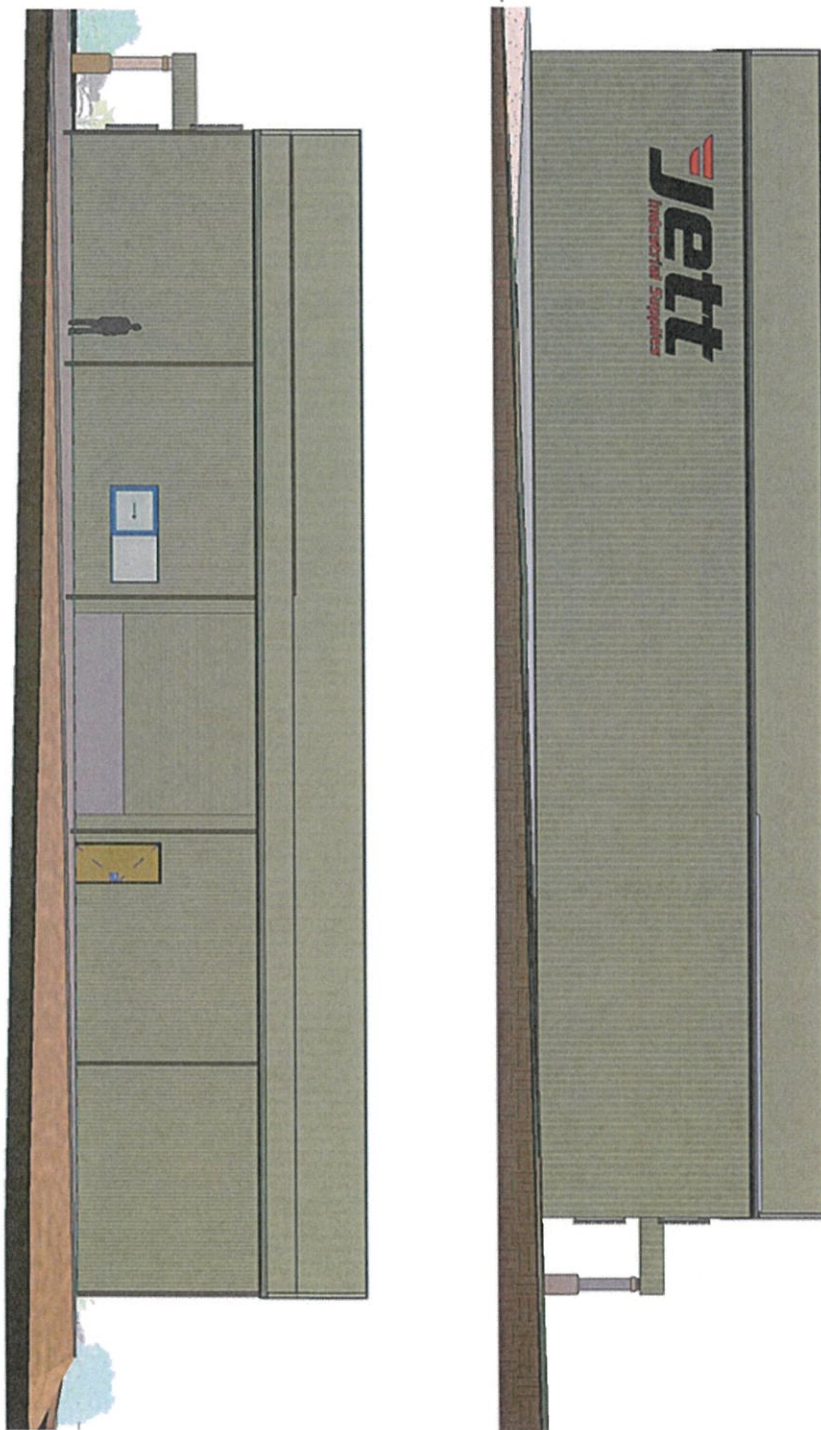
The site plan illustrates a proposed warehouse facility on Lot 1, which is 300.00 m wide and 255.00 m deep. The warehouse is a large rectangular building with a red-hatched roof, measuring 111.47 m by 150.00 m. It is surrounded by a parking lot with 18 parking spaces. The plan includes setbacks from the streets: 18' 37" (5.60 m) from the south, 11' 47" (3.50 m) from the east, and 45' 01" (13.69 m) from the north. The property is bounded by Hugh Quinn Crescent to the west and Samuel Harry Close to the south. The plan also shows a driveway, a north arrow, and various survey points and dimensions.

WARNING: SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF THE DESIGN **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & DESIGN PERFORMANCE OF THE BUILDING.

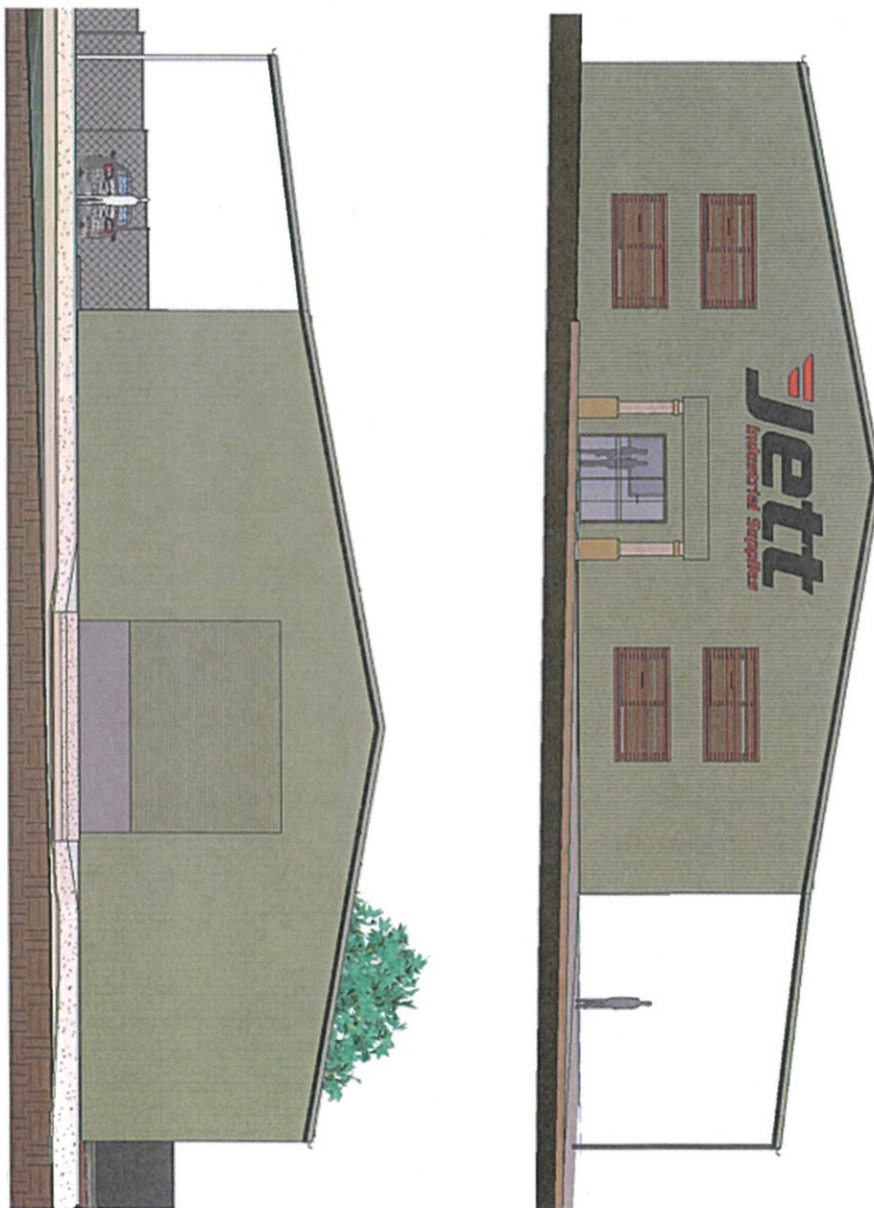
CHARTERS TOWERS REGIONAL COUNCIL
APPROVED PLANS AND DOCUMENTS
Approval Number: MC18/88
Approval Date: 6 July 2018



CHARTERS TOWERS REGIONAL COUNCIL
APPROVED PLANS AND DOCUMENTS
Approval Number: MC18/88
Approval Date: 6 July 2018



CHARTERS TOWERS REGIONAL COUNCIL
APPROVED PLANS AND DOCUMENTS
Approval Number: MC18/88
Approval Date: 6 July 2018



PO Box 189 Charters Towers Qld 4820

ADMINISTRATION: 12 Mosman Street Charters Towers Qld 4820 Australia

PH. (07) 4761 5300 | **F.** (07) 4761 5344 | **E.** mail@charters Towers.qld.gov.au | **ABN.** 67 731 313 583

www.charters Towers.qld.gov.au



Attachment 3—Notice of reasons

This notice is prepared in accordance with s63(5) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application. The purpose of the notice is to enable a public understanding of the reasons for the planning decision. This includes the relevant parts of the Planning Scheme and assessment benchmarks against which the application was assessed, and any other information, documents or other material Council was either required to, or able to, consider in its assessment. All terms used in this notice have the meanings given them in the *Planning Act 2016*.

Description of the development:	The proposed development is for a Material Change of Use of Premises for Light Industry.	
Assessment benchmarks:	The proposed development was assessed against the following assessment benchmarks of the State Planning Policy – July 2017 and the Charters Towers Planning Scheme 2011 Version 2 including the: <ul style="list-style-type: none"> • State Interest – Water Quality; • Industry Zone Code; and the • Vehicle Parking and Access Code. 	
Relevant matters:	Not applicable.	
Matters raised in submissions:	Submission Point:	Council Response:
	Not applicable.	Not applicable.
Reasons for decision:	The development was assessed against all the assessment benchmarks listed above and complies with all, with the exceptions listed below:	
	Assessment benchmark:	Reasons for the approval despite non-compliance with benchmark:
	Acceptable/Probable Solution S1 of the Industry Zone Code	Whilst the proposal is not setback a minimum of 10m from the Hugh Quinn Crescent road frontage, the proposal is appropriately accommodated with the inclusion of six vehicle parking spaces, manoeuvring areas and landscaping as required by the code. As such, it is considered that the proposal is considered to comply with Specific Outcome A1 in this instance.

