



Queensland Treasury

QT reference: TUL2020/0120

4 August 2020

Josie Roberts Smith T/A Care Needs Solutions
57 Woondooma Street
Bundaberg West QLD 4670

Attention: Josie Roberts-Smith

Dear Josie

Temporary use licence Decision Notice – Community Care Centre

(Decision Notice given under section 275J of the *Planning Act 2016*)

As a delegate of the chief executive of Queensland Treasury, I advise that your application for a temporary use licence for Community Care Centre at 57 Woondooma Street, Bundaberg West is approved.

Applicant details

Applicant: Josie Roberts Smith T/A Care Needs Solutions

Applicant contact details: 57 Woondooma Street
Bundaberg West, QLD 4670
Careneedssolutions@outlook.com

Premises details

Street address: 57 Woondooma Street, Bundaberg West
Real property description: Lot 33 on B15810
Local government area: Bundaberg Regional Council
Existing use: Community Care Centre

Decision details

Decision: Temporary use licence is approved under section 275I of the *Planning Act 2016*.

Conditions: This approval is subject to the conditions in **Attachment 1**

Details of relevant change

- Replace the timing of conditions 13, 14, 21, 24, 28, 29, 30 and 31 from 'prior to commencement of use' to 'prior to 31 October 2020' to allow the commencement of the use while works are being undertaken on the site

- Two additional conditions that relate to interim parking requirements onsite.

Approved changes: Replace conditions 13, 14, 21, 24, 28, 29, 30 and 31 within Bundaberg Regional Council's Decision Notice dated 14 April 2020 and reference: 522.2019.176.1

Date of decision: 4 August 2020

Timing: This temporary use licence is in effect for the period of the COVID-19 emergency applicable event declared in accordance with section 275K of the *Planning Act 2016*.

Applicable event name: COVID-19 emergency

Applicable event declaration: 20 March 2020

Applicable event end date: 31 October 2020 (unless extended under s275F of the *Planning Act 2016*)

This temporary use licence is effective under section 275L of the *Planning Act 2016*. It does not constitute a development approval under section 63 or change to an existing development permit under section 83 of the *Planning Act 2016*.

This temporary use licence authorises the use of premises within the jurisdiction of the *Planning Act 2016*. A temporary use licence does not remove the need to obtain any other approvals that might be required by local, State and/or Commonwealth jurisdictions.

It is the responsibility of the holder of this licence to determine whether other permits or approvals are required before the use can lawfully commence.

If you require further information, please contact Felicity Tait, Planning Group - Queensland Treasury on (07) 3452 7656 or felicity.tait@dsmip.qld.gov.au who will be pleased to assist.



Steve Conner
Executive Director
Planning Group

cc: Bundaberg Regional Council – development@bundaberg.qld.gov.au

Attachment 1 – Temporary use licence conditions

NO.	CONDITION	TIMING
USE SPECIFIC		
13	The main entrance to the building must be easily identifiable, and directly accessible from the primary street frontage.	Prior to 31 October 2020 and then to be maintained
14	The street number of the site must be clearly displayed and visible from the primary street frontage.	Prior to 31 October 2020 and then to be maintained
LANDSCAPING		
21.	<p>Landscape the site in accordance with the approved plans. Landscaping must:</p> <ol style="list-style-type: none"> consist of permanent garden beds planted with trees and shrubs, with particular attention to the street frontage(s) of the site include species recognised for their tolerance for low water conditions be provided with a controlled underground or drip watering system. Any such system is to be fitted with an approved testable backflow prevention device <p>Note: Council does not require the submission of an Operational works development application for landscaping that is nominated as Accepted development where the works comply with the nominated requirements for Accepted development</p>	Prior to 31 October 2020 and then to be maintained
24.	<p>Provide certification from a Registered Professional Engineer of Queensland (RPEQ) that any operational work that is Accepted development has been designed and constructed in accordance with the conditions of this Development approval and any other relevant approval issued by Council.</p> <p>Note: Council does not require the submission of an Operational works development application for work that is nominated as Accepted development where the works comply with the nominated requirements for Accepted development and are certified by a RPEQ.</p>	Prior to 31 October 2020
ROADWORKS, ACCESS AND CAR PARKING		

NO.	CONDITION	TIMING
28.	<p>Design and construct road shoulder pavement widening and seal, concrete tree surround, on-street carparking for four (4) cars, and site access driveway, generally in accordance with the Approved plans, applicable Planning scheme codes, and the Planning scheme policy for development work.</p> <p>Detail must be determined as part of an application for Operational Works.</p>	Prior to 31 October 2020 and then to be maintained
29.	<p>Design and construct off-street car parking, access, and manoeuvring areas in accordance with the Approved plans, applicable Planning scheme codes, and the Planning scheme policy for development work.</p> <p>Car parking, access, and manoeuvring areas must:</p> <ol style="list-style-type: none"> a. provide a minimum of eight (8) on-site parking spaces b. be designed and constructed in accordance with AS2890 Parking facilities – off-street car parking c. provide on-site loading, unloading, and manoeuvring for all necessary service vehicles d. allow all design vehicles to enter and exit the site in a forward direction e. be constructed and sealed with concrete, pavers or asphalt f. be signed and delineated in accordance with the Queensland manual of uniform traffic control devices g. be drained to a legal point of discharge <p>Note: Where there is any conflict between the Approved plans and the Planning Scheme provisions, the Approved plans prevail.</p>	Prior to 31 October 2020 and then to be maintained
30.	Repair any damaged kerb and channel, footpath, or road (including removal of concrete slurry from footpath, roads, kerb and channel, and stormwater gullies and drain lines) and reinstate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	Prior to 31 October 2020
31	Provide 4 secure bicycle parking spaces for employees and for customers. Customer bicycle parking must be located in a visible area close to the entrance of each building.	Prior to 31 October 2020 and then to be maintained.
Additional conditions		
1.	All staff must park onsite.	

NO.	CONDITION	TIMING
2.	The area at the rear of the existing building is to be used as an informal parking area until the formalised parking area is completed.	

The above 'replaced conditions of application reference: 522.2019.176.1 now override conditions 13, 14, 21, 24, 28, 29, 30 and 31 of Bundaberg Regional Council's Decision Notice dated 14 April 2020 and application reference: 522.2019.176.1. All other conditions of the Bundaberg Regional Council's Decision Notice remain applicable to the approved use.