



SCENIC RIM REGIONAL COUNCIL

Planning & Development Committee

Report

Meeting held in the Council Chambers

82 Brisbane Street

Beaudesert

Tuesday, 15 September 2015

Commenced at 10.05 am

All correspondence to
Be addressed to the
Chief Executive Officer

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**SCENIC RIM REGIONAL COUNCIL
PLANNING & DEVELOPMENT COMMITTEE
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PLANNING & DEVELOPMENT COMMITTEE

REPORT

CHIEF EXECUTIVE OFFICER

I advise that the Committee met on **Tuesday, 15 September 2015**. Councillors present:

Cr J J Sanders, Chairperson
Cr J C Brent, Mayor
Cr N J Waistell
Cr N O'Carroll
Cr V A West, Deputy Mayor
Cr D A McInnes

ATTENDANCE

Executive Officers

C R Barke, Chief Executive Officer
P A Murphy, Director Infrastructure Services
A M Magner, Director Regional Services
K Stidworthy, Chief Finance Officer

APOLOGIES

Cr R J Stanfield

DECLARATIONS OF INTEREST BY MEMBERS

Nil

The following Officers attended the meeting and joined discussions on the items listed.

S Turner, Manager Planning (Item 3.1)

Reception of Deputations by Appointment / Visitors

Nil

PLANNING & DEVELOPMENT COMMITTEE

REPORT

Please note: The Committee resolved to go into closed session in accordance with the provisions of s.275 of the Local Government Regulation 2012 to discuss the items of business indicated as closed in the Committee Report.

At the conclusion of these items, the Committee resolved to resume in open session. The Committee's recommendation on each item, discussed in closed session, is as detailed at the end of each item in the Report.

1. EXECUTIVE

Nil.

2. CHIEF FINANCE OFFICER

Nil.

3. REGIONAL SERVICES**3.1 MCBd15/046 Request to Change Conditions for Development Permit for a Material Change of Use Winery/Distillery (Tourist Use) Latitude Town Planning Services Pty Ltd Lot 1 SP210103****Executive Officer: Director Regional Services****File Reference: MCBd15/046**

Applicable Planning Scheme	MCU – Beaudesert Shire Planning Scheme 2007
Applicant	Latitude Town Planning Services Pty Ltd
Owner(s)	Mr J N Penglis, Ms B F Penglis
Site Address	89-123 Hartley Road TAMBORINE MOUNTAIN
Real Property Description	Lot 1 on SP210103
Site Area	7.191 Ha
Relevant Zone and Precinct	Tamborine Mountain Zone Countryside Precinct
Proposal	Material Change of Use – Winery/Distillery (Tourist Use) – Request to Change Conditions of Approval
Assessment Level	Impact Assessment
Approval Type	Development Permit
Date Application Received:	22 July 2015

Director's Recommendation

1. That, pursuant to the *Sustainable Planning Act 2009*, Council resolve to approve the Request to Change an Existing Approval for the development application for Material Change of Use, in accordance with the following:

- 10) ACCESS TO COUNCIL ROAD** - The developer is required to construct the vehicular access to incorporate a rural basic left turn treatment in accordance with Austroads' Guide to Road Design - Part 4A: Unsignalised and Signalised Intersections, to cater for the largest anticipated vehicle.

The vehicular access is to be designed and constructed in accordance with Scenic Rim Regional Council's Standard Drawing R-07 Access (Single & Dual) Piped where it does not conflict with Austroads' Guide to Road Design - Part 4A: Unsignalised & Signalised Intersections. The design shall include pavement depths, to be designed by an RPEQ; the surface is to be sealed with asphalt or concrete to gate setback, and gate setback to cater for largest anticipated vehicle. The works required by this condition are to be completed prior to the commencement of the use. Detailed design will be re-submitted as part of an application for Constructing or Interfering with a Road or its Construction.

2. Administrative Action:

That a Decision Notice be issued in accordance with s.335 of the *Sustainable Planning Act 2009* to the Applicant, submitters and referral agencies.

Committee Recommendation

That the Director Regional Services' recommendation be adopted.

Moved: Cr Waistell

Seconded: Cr McInnes

Carried

Attachments

1. Applicant's Request to Change Conditions of Approval dated 21 July 2015.
2. Dekho Map/Aerial Photo.
3. Site Plan.
4. Proposed Site Access and HRV Access.

Attachment 1 - Applicant's Request to Change Conditions of Approval dated 21 July 2015

21st July 2015

By: Email

Scenic Rim Regional Council
Planning Department
Po Box 25
Beaudesert QLD 4285

Dear Sir/Madam,

Re: Request to Change Conditions of Existing Approval (dated 29 October 2014) with regards to Development Application MCBd14/047 which pertains to land at 89-123 Hartley Road, Tamborine Mountain QLD 4272 which is better described as Lot 1 on SP210103.

This request to change a condition of MCBd14/047 is forwarded for consideration by SRRC and specifically relates to Condition 10 – Access to Council Road. In support of this request a traffic impact assessment is provided in Attachment A.

We appreciate council's consideration of this request to change Condition 10 – Access to Council Road of MCBd14/047 where the overall outcomes of the proposed development are not changing. Subsequently it is believed that the proposed alternative access to a council road (Hartley Road) which is put forward by Rytenskild Traffic Group should be viewed and accepted by Scenic Rim Regional Council as adequate and fit for its purpose as a vehicular access point to this approved winery site.

If you have any questions please don't hesitate to contact the undersigned.

Yours Sincerely,

LATITUDE TOWN PLANNING SERVICES PTY LTD

KATRINA GREAVES

Town Planner | Project Co-ordinator

BURP(Hons) | MPM | MPIA

Mobile: 0424 141 187

Enclosed:

Attachment A – Traffic Impact Assessment

Postal Address:

PO Box 2781
Nerang DC QLD 4211

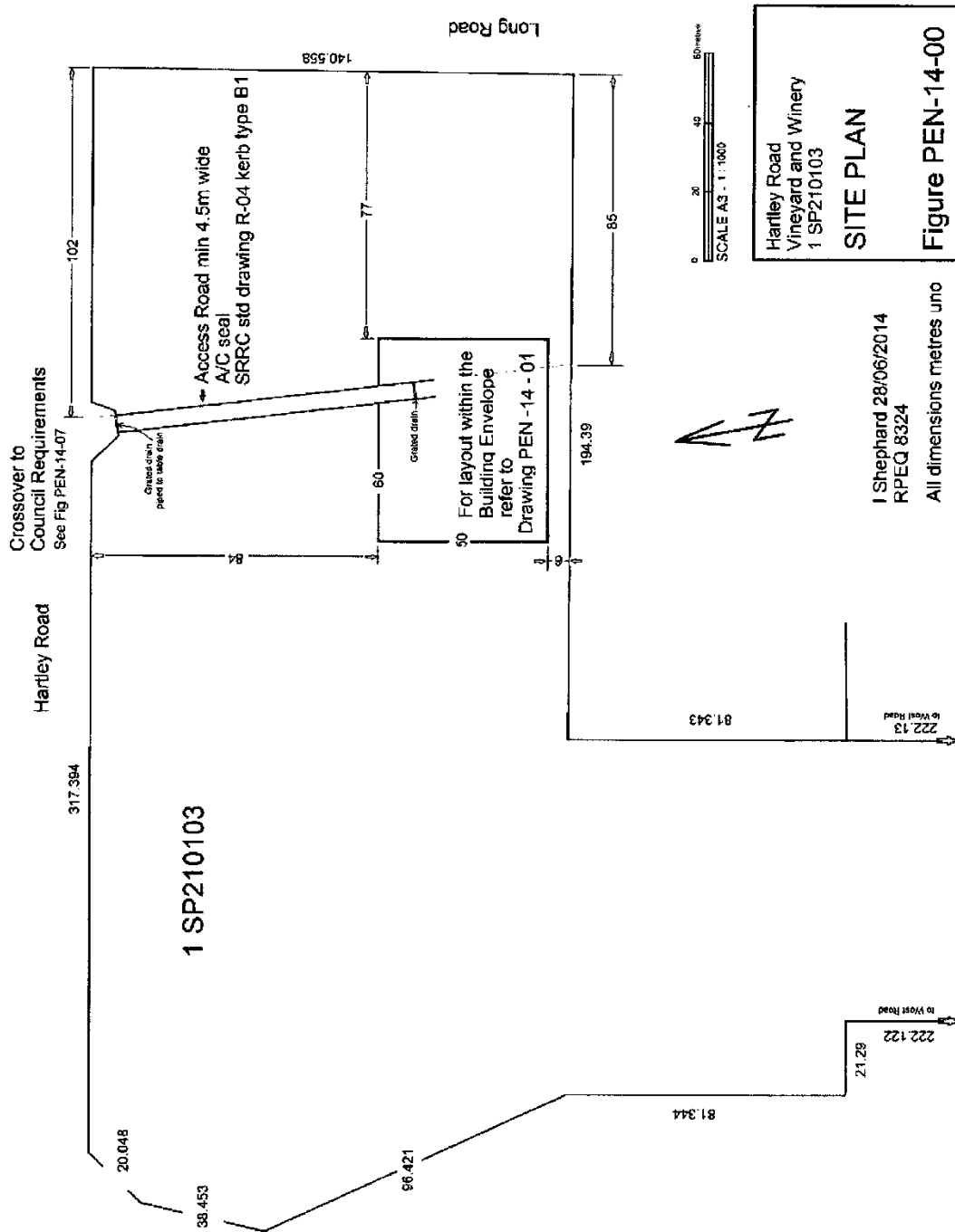
P: 07 5539 0614
E: enquiries@latitudeqld.com.au

1

Attachment 2 - Dekho Map/Aerial Photo



Attachment 3 - Site Plan

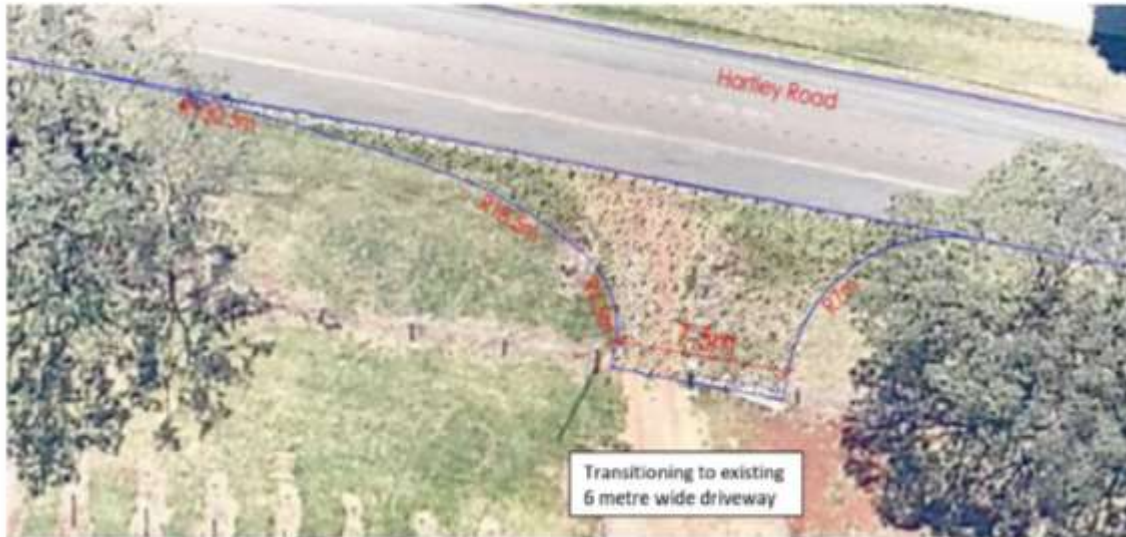


Attachment 4 - Proposed Site Access and HRV Access

Traffic Impact Assessment
Proposed Winery
89 - 123 Hartley Road, North Tamborine



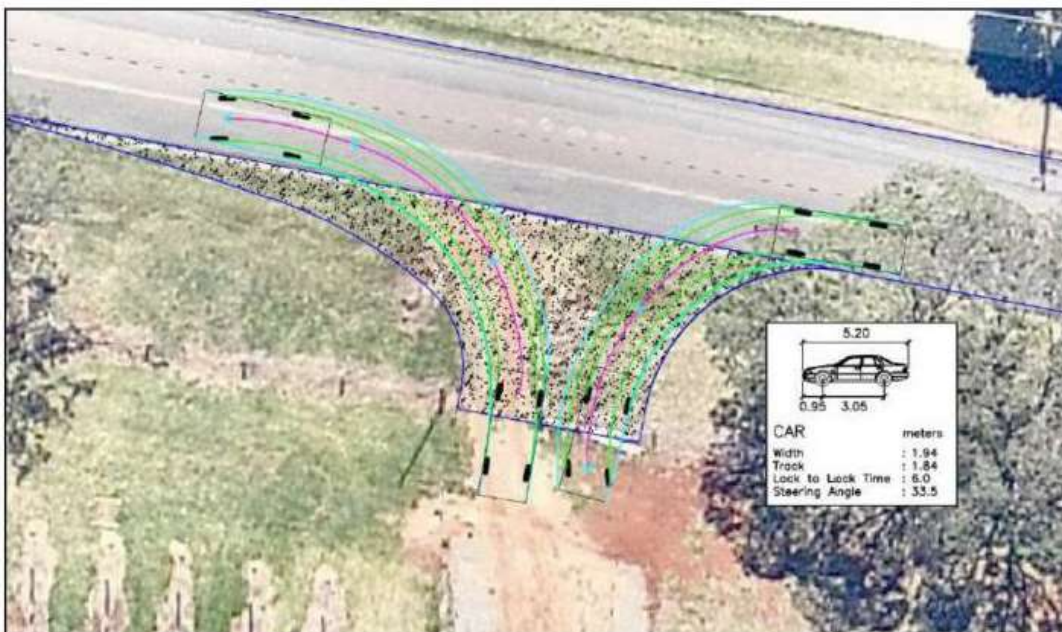
ATTACHMENT D – RECOMMENDED SITE ACCESS LAYOUT



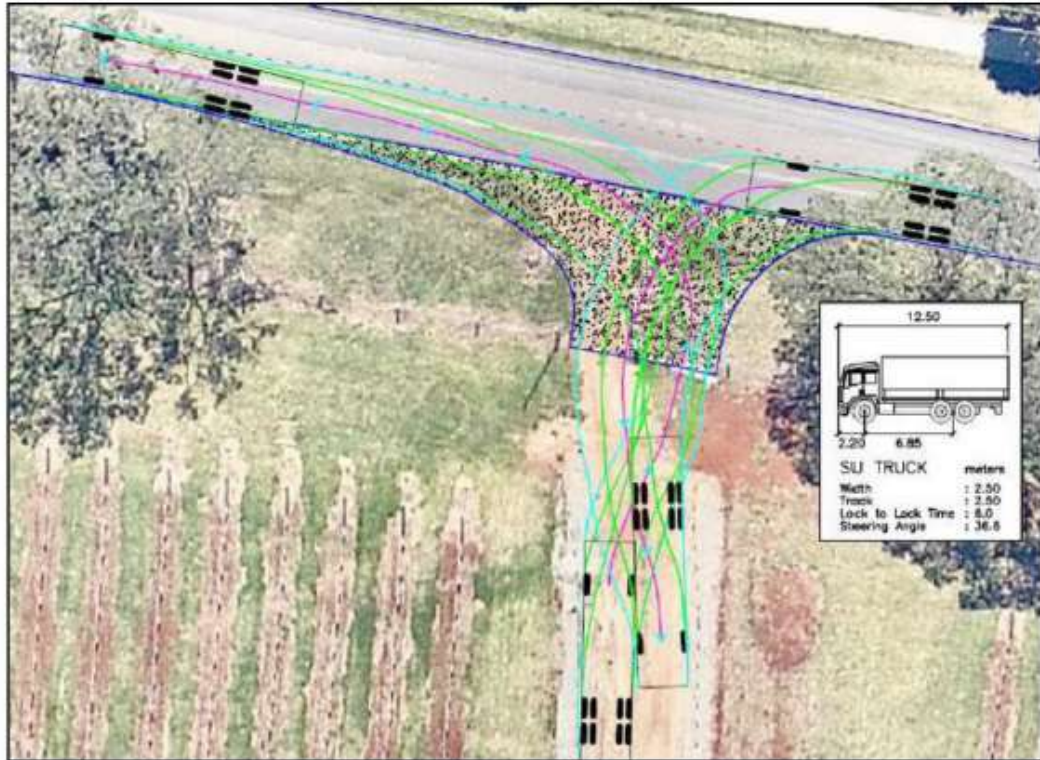
Traffic Impact Assessment
Proposed Winery
89 - 123 Hartley Road, North Tamborine



ATTACHMENT E – DESIGN VEHICLE SWEEP PATHS



99TH% CAR SWEEP PATHS



HEAVY RIGID VEHICLE SWEEP PATHS

4. INFRASTRUCTURE SERVICES

Nil.

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Cr J.J. Sanders
CHAIRPERSON
PLANNING AND DEVELOPMENT COMMITTEE