

DEVELOPMENT APPLICATION – DA08-2022-2023 – EXTENSION TO A TOURIST PARK – 58 ARTHUR STREET, TAMBO**EXECUTIVE SUMMARY**

The Applicants, Clifford and Tanya Reid, seek a Development Permit for Material Change of Use for an Extension to a Tourist Park (6 units) over land at 58 Arthur Street, Tambo, formally described as Lot 47 on SP110074. The subject site contains the Tambo Caravan Park. The Applicant is proposing the addition of six (6) standalone cabins to complement the existing Tambo Caravan Park.

Under the *Blackall-Tambo Region Planning Scheme 2020* (the Planning Scheme), the subject site is in the Recreation and Open Space Zone. The defined use that has been applied for, being a 'Tourist Park', is subject to Impact Assessment in the Recreation and Open Space Zone.

A development application that is subject to Impact Assessment is assessed against the entire Planning Scheme and is required to be publicly notified for a minimum of 15 business days. During the public notification period, no submissions were received.

As the site adjoins a state-controlled road, the application was required to be referred to the State Assessment and Referral Agency (SARA). SARA has provided a referral agency response with conditions which relate to maintaining the access in its current location and not causing stormwater nuisance to the state-controlled road.

The proposal has been assessed against the entire Planning Scheme and is consistent with the intent of the zone and all other relevant assessment benchmarks.

Based on an assessment of the proposal in accordance with the Impact Assessment process articulated in the *Planning Act 2016*, this decision report recommends approval of the development application, subject to the conditions stated herein.

RECOMMENDATION

THAT Blackall-Tambo Regional Council approves the application for a Development Permit for Material Change of Use for an Extension to a Tourist Park (6 units) over land at 58 Arthur Street, Tambo, formally described as Lot 47 on SP110074, subject to the following conditions:

1.0 PARAMETERS OF APPROVAL

- 1.1 The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.
- 1.2 Where these conditions refer to "Council" in relation to requiring Council to approve or be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of the use and to Council's satisfaction, unless otherwise stated in a development condition.
- 1.4 The cost of all works associated with the construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.

- 1.5 The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out for the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.
- 1.6 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 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:

Plan/Document Name	Plan/Document Number	Revision Number	Date
Site Plan	DA-01	-	20/10/2022 (Received date)
Floor Plan & Typical Section	A.001	A	02/06/2021
Elevations	A.002	A	02/06/2021

- 2.2 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.

3.0 ROOF AND ALLOTMENT DRAINAGE

- 3.1 Discharge of all roof and allotment drainage such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or infrastructure from the pre to the post-development condition.

4.0 STORMWATER WORKS

- 4.1 Undertake the development such that all stormwater, except for rainwater captured on-site in rainwater tanks, is to be drained from the site to a lawful point of discharge and carried without causing annoyance or nuisance to any person or property. All works must be designed, constructed and maintained in accordance with the *Queensland Urban Drainage Manual*.

5.0 AMENITY AND ENVIRONMENTAL HEALTH

- 5.1 Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, vibration, odour, fumes, smoke, vapour, steam soot, ash, wastewater, waste products, oil or otherwise
- 5.2 Install (where proposed) and operate all outdoor lighting to comply with AS4282 – 1997 “Control of the Obtrusive Effects of Outdoor Lighting”.

6.0 SITE WORKS AND EROSION AND SEDIMENT CONTROL

- 6.1 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- 6.2 Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the *IECA 2008 Best Practice Erosion and Sediment Control* (as amended).
- 6.3 Implement the ESCS for the duration of the construction phase and until such time all exposed soils areas are permanently stabilised (for example, turfed, hydro mulched, concreted or landscaped).

7.0 ASSET MANAGEMENT

- 7.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

ADVISORY NOTES

- A. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work, and plumbing and drainage work, and potentially for operational work, as required under relevant legislation for this work.
- B. 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.
- C. General environmental duty under the Environmental Protection Act 1994 and subordinate legislation 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.
- D. 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").

1.0 DEVELOPMENT APPLICATION SUMMARY

TABLE 1 – OVERVIEW OF THE DEVELOPMENT APPLICATION

PROPERTY DETAILS	
Site address	58 Arthur Street, Tambo QLD 4478
RPD	47 on SP110074
Site Area	5,757m ²
Landowners	Clifford and Tanya Reid
Existing use of land	Tambo Caravan Park
Existing development approval	The caravan park has been in operation for a substantial period and is likely to have existing use rights.
APPLICATION DETAILS	
Application No.	DA08-2022-2023
Applicant	Clifford and Tanya Reid
Application description	Development Permit for Material Change of Use for an Extension to a Tourist Park (6 units)
Decision due date	13 February 2023
Main Issues/Resolution	Nil
STATUTORY DETAILS	
Planning Scheme	Blackall-Tambo Region Planning Scheme 2020
Overlays	Nil
Zone	Recreation and Open Space Zone
Precinct	N/A
Land use definition	Tourist Park
Category of Assessment	Impact Assessment

2.0 PROPOSAL BACKGROUND

TABLE 2 – OVERVIEW OF DEVELOPMENT ASSESSMENT PROCESS

Application properly made	21 October 2022
Confirmation Notice issued	2 November 2022
Referral Agency Response	7 December 2022
Public Notification Period	25 November to 16 December 2022
Decision Due (Decision Stage)	13 February 2023

3.0 SITE AND SURROUNDS DESCRIPTION

The subject site is located at 58 Arthur Street, Tambo, formally known as Lot 47 on SP110074. The subject site has an area of 5,757m², and has a 100m frontage to Arthur Street (Landsborough Highway). The site contains the existing Tambo Caravan Park.

The site is adjoined sporting fields and open space to the east, west and south and adjoins Arthur Street to the north.

The site is on the eastern edge of the Tambo township, with the Mixed use precinct directly across the road.



Figure 1 – Aerial of subject site (Source: QLD Government DAMS Mapping)

4.0 DESCRIPTION OF PROPOSAL

The proposal is for an Extension to a Tourist Park (6 units). Each unit will be in the form of a transportable cabin (see Figure 2). The cabins will be located in close proximity to the camp kitchen and bathroom amenities (see Figure 3).

The cabins will form part of the existing Tambo Caravan Park. Each cabin will have an area of approximately 27m² and contain one bedroom, a living area and a porch.

Attachment A provides a copy of the proposal plans referenced in the recommendation.

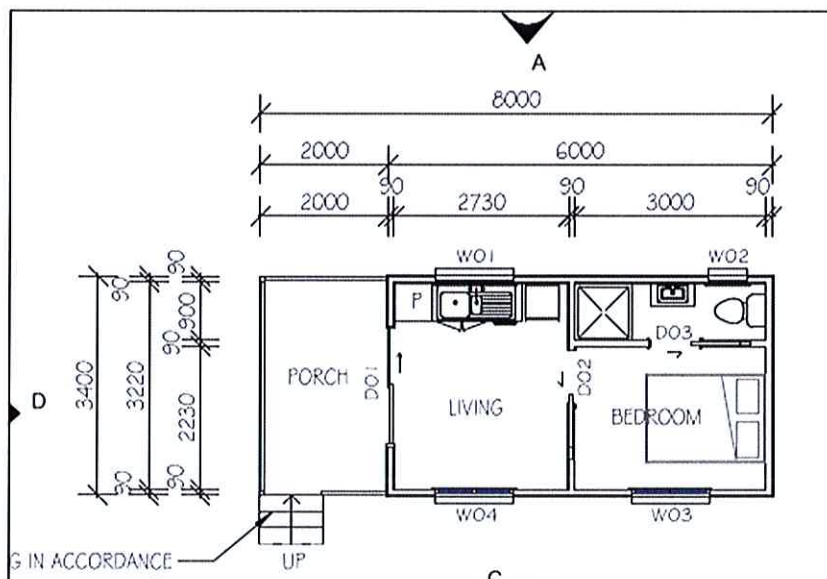


Figure 2: Cabin layout (Source: Extract from approved plans)

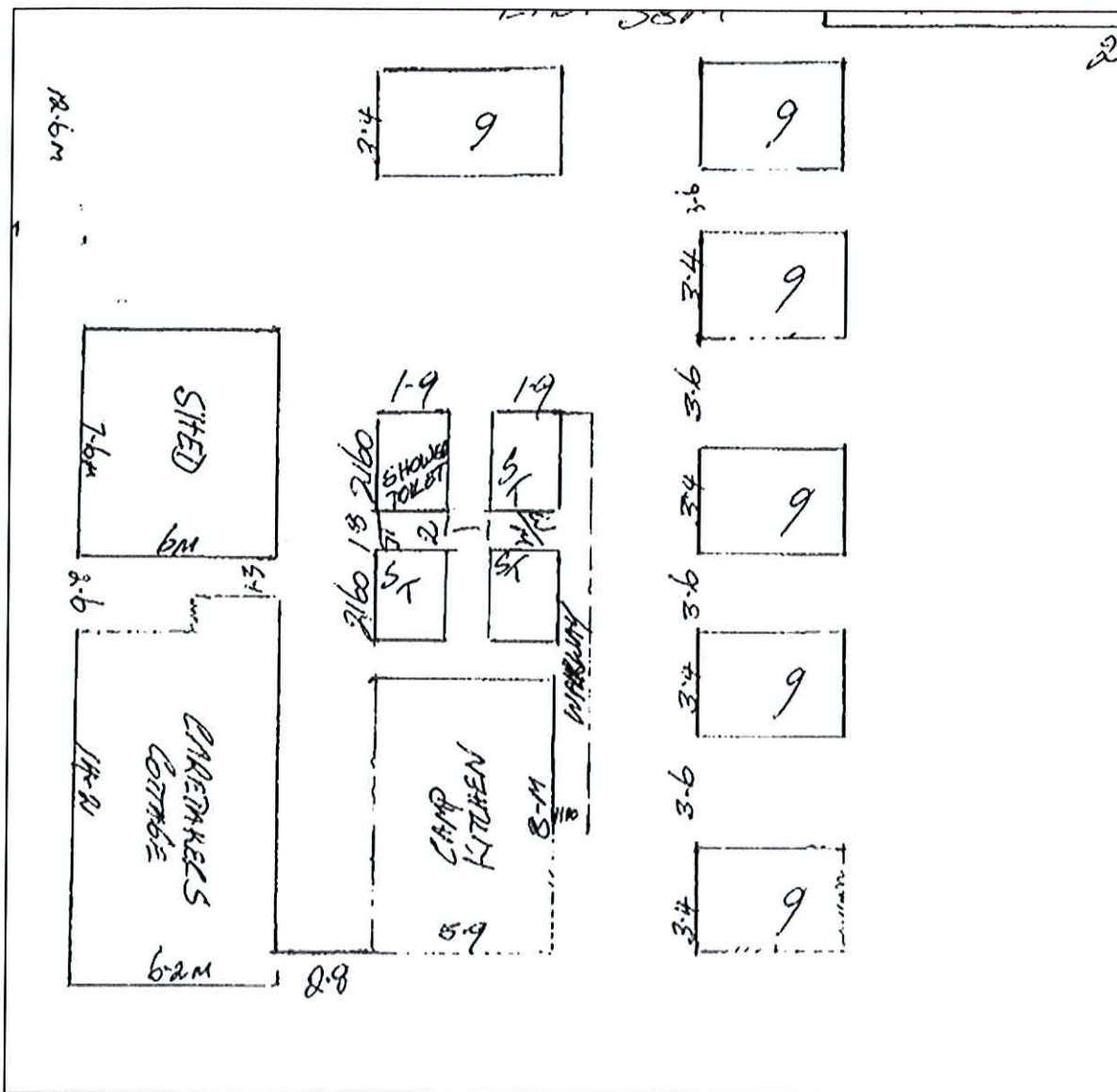


Figure 3: Site Layout (Source: Extract from approved plans)

5.0 PLANNING ASSESSMENT

In accordance with section 45 (5) of the *Planning Act 2016* (the Act), Impact Assessment is an assessment that:

- (a) **must be** carried out—
 - (i) against the assessment benchmarks in a categorising instrument for the development; and
 - (ii) having regard to any matters prescribed by regulation for this subparagraph; and
- (b) **may be** carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter— a planning need

This framework for assessing impact assessable applications is clarified as follows –

The categorising instrument for the development is the *Blackall-Tambo Region Planning Scheme 2020*. The entire planning scheme must be assessed as relevant to the application. In this instance, relevant assessment benchmarks are encompassed by the Strategic Framework, the Recreation and Open Space Zone Code, General Development Code, and corresponding mapping and planning scheme policies. These benchmarks are addressed in section 5.2.

Where a conflict may be evident between the application and above assessment benchmarks, Council can consider any other relevant matter, such as planning need, to override the conflict and justify the non-compliance. This typically relates to matters that Council deems to be in the public interest, as opposed to personal circumstances.

The *Planning Regulation 2017* (sections 29-31) prescribes additional assessment benchmarks and other general assessment matters, which are addressed as follows:

The Central West Regional Plan and the State Planning Policy

The Regional Plan and SPP are identified as being appropriately integrated in the Planning Scheme and therefore do not require further assessment. The assessment of the proposal against the Planning Scheme in section 5.2 below also functions as an assessment of these State Planning Instruments.

The Local Government Infrastructure Plan

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. In turn, this assessment benchmark does not apply to the development and an Infrastructure Charges Notice does not form part of this recommendation.

Schedules 9 and 10 of the Planning Regulation

Schedule 9 relates to building work under the Building Act, which is not relevant to this application for material change of use but may be relevant to a subsequent building work application for the construction of the development.

Under Schedule 10, a referral to the State Assessment and Referral Agency (SARA) was required as the site is within 25m of a state transport corridor being Arthur Street (Landsborough Highway), which is a state-controlled road. The application was referred to SARA and on 7 December 2022, SARA issued a referral agency response with conditions. The conditions are listed below:

1.	The road access location to the subject site is to remain at approximate Chainage 1.064km (Lat: -24.884843; Long: 146.247841).	At all times.
2.	Direct access is not permitted between the Landsborough Highway (also known as Arthur Street), the state-controlled road, and the subject site at any location other than the permitted access location as per Condition 1.	At all times.
3.	<p>(a) Stormwater management of the development must not cause material worsening to the operating performance of the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iii) surcharge any existing culvert or drain on the state-controlled road; (iv) reduce the quality of stormwater discharge onto the state-controlled road. 	At all times.

Approval history / lawful use of the premises and adjoining premises

The site contains an existing caravan park that has been in operation for a substantial period of time. It is considered that the existing caravan park has the benefit of existing use rights.

While the approval history of adjoining premises has not been investigated in detail, a general understanding of existing surrounding uses has been considered in this planning assessment and has informed the recommendation with a view to ensuring a compatible land use pattern if the development is approved.

Common material

The application material and subsequent correspondence with Council officers and the applicant has been considered in the preparation of this recommendation.

The planning assessment of the development considers the above assessment benchmarks and matters to the extent that the assessment benchmark and matter is relevant to the development.

5.1.1 Public Notification

The development application required Impact Assessment, which means public notification of the application was required. Public notification was undertaken by Council on behalf of the Applicant. No submissions were received.

5.1.2 Internal Officer Comments

The application was not internally referred as the site contains an existing use with existing services and access.

5.2 BLACKALL-TAMBO REGION PLANNING SCHEME 2020

Under the Planning Scheme the development constitutes a Material Change of Use, which is defined in the Planning Act as:

- a) *the start of a new use of the premises;*
- b) *the re-establishment on the premises of a use that has been abandoned;*
- c) **a material increase in the intensity or scale of the use of the premises.**

The establishment of 6 units will result in an increase of intensification of the existing Tourist Park. Tourist Park is defined below:

Tourist Park:

means the use of premises for—

- (a) *holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or*
- (b) *amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).*

In accordance with Table 4.4.3 of the Planning Scheme, a Tourist Park in the Recreation and Open Space Zone is subject to Impact Assessment.

In accordance with Table 4.4.3 of the Planning Scheme, the relevant assessment benchmarks for the development application is the Planning Scheme. When assessing this application, particular consideration has been given to the following assessment benchmarks:

- Strategic Framework
- Recreation and Open Space Zone Code
- General Development Code

5.2.1 Assessment of Strategic Framework

The Strategic Framework sets the policy direction for the Planning Scheme. As per the Strategic Framework Map in Figure 5, the subject site is designated as 'Urban Land', being within the township area (coloured pink) of Tambo.

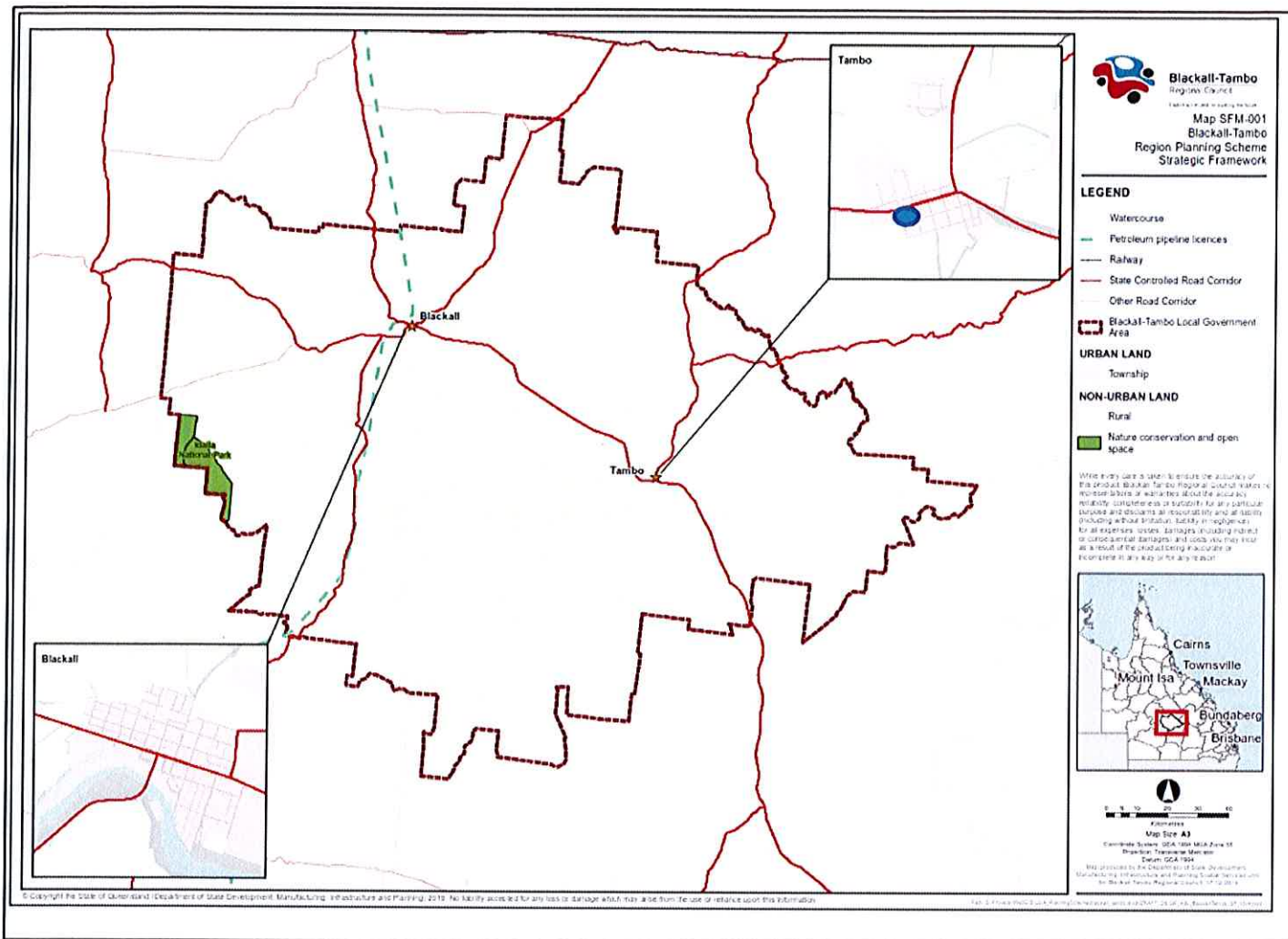


Figure 4: Site (denoted in blue) on Strategic Framework Map (Source: Blackall-Tambo Regional Planning Scheme)

The proposal is consistent with Strategic Intent statements relating to infill development in the township areas that result in high quality and inclusive living environments that meet a broad range of community needs and occur in serviceable locations. The Extension to the Tourist Park will contribute to the Region’s tourism industry by adding a different option for tourists at the existing caravan park. Relevant extracts from the Planning Scheme are as follows -

‘The planning scheme seeks to provide for development which meets and is relevant to community needs...’

‘The planning scheme builds upon the region’s established communities, existing natural and historical features and traditional economic strengths, which include agriculture and tourism’.

Infill and renewal development within the established towns of Blackall and Tambo is encouraged’

‘Tourism provides a significant contribution to the regional economy, especially in the peak period from April to October each year’.

On this basis, there is no conflict between the development and the Strategic Framework as it relates to the site and the proposal development.

5.2.2 Assessment of Codes

The following codes are relevant to the proposed development:

Recreation and Open Space Zone Code

The site is located in the Recreation and Open Space Zone, as shown on the Zone Map for Tambo in Figure 5.

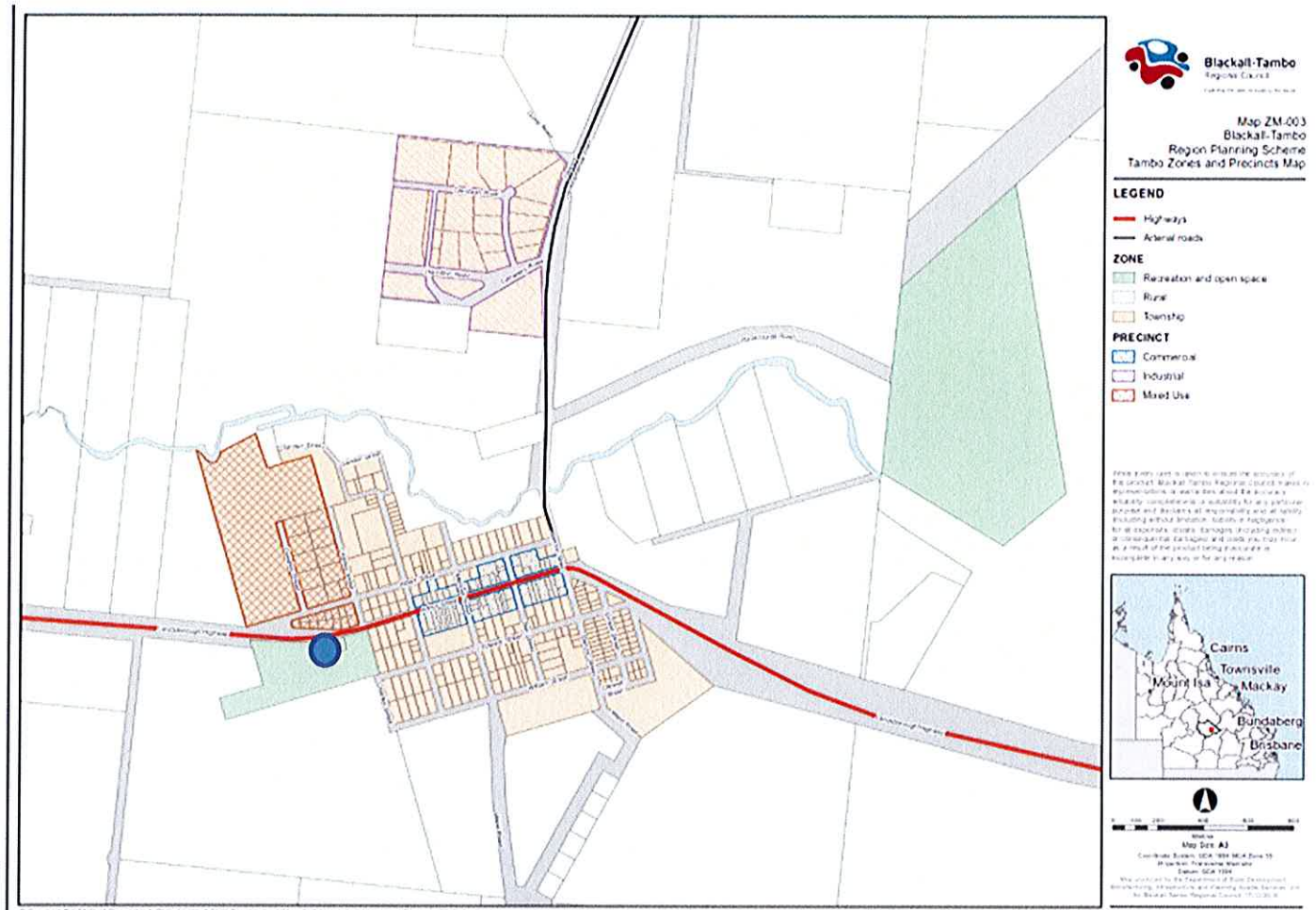


Figure 5: Site (denoted in blue) located within Recreation and Open Space Zone (Source: Blackall-Tambo Regional Planning Scheme)

The development complies or can be conditioned to comply with the purpose, performance criteria and acceptable solutions of the Recreation and Open Space Zone Code. In particular:

- Whilst a Tourist Park is generally not envisaged in the Recreation and Open Space Zone, it is noted that the site contains an existing long established caravan park and this application is a logical expansion of the existing use
- The proposed units are in the form of relocatable cabins and are limited to one storey and are consistent with the scale of buildings in the area
- The proposal will not adversely impact on the visual amenity of the area
- The proposal will support the primary function of the site.

General Development Code

The development complies or can be conditioned to comply with the purpose, performance criteria and acceptable solutions of the General Development Code. In particular:

- The site cover is reasonable for the site
- The proposal provides setbacks that can comply with QDC requirements
- Sufficient parking is provided onsite
- The proposal will utilise the existing access point to Arthur Street
- The proposal will utilise the existing onsite services

- A condition has been included to manage stormwater to ensure it is conveyed to a lawful point of discharge
- The site is not impacted by flooding
- The site is not located within a Bushfire prone area.

In summary, this planning assessment demonstrates that the development is consistent with the relevant assessment benchmarks of the Planning Scheme. Conditions of approval reflect the elements of the assessment benchmarks to ensure on-going compliance in terms of land use, amenity and servicing.

6.0 CONCLUSION

This Impact assessable Development Permit for Material Change of Use for an Extension to a Tourist Park (6 units) over land at 58 Arthur Street, Tambo, formally described as Lot 47 on SP110074, is recommended for approval, subject to the conditions outlined in this report.

This recommendation is based on an assessment of the proposal in accordance with the Planning Act for applications requiring Impact assessment, which demonstrates the proposal's consistency with the Planning Scheme and other relevant assessment matters.

In accordance with the requirements for a decision notice under section 63 the Act, the notice must state the reasons for the decision. For this development, the statement of reasons, being the grounds for approval, will feature on the decision notice as follows:

- Whilst a Tourist Park is generally not envisaged in the Recreation and Open Space Zone, it is noted that the site contains an existing long established Tourist Park and this application is a logical expansion of the existing use
- The proposed units are in the form of relocatable cabins and are limited to one storey and are consistent with the scale of buildings in the area
- The proposal will not adversely impact on the visual amenity of the area
- The proposal will support the primary function of the site
- The proposal will utilise the existing access point and services
- Development does not conflict with the State Planning Policy 2017 and Central West Regional Plan 2009.

<p>Assessment Officer (Author):</p> <p>Tim O'Leary Principal Planner (Reel Planning) 17 January 2023</p>	
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Attachment A – Proposal Plans
 Attachment B – SARA Referral Agency Response

CRICKET FIELD.

EAST 58M

CRICKET SHOWER BLOCK.

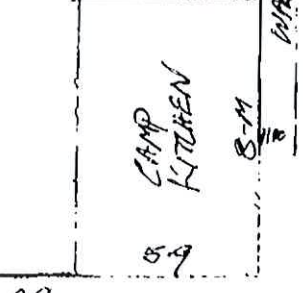
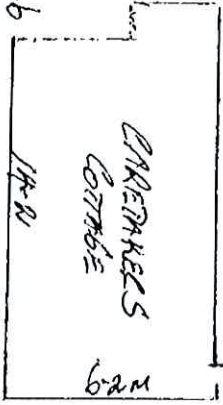
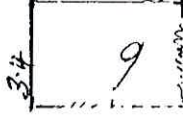
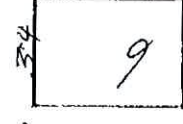
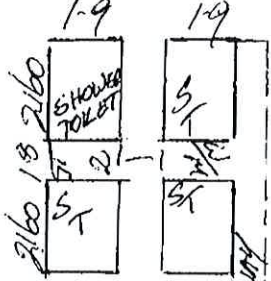
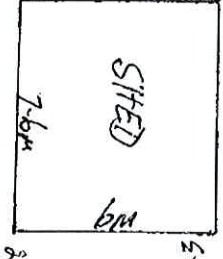
23M

1 SITE

12.6M



5.5M



NORTH

101M

8 POWERED SITES.

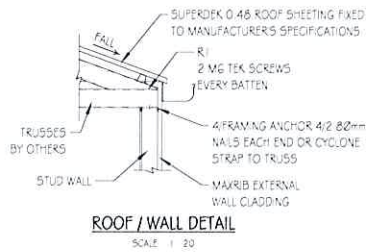
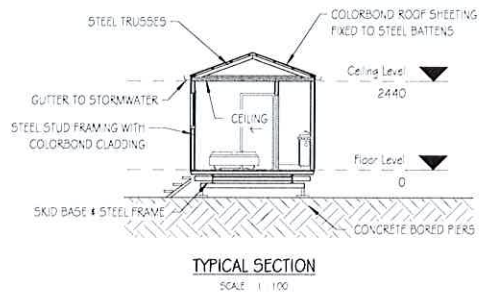
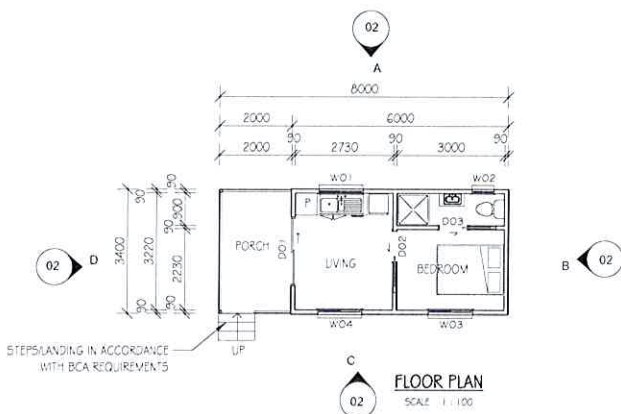
NOT TO SCALE

Site Plan - DA-01
 Received date - 20/10/2022

8 POWERED SITES.

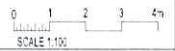
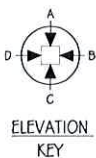
SOUTH 98M 14 POWERED SITE RODEO GROUND.

WEST 54M TOTO CROSS



Window Schedule			
MARK	HEIGHT	WIDTH	COMMENTS
01	910	1215	ALUMINIUM FRAMED WINDOW
02	615	610	ALUMINIUM FRAMED WINDOW
03	910	1215	ALUMINIUM FRAMED WINDOW
04	910	1215	ALUMINIUM FRAMED WINDOW

Door Schedule			
MARK	HEIGHT	WIDTH	COMMENTS
01	2100	1800	ALUMINIUM FRAMED GLASS SLIDING DOOR
02	2040	820	SELECT CAVITY DOOR
03	2040	770	SELECT CAVITY DOOR



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Issue Status/Amendment	Date
A. ORIGINAL ISSUE	02.06.21



SHINELLA HEAD OFFICE
8 Columbia Street, Onychia Qld 4813
Telephone: 07 4668 9391
Fax: 07 4668 9397

BRISBANE
24 Queen Street, Brisbane Qld 4000
Telephone: 07 4668 9390
Fax: 07 4668 9397

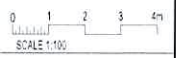
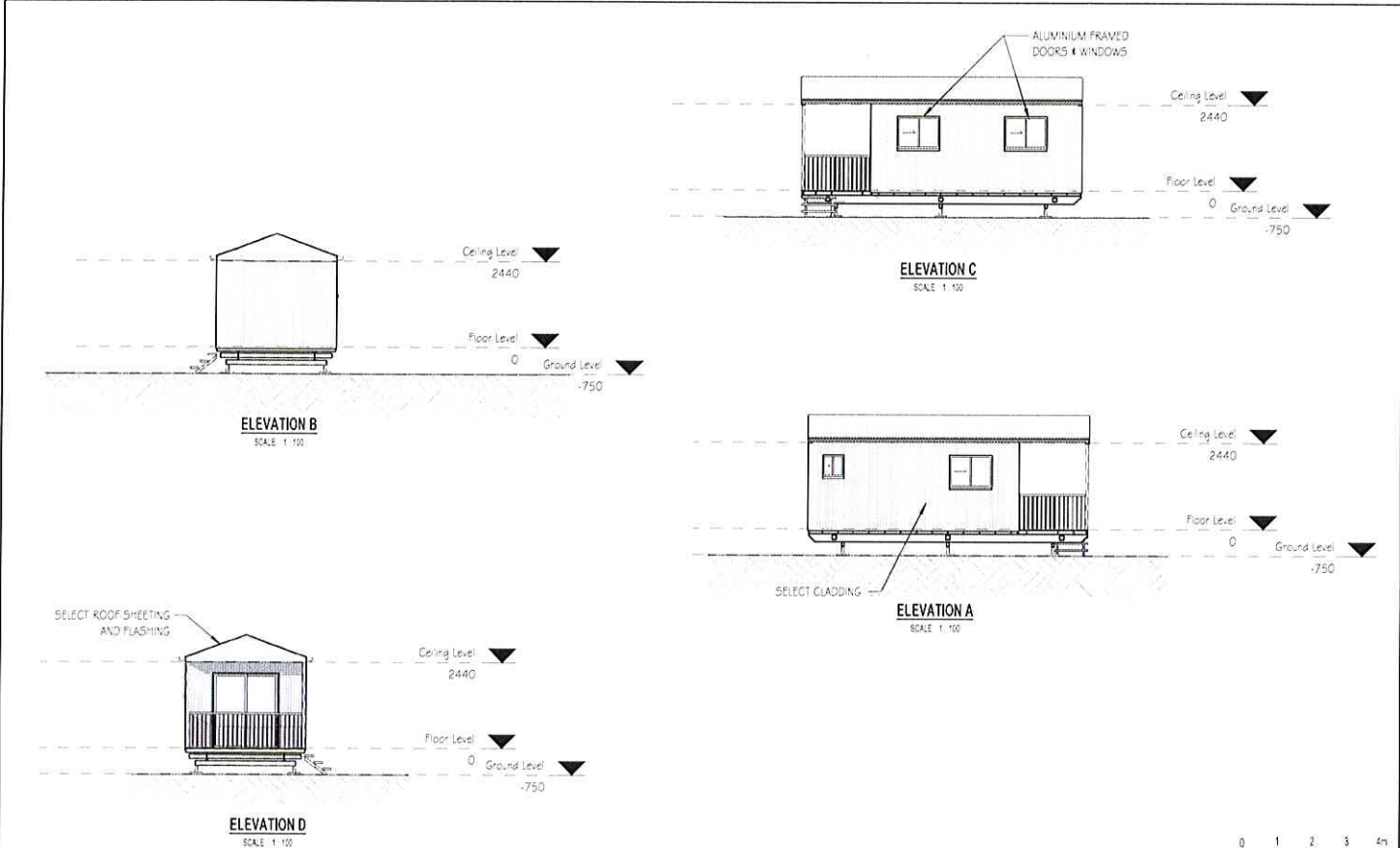
TOOWOOMBA
72 B. Arden Road, Toowoomba Qld 4300
Telephone: 07 4668 9390
Fax: 07 4668 4300

CHACE PORTABLE BUILDINGS
TRANSPORTABLE CABIN

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Designed: *MK* Checked: C.J.L.
Drawn: *KAW* Checked: C.J.L.
Approved: *[Signature]*
DATE: 02.06.2021

FLOOR PLAN & TYPICAL SECTION		
Job Number	Drawing Number	Rev.
211303	A.001	A
Number	01	of 04 Drawings Full Size A3



CAD REF: P:\211303\211303.dwg (P:\211303\211303.dwg) - User: b.j.s. - 02/06/2021 10:40:23 AM

Issue Status/Amendment	Date
A ORIGINAL ISSUE	02/06/21

CUNNINGHAM ROAD OFFICE
 4 Columbia Street, Suite 200, QLD 4813
 Tel: (07) 4658 9331
 Fax: (07) 4658 9351

SOVA
 24 Quipin Street, Roma QLD 4455
 Telephone: (07) 4622 3159
 Fax: (07) 4622 2547

ISSUES/REMA
 218 Acacia Avenue, Townsville QLD 4750
 Telephone: (07) 4834 4100
 Fax: (07) 4834 4300

CHACE PORTABLE BUILDINGS
 TRANSPORTABLE CABIN

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Designed	CHK	Checked	C.J.L.
Drawn	K.M.W.	Checked	C.J.L.
Approved	<i>[Signature]</i>		
	RFP/17/15		
	02/06/2021		

ELEVATIONS			
Job Number	Drawing Number	Block	
211303	A.002	A	
Number	02	of	08 Drawings
Full Size A3			



SARA reference: 2211-31951 SRA
 Council reference: DA08-2022-2023
 Applicant reference: -

7 December 2022

Chief Executive Officer
 Blackall Tambo Regional Council
 PO Box 21
 Blackall Qld 4472
 admin@btrc.qld.gov.au

Dear Sir/Madam

SARA response—58 Arthur Street, Tambo

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 10 November 2022.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	7 December 2022
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Material change of use for a Tourist Park (extension (six (6) units))
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)	
	Development application for a material change of use within 25m of a state-controlled road	

SARA reference: 2211-31951 SRA
Assessment Manager: Blackall Tambo Regional Council
Street address: 58 Arthur Street, Tambo
Real property description: Lot 47 on SP110074
Applicant name: CLIFFORD C AND TANYA M REID
Applicant contact details: 56-58 DUKE STREET
Roma QLD 4455
cliffreid@westnet.com.au

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR22-037905
- Date: 7 December 2022

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at corridormanagement@tmr.qld.gov.au.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

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

For further information please contact Thomas Gardiner, Principal Planning Officer, on 0749242916 or via email RockhamptonSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc Clifford C & Tanya M Reid, cliffreid@westnet.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing
Material change of use		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The road access location to the subject site is to remain at approximate Chainage 1.064km (Lat: -24.884843; Long: 146.247841).	At all times.
2.	Direct access is not permitted between the Landsborough Highway (also known as Arthur Street), the state-controlled road, and the subject site at any location other than the permitted access location as per Condition 1.	At all times.
3.	<p>(a) Stormwater management of the development must not cause material worsening to the operating performance of the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iii) surcharge any existing culvert or drain on the state-controlled road; (iv) reduce the quality of stormwater discharge onto the state-controlled road. 	At all times.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) [v3.0]. If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- The development is a material change of use for a Tourist Park (six (6) additional cabins, located at 58 Arthur Street, Tambo, described as Lot 47 on SP110074.
- The assessment benchmark which is relevant to SARA's assessment is State Development Assessment Provisions (SDAP) State code 1: Development in a state-controlled road environment (State code 1).
- The development is considered to comply with this assessment benchmark, subject to conditions.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version [3.0]), as published by SARA
- The Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*

Attachment 4—Change representation provisions

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