

MISS JESSICA REISER

Our Ref: MCU 195

22 September 2021

Balonne Shire Council
C/- Precinct Urban Planning
Attention: Andrew Bullen
PO Box 3038
Toowoomba QLD 4350

Email: andrew@precinctplan.com.au

Dear Andrew,

Decision notice approval

(Given under section 63(2) of the *Planning Act 2016*)

The development application described below was properly made to the Balonne Shire Council on 21 May 2021.

Applicant details

Applicant name: **Balonne Shire Council**
C/- Precinct Urban Planning

Applicant contact details: andrew@precinctplan.com.au
(07) 4632 2535

Location details

Street address: **2-18 Charles Street, Dirranbandi QLD 4486**

Real property description: **Lot 56 on SP101406**

Local government area: **Balonne Shire Council**

Application details

Application number: **MCU195**

Approval sought: **Development Permit**

Description of the development proposed: **Material Change of Use – “Indoor Sport and Recreation” (Thermal Baths)**

Category of assessment: **Impact Assessment**

Planning scheme: **Balonne Shire Planning Scheme 2019**

Decision

I wish to advise that, on 16 September 2021, the above development application was **approved in full** subject to conditions by Council. (Refer to the conditions contained in Attachment 1)

Details of the approval

This application is not taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approvals are given:

	<i>Planning Regulation 2017</i> reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - material change of use	N/A	<input checked="" type="checkbox"/>	N/A

Further development permits

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

- Development Permit – Building Work
- Development Permit – Plumbing and Drainage works

Properly made submissions

There were no properly made submissions made in relation to the application.

Referral agencies for the application

There were no referral agencies for the application.

Approved plans, specifications and drawings

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

Plan/Document Number:	Plan/Document Name:	Date:
DA002 Issue A	Site Plan	13/5/21
DA003 Issue A	Floor Plan	13/5/21
DA004 Issue A	Roof Plan	13/5/21
DA005 Issue A	Garbage + Parking Plans	13/5/21
DA006 Issue A	Floor Plan Axonometric	13/5/21
DA007 Issue A	Elevations 1	13/5/21
DA008 Issue A	Elevations 11 + Sections	13/5/21
DA00 Issue A	Site Data	13/5/21

Currency period for the approval (s.85 of the Planning Act)

For Material Change of Use - This approval lapses if the first change of use does not happen within 6 years after the approval starts to have effect.

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 certain 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*).

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
- a deemed refusal of the development application.

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

Appeal by an eligible submitter

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

- any part of the development application that required impact assessment
- a variation request.

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

Attachment 2 is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights and the appeal rights of a submitter.

To stay informed about any appeal proceedings which may relate to this decision visit:
<https://planning.dsdmp.qld.gov.au/planning/our-planning-system/dispute-resolution/pe-court-database>.

For further information please contact Jessica Reiser, Planning Officer, on 07 4624 0619 or via email council@balonne.qld.gov.au who will be pleased to assist.

Yours sincerely



Matthew Magin
Chief Executive Officer

enc: Attachment 1—Assessment Manager Conditions of Approval (Balonne Shire Council)
Attachment 2—Appeal provisions
Attachment 3—Statement of Reasons
Attachment 4—Approved plans and specifications

ATTACHMENT 1 – ASSESSMENT MANAGER CONDITIONS OF APPROVAL (BALONNE SHIRE COUNCIL)

Conditions:

Use

1. The approved development is a Material Change of Use – "Indoor Sport and Recreation" (Thermal Baths) as defined in the Planning Scheme, and as shown on the approved plans.

Compliance inspection

2. All conditions relating to the establishment of the approved development must be fulfilled prior to the approved use commencing, unless otherwise noted within these conditions.
3. Prior to the commencement of use, the applicant shall contact Council to arrange a development compliance inspection.

Approved plans and documents

4. All works and operations are to be carried out generally in accordance with the approved plans listed in the following table. Where the approved plans conflict with the Assessment Manager's conditions, the Assessment Manager's conditions prevail.

Plan/Document Number:	Plan/Document Name:	Date:
DA002 Issue A	Site Plan	13/5/21
DA003 Issue A	Floor Plan	13/5/21
DA004 Issue A	Roof Plan	13/5/21
DA005 Issue A	Garbage + Parking Plans	13/5/21
DA006 Issue A	Floor Plan Axonometric	13/5/21
DA007 Issue A	Elevations 1	13/5/21
DA008 Issue A	Elevations 11 + Sections	13/5/21
DA00 Issue A	Site Data	13/5/21

Development works

5. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
6. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).
7. All works on or near roadways shall be adequately signed in accordance with the "Manual for Uniform Traffic Control Devices – Part 3, Works on Roads".

Applicable standards

8. All works must comply with:

- a) the development approval conditions;
- b) any relevant provisions in the Planning Scheme and the Institute Of Public Works Engineering Australasia;
- c) Balonne Shire Council Private Property Entrance Policy 2010;
- d) any relevant Australian and Austroads Standards and the National Construction Code that applies to that type of work; and
- e) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Stormwater drainage

- 9. Stormwater drainage is to be provided in accordance with:
 - a) Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013;
 - b) Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987; and
- 10. Stormwater must not be discharged to adjoining properties and must not pond on the property being developed, or adjoining properties during the development process or after the development has been completed. The developer shall ensure that in all cases, discharge of stormwater runoff from the development drains freely to the legal point/s of discharge for the development.
- 11. There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development has been completed.
- 12. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

Avoiding nuisance

- 13. No nuisance is to be caused to adjoining properties and occupiers by the way of noise, smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.
- 14. Dust emanating as result of activities carried out onsite (both during construction and post construction) must be continually monitored and suppressed in order to prevent any dust drifting onto road networks and nearby properties and sensitive land uses.
- 15. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
- 16. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses (during construction and post construction). The premises is to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.
- 17. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.30am to 6.30pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.
- 18. Noise emissions from the development shall not cause environmental harm of nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Noise) Policy 2008*.

19. Air emissions from the development shall not cause environmental harm of nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Air) Policy 2008*.
20. Parking areas for vehicles associated with the construction works must be provided within the development site.

Waste management

21. All waste generated from construction activities must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.

Refuse storage

22. Adequate refuse storage areas and facilities must be provided on the site to service the approved development.
23. At all times while the use continues, waste containers shall be provided on the site and maintained in a clean and tidy state and emptied, and the waste removed from the site on a regular basis. All waste containers are to be located in a convenient and unobtrusive position and shielded from the view of users of the premises, travelling public and neighbours, and accessible by the vehicles used by Council, its agents and/or others.
24. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction & Recycling Act 2011*.

Access, manoeuvring and car parking

25. Existing vehicle access to the site from Charles Street, as shown on the approved Site Plan, is to be maintained to provide access and egress for the approved use. The landowner is responsible for maintaining the vehicle crossover from the road carriageway (Charles Street) to the property boundary and for obtaining any approvals that may be required, and for complying with the applicable designs and standards. Should any damage be caused at the approved access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.
26. All vehicle movements within the site are to be clear of proposed parking areas, buildings and landscape treatments. Vehicle parking bays must not encroach into swept paths for vehicle movements onsite.
27. Vehicles entering and exiting the development site must be able to enter and leave in forward direction. Reversing out of the development site is not permitted. Vehicle manoeuvres in this regard are to be totally contained within the development site boundaries.
28. A designated onsite visitor car parking area is to be provided generally in accordance with Approved plan DA002 Issue A – 'Site Plan', dated 13/5/21. PWD spaces must be provided in accordance with the Building Code of Australia.
29. Dedicated caravan parking spaces shall be provided within the designated car parking area, generally in accordance with Approved plan DA002 Issue A – 'Site Plan', dated 13/5/21.
30. A dedicated bus drop-off/bus parking zone shall be provided internally within the site. The bus parking area shall be clearly delineated using signage and/or other markings.
31. Car parking and manoeuvring areas are to be designed in accordance with:

- a) AS2890.1 – Parking Facilities;
- b) Austroads AP-34/95 - Design Vehicles and Turning Path Templates; and
- c) The 'Access to Premises Standard' (Vol 1 of the National Construction Code).

Bicycle parking

32. A dedicated area for bicycle parking is to be provided as part of the approved development. Bicycle parking areas must be well-lit, sheltered and protected from other use areas and traffic (including vehicle and pedestrian accessways, delivery activities and waste collection).

Signage

33. Signage is to be installed near the car park entrance and near the vehicle exit from the Bathhouse precinct advising visitors that the existing gravel track is a shared pedestrian/vehicle zone.
34. Signage is to be installed near the entrance to the site advising the location of service delivery and disabled carpark areas.

Landscaping and fencing

35. Existing mature vegetation within the site is to be maintained and incorporated as part of the approved development.
36. Any additional landscaping areas provided, must contribute to the amenity of development by enhancing the visual appeal and softening the built form and must be irrigated during an establishment period of two years.
37. All site landscaping is to be maintained throughout the duration of the approved use. Any dead and/or unhealthy plants are to be promptly removed and replaced.
38. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.
39. Landscaping must not interfere with site lines at access driveways for vehicle traffic.
40. Any proposed fencing must not impede the flow of floodwater.

Provision of services

41. The development must be connected to Council's reticulated water supply network in accordance with the applicable standards and policies.
42. Adequate provision for water supply for potable water and fire-fighting purposes must be provided.
43. The development must be connected to Council's reticulated sewerage supply network in accordance with the applicable standards and policies.
44. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications (as relevant).

45. If the premises is connected to a telecommunications service, then such works shall be undertaken in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications (as relevant).
46. All services installation connections to the respective networks, must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such design exist, (iv) any relevant Australian Standard that applies to that type of work and (v) any alternative specifications that Council has agreed to in writing and which the development must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Inclement weather events

47. The approved development is not permitted to operate or accept public visitors to the site during extreme weather events, including flood and bushfire events.
48. All reasonable efforts should be made to advise visitor/s in advance of premises closures that required due to inclement weather events.

Emergency events

49. A management plan addressing both flood and bushfire hazard, having regard to the site characteristics and management procedures in the event of flood or bushfire, shall be prepared prior to the commencement of the use. The owner and/or operator, staff and visitors shall be made aware of the management plan, its content, and the procedures that need to be followed in the case of a major flood or bushfire event e.g. relocation of equipment and materials, evacuation etc.

Safe storage of equipment and materials

50. All goods, materials, equipment and machinery with the potential to cause harm by way of floating debris or potential contamination of waterways during a flood event, must be stored in flood proof containers, adequately secured or located safely above the defined flood event (DFE) level. Any goods, material, equipment or machinery with the potential to cause harm or contamination that is not located above the DFE or in flood proofed containers, shall be stored in such a manner as to be easily accessed and relocated off-site prior to inundation of the site and surrounding roadways in a minor or major flood event.

Building standards

51. The finished floor level of the approved development shall be a minimum of 300 millimetres above the peak water depth as shown in *Map 2CA – Defined Flood Level Dirranbandi* contained within the *Balonne Shire Planning Scheme 2019*.

Future boardwalk

52. Prior to works being carried out to construct the boardwalk connecting the visitor car park to the thermal baths complex, the applicant/developer must provide information and plans to Council for endorsement demonstrating to Council's satisfaction that the proposed works will not undermine or in any way compromise the integrity or function (including maintenance) of the existing levee bank. To remove any doubt, Council may require amendments to any detailed design and associated plans which ensure the integrity and functioning of the levee bank is maintained during and following construction.

Advertising signage

53. Any advertising signage associated with the approved use must be fully contained within the development

site boundaries and must not encroach on adjoining properties or roads.

54. Any free standing advertising signage or structure constructed on the subject site shall be designed by an RPEQ (Structural) Engineer and certification provided for both design and construction.

Development costs

55. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs. This includes the costs of any services and infrastructure required in connection with the establishment of the development.

Latest versions

56. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the commencement of the development works, unless a regulation or law requires otherwise.

Application documentation

57. It is the developer's responsibility to ensure that all entities associated with this Development Approval have a legible copy of the Decision Notice, Approved Plans and Approved Documents bearing 'Council Approval'.

Document control

58. Should amendments be required to the approved plans and/or documents during construction, amended drawings and/or specifications shall be submitted to Council with an accompanying letter outlining the amendment together with any supporting information. All amendments shall be provided to Council for approval prior to the works being undertaken.

General advice:

- I. Refer to <https://www.balonne.qld.gov.au/council/publications/policies-plans-strategies> for Council Policies.
- II. The relevant planning scheme for this development is Balonne Shire Planning Scheme 2019. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to this Planning Scheme.
- III. Under the *Balonne Shire Planning Scheme 2019*:
Indoor Sport and Recreation means: *Premises used for leisure, sport or recreation conducted wholly or mainly indoors. Examples include: amusement parlour, bowling alley, gymnasium, squash courts or enclosed tennis courts. The use does not include cinema, hotel, nightclub entertainment facility or theatre.*
- IV. The *Environmental Protection Act 1994* 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 operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- V. All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003*

and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.

- VI. It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved development.
- VII. All persons involved in the development, operation or use of the site have an obligation to take all reasonable and practical measures to prevent or minimise any biosecurity risk under the *Biosecurity Act 2014*.
- VIII. The land use rating category may change upon commencement of any new approved use on the site. Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s, can be viewed on the Council Website: www.balonne.qld.gov.au.
- IX. A food business licence may be required in the event that food and beverages are to be served in conjunction with the approved use of the premises. Please contact Council's Environmental Health Department for further information regarding food licensing requirements.
- X. In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.
- XI. This development approval has been issued during the COVID-19 applicable event declared under 275F of the Planning Act 2016. The period for undertaking the approved development may be subject to an extension of time under section 275R of the Planning Act 2016.

ATTACHMENT 2 – PLANNING ACT EXTRACT APPEAL RIGHTS

Chapter 6 Dispute resolution Part 1 Appeal rights

228 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

- (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
- (b) the person—
 - (i) who may appeal a matter (the **appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The **appeal period** is—

- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund—

- (i) the establishment cost of trunk infrastructure identified in a LGIP; or
- (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

229 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under
 - (d) schedule 1, table 1, item 1—each principal submitter for
 - (e) the development application; and
 - (f) for an appeal about a change application under
 - (g) schedule 1, table 1, item 2—each principal submitter for
 - (h) the change application; and
 - (i) each person who may elect to become a co-respondent
 - (j) for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (k) for an appeal to the P&E Court—the chief executive; and
 - (l) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

230 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

- (2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—
- (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

231 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

ATTACHMENT 3 — STATEMENT OF REASONS

The following information is provided in accordance with section 63 of the *Planning Act 2016*.

Description of Development	Material Change of Use – “Indoor Sport and Recreation” (Thermal Baths)
Assessment benchmarks	<p>The proposed development was assessed against the following Assessment benchmarks:</p> <ul style="list-style-type: none"> • Maranoa-Balonne Regional Plan; • <i>Darling Downs Regional Plan</i>; • <i>State Planning Policy</i>; and • <i>Balonne Shire Planning Scheme 2019</i> <ul style="list-style-type: none"> • Part 4 Local Government Infrastructure Plan • Part 5 Tables of assessment • Part 6 Zones <ul style="list-style-type: none"> ○ Part 6.2.4 Recreation and open space zone code • Part 7 Development Codes <ul style="list-style-type: none"> ○ Part 7.3.1 General development code • Part 7.4.3 Flood hazard overlay code <ul style="list-style-type: none"> ○ Part 7.4.1 Operational works code
Relevant matters	<p>The assessment manager has had regard to the matters prescribed under the <i>Planning Regulation 2017</i> for impact assessment.</p> <p>There are no other relevant matters under section 45(5)(b) of the <i>Planning Act 2016</i>. The application presents a comprehensive discussion of the issues, and all relevant matters are therefore part of the ‘common material’ that the assessment manager is to have regard to under section 45(5)(a)(ii).</p>
Matters raised in submissions	N/A – There were no properly made submissions about the application.
Reasons for decision	It is considered that on balance, the proposal presents no significant inconsistency with the applicable assessment benchmarks. Development conditions have been imposed to ensure compliance to the greatest extent possible.

ATTACHMENT 4 — APPROVED PLANS AND SPECIFICATIONS

BALONNE SHIRE COUNCIL

APPROVED PLANS / AMENDED PLANS

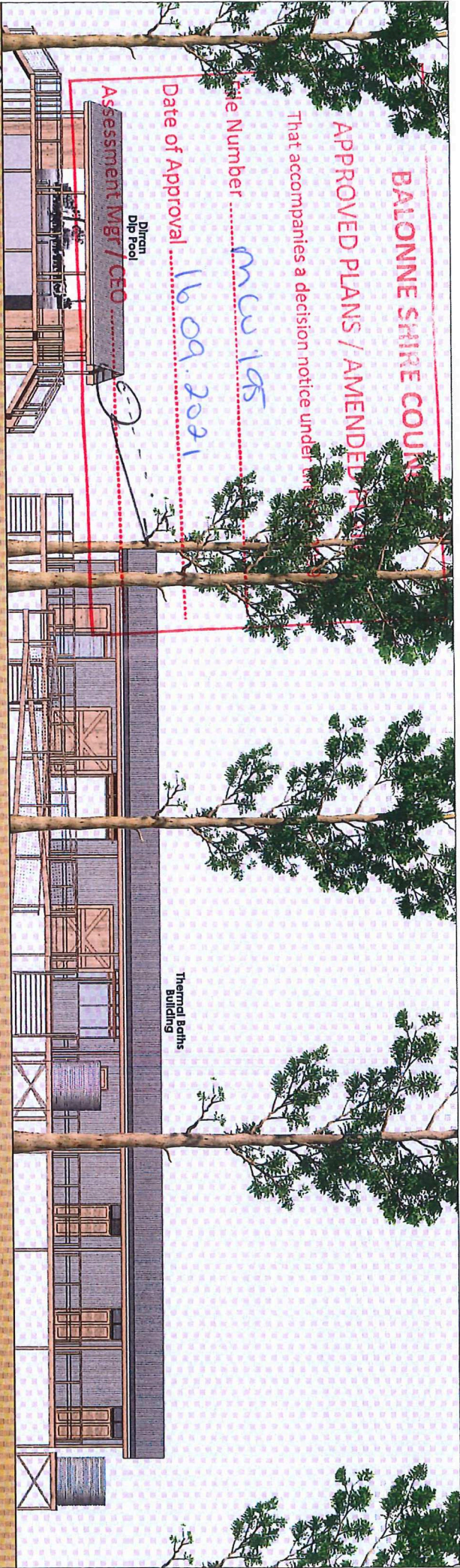
That accompanies a decision notice under the Planning Act 2009

File Number *MCW108*

Date of Approval *16.09.2021*

Assessment Mgr / CEO *Dipran Dip Foot*

1 Dip Pool Thermal Baths: South Elevation
DA007 Scale: 1:100



2 Thermal Baths-Dip Pool: North Elevation
DA007 Scale: 1:100



CAUTION
 Copies of drawings which do not show details have not been prepared and should not be used for any purpose other than for preliminary information. Check all dimensions on the end and refer any discrepancies to the architect.
 COPYRIGHT © 2021 M.A.C. Architects. All rights reserved. This drawing is the property of M.A.C. Architects and may not be used or copied without permission.

ISSUE DESCRIPTION	DATE	ISSUE DESCRIPTION	DATE

Client: Balonne Shire Council
 Project: Development Application 130921

macphail & spruiell architects
 10/105 Kippax Street,
 St. Leonards NSW 1590
 t: 02 9231 8900
 e: design@macphailandspruiell.com.au
 8/5/11 84 092 147 855

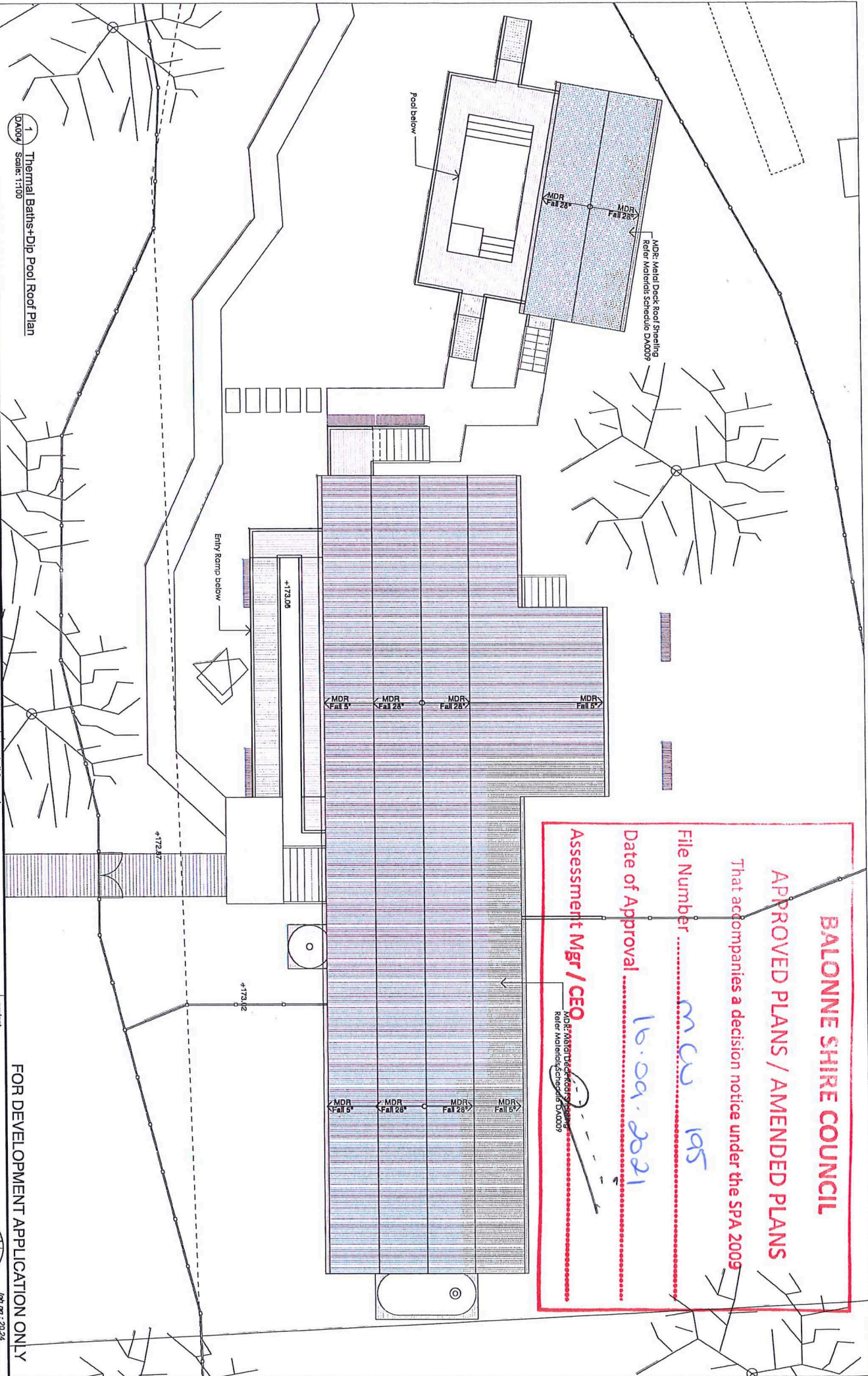


project: Dirranbandi Thermal Baths
 Charles Street
 Dirranbandi QLD
 drawing title: Elevations 1

job no: 20124
 client: Balonne Shire Council
 date: May 2021
 drafter: DS
 scale: As Noted @ A2
 DA007A

FOR DEVELOPMENT APPLICATION ONLY

BALONNE SHIRE COUNCIL
APPROVED PLANS / AMENDED PLANS
 That accompanies a decision notice under the SPA 2009
 File Number MCU 105
 Date of Approval 16.09.2021
 Assessment Mgr / CEO [Signature]
MDR: Metal Deck Roof Sheeting
 Refer Materials Schedule DA0009



1 Thermal Baths + Dig Pool Roof Plan
 Scale: 1:100
 DA0004

CAUTION: Copies of drawings which do not show details have not been prepared for this project. For any further information, please refer to the drawings for preliminary information. Check all dimensions on site and refer any discrepancies to the architect. This information is for general information only and is not to be relied upon without permission.

DATE	ISSUE DESCRIPTION
13/09/21	Development Application

macphail & sproull architects
 10/105 oppax street,
 BALONNE SHIRE COUNCIL
 BALONNE SHIRE COUNCIL

FOR DEVELOPMENT APPLICATION ONLY

project: Dirranbandi Thermal Baths
 Drawing Title: Roof Plan

Job No: 20124
 CAD File: 5-Drawing
 Date: May 2021
 Drawn: DS
 Scale: As Noted @ A2
 DA0004/A

MATERIALS + FINISHES



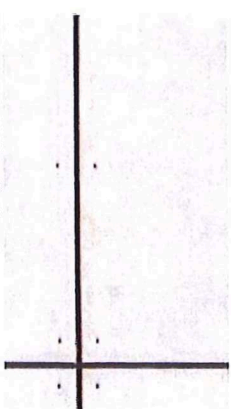
Internal: External Walls, Roof Sheeting: Re-purposed Galvanneal Corrugated Iron



Guttering: Half Round Gutter in Re-purposed Galvanized



Flooring and Structure: Hardwood Local Timber Species



Bathroom Facilities Wall Linings: Pure Cement

BALONNE SHIRE COUNCIL

APPROVED PLANS / AMENDED PLANS

That accompanies a decision notice under the SPA 2009

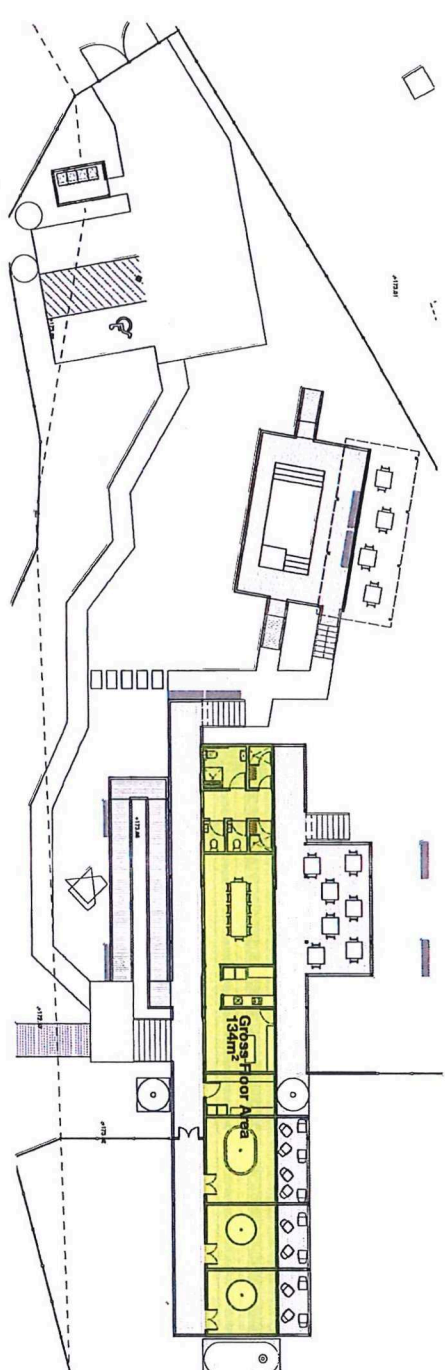
File Number *MU 195*

Date of Approval *16.09.2021*

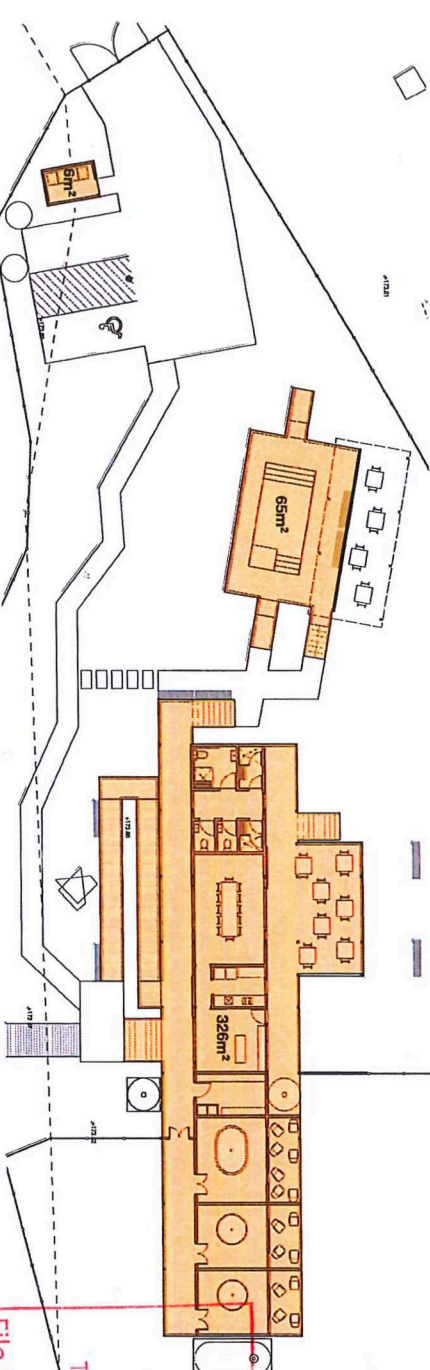
Assessment Mgr / CEO *[Signature]*

FOR DEVELOPMENT APPLICATION ONLY

1 Plan: Gross Floor Area Calculation
DA009 Scale: 1:200



2 Plan: Site Coverage Calculation
DA009 Scale: 1:200



Area Calculations Schedule

Gross Floor Area:	1341m ²
Built Area:	3977m ²
Site Area:	29,200m ²
Site Coverage:	1.35%

CAUTION
These drawings are for information only and are not to be used for any other purpose without the prior written consent of the architect. The architect is not responsible for any errors or omissions in these drawings. The architect is not responsible for any errors or omissions in these drawings. The architect is not responsible for any errors or omissions in these drawings.

DATE DESCRIPTION	DATE	ISSUE DESCRIPTION	DATE	CLIENT
				Balonne Shire Council
A Development Application	19/07/21			

maephall & sproui
architects
10/08 BOLA GTO
SUITE 4.1, 105 KIPPAK STREET,
TOWNSVILLE QLD 4860
E: design@maephallandsproui.com.au
P: 07 4782 4053



Project
Dirranbandi Thermal Baths
Cherida Street
Dirranbandi QLD
drawing file
Site Data

job no : 2024
lead file : Development
date : May 2021
drawn : DS
scale : As Noted @ A2
DA009/A

