

**Queensland Heritage Act
1992**

**Section 75 Exemption
Certificate for a place in
the Local Heritage
Register**

Knoll Road, Tamborine Mountain



Issued by: Scenic Rim Regional
Council

For: Scenic Rim Regional Council to
undertake ongoing development at
Knoll Road, Tamborine Mountain

Queensland Heritage Act 1992 Section 75 Exemption Certificate Knoll Road, Tamborine Mountain



1. Background

This exemption certificate has been prepared by Scenic Rim Regional Council in relation to the inclusion of Knoll Road at Tamborine Mountain in the Scenic Rim Local Heritage Register.

Scenic Rim Regional Council (who controls and manages the road reserve) is seeking an ongoing exemption to undertake necessary works relating to the ongoing maintenance of the road. The exemption is made in accordance with section 75 of the *Queensland Heritage Act 1992*.

Council requires an exemption for the Council-controlled section of Knoll Road, being the road between the national park, waste transfer station and Main Street, as shown in Figure 1 below. The remaining section of the road (Old Knoll Road) is now a remnant track closed to all vehicles except fire and emergency vehicles and owned by the state government.

2. Application

The land to which this exemption applies is the road reserve described as **seg/pars 32974/1; 32973/2; 32973/39 and 14602/354**.

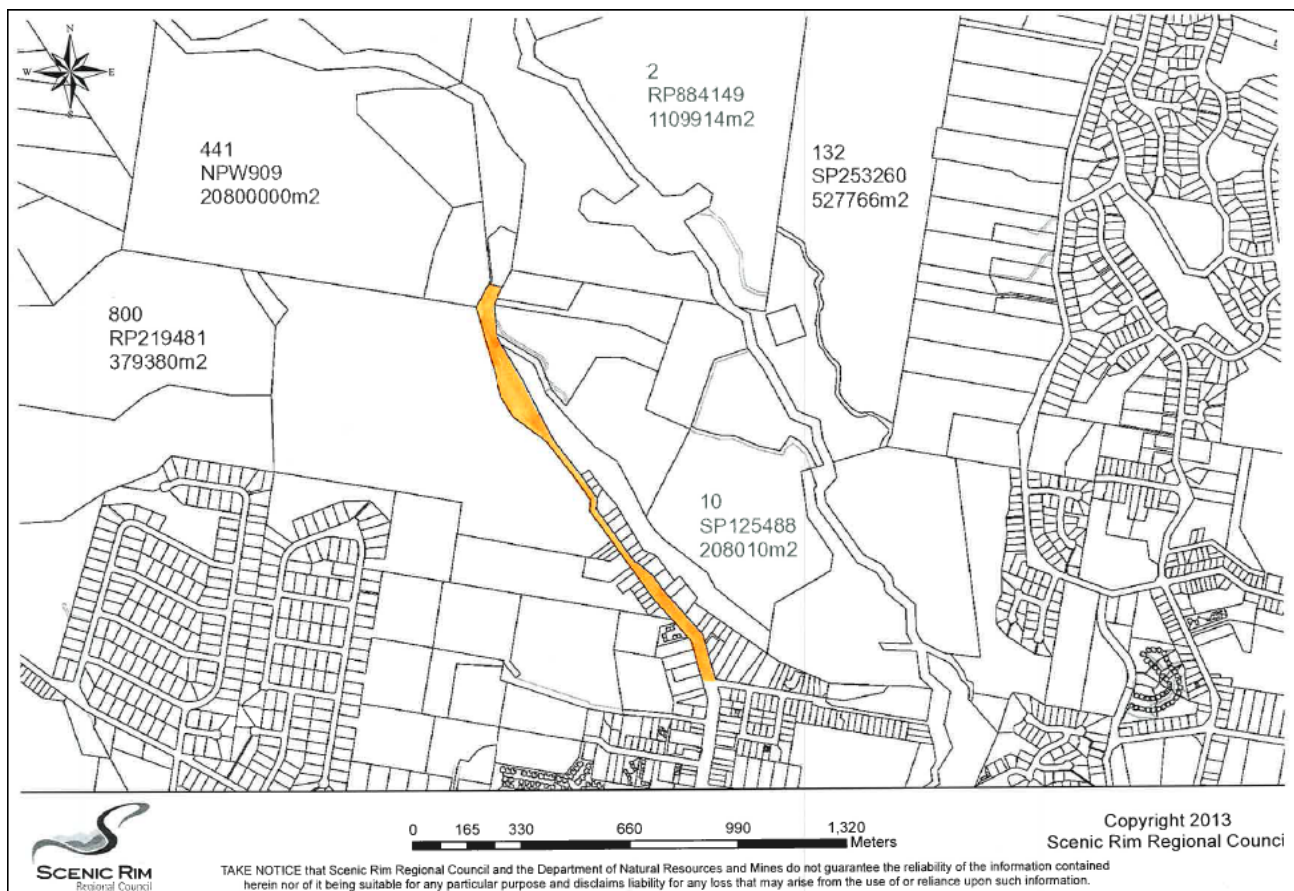


Figure 1 Extent of Knoll Road (shaded orange) that is covered by the exemption.

3. Purpose

The purpose of this exemption is to enable Scenic Rim Regional Council to carry out ongoing maintenance and planned upgrades to Knoll Road without the requirement to submit a code assessable development application in accordance with Schedule 10, Part 8 of the *Planning Regulation 2017*.

4. Need for exemption

Knoll Road is a local road under Council's control and management. It is a partially sealed road and as well as providing access to a number of private properties, Tamborine National Park and the Council and S.E.S Depot, it is also the single access route to Council's waste transfer station on Lot 1 SP273740. The waste facility, which involves green waste processing as well as other general waste transfer activities, operates on a daily basis (closed Wednesdays) and has an important role in the delivery of Council's waste management operations.

Access to the waste transfer station via Knoll Road will ultimately require upgrades to ensure its continued safe and efficient operation. The road to the facility is narrow and is used frequently by heavy vehicles required to service the waste transfer station, as well as local residents using the facility. In some parts, the road narrows to a single lane, making passing difficult (especially where heavy vehicles are involved) and vegetation is regularly required to be trimmed to ensure the safe movement of vehicles. Parts of the road are also subject to landslip during wet periods and require remediation.

In addition to an ultimate upgrade, ongoing maintenance of the road surface (i.e. repairing pot holes, stabilising verges etc.) is also necessary to ensure the pavement remains trafficable. Further, the intersection of the road leading to the national park may ultimately require an upgrade and possible future footpath.

As Council has a duty of care to ensure this continued and safe performance of the road, it is imperative that Council has the ability to undertake the necessary upgrades and ongoing maintenance of this asset without the need to obtain development approval. Applying for approval for the works that are required on Knoll Road would lead to unnecessary costs and delays and significantly impact on the efficient management of this asset.

Additionally, sufficient flexibility is required to be built into the scope of the exemption to ensure that Council maintains its authority to perform the duties described in Section 8 of this certificate as asset manager.

5. Impact of development on heritage significance

It is considered that the development sought under the exemption would not have a detrimental impact on the cultural heritage significance of the place for the following reasons:

- The development involving the necessary road upgrades and maintenance would ensure that the continued use of Knoll Road for access to the waste transfer station as well as general recreation activities is conserved;
- The development seeks to enhance existing access to the road and improve safety and would therefore increase the ability for the public to appreciate its significance;
- The development would generally retain the historic alignment of the road, which underpins the primary significance of the place; and
- The development would ensure that any archaeological potential of the road is protected and managed.

Overall, the exemption sought by Council enables the ongoing safe and efficient access to the properties accessed from the road, whilst ensuring that the cultural heritage significance of Knoll Road is conserved.

6. Defined terms

Development - as per the definition in the *Planning Act 2016*

Operational Work - as per the definition in the *Planning Act 2016*

Temporary Activities - as per the definition in the *Beaudesert Shire Planning Scheme 2007*

7. Site analysis

The following photographs provide a visual analysis of Knoll Road from Main Street to the Waste Transfer Station.



Figure 2 View towards the beginning of Knoll Road at the intersection with North Street, looking North.



Figure 3 Depiction of the residential section of Knoll Road, showing the width of the road and large mature vegetation.



Figure 4 View looking North along Knoll Road where it narrows to provide for a large tree.

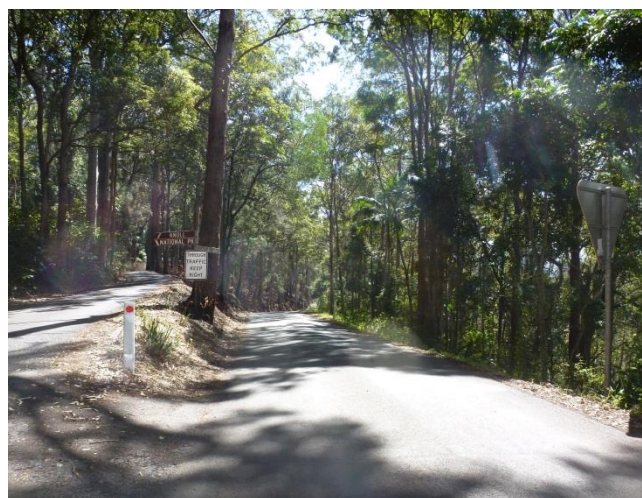


Figure 5 Depiction of Knoll Road looking North showing the intersection with the road to the Tamborine National Park (which may ultimately require upgrade).



Figure 6 Depiction of Knoll Road looking North towards Council's Waste Transfer Station. This part of the road is subject to landslip during wet periods and often requires remediation.



Figure 7 View towards the North-eastern corner of the entrance to Council's Waste Transfer Station showing where the Council-controlled road reserve ends and the fire trail through the National Park begins.



Figure 8 View towards the entrance to Council's Waste Transfer Station.



Figure 9 View looking South along Knoll Road from Council's Waste Transfer Station.

8. Schedule of exemptions for development at Knoll Road, Tamborine Mountain

Application:

The following exemptions only apply where the development is:

- a) undertaken by (or on behalf of) Scenic Rim Regional Council; or
- b) undertaken by (or on behalf of) the property owner where the development involves the construction of a vehicle crossover or driveway to private property accessed from Knoll Road.

Should archaeological relics or deposits be uncovered during excavation work, all work must cease in the immediate area, subject to the safe movement of traffic and Council's Planning Department must be informed immediately.

a. Operational work involving road construction, maintenance and road access works

- (i) The carrying out of road construction (including pavement, kerb and channel, stormwater drainage, pavement markings and signage) and road access works at Knoll Road, from the intersection with North Street and Main Street, to beyond the Waste Transfer Station on Knoll Road as shown in Figure 1. Some sections of the road are to be constructed and widened to a *Class 5A - Rural Access Road Type* in accordance with the following standard (and relevant standard drawings) provided in Section 2.4.2 of Scenic Rim Regional Council's *Design and Construction Manual*:

Class 4A - Rural Connector Road Characteristics

| Street Type | Traffic Volume (AADT) | Min. Pavement Width | Min. Seal Width | Min. Sealed Shoulder Width |
|-------------------------|------------------------------|----------------------------|------------------------|-----------------------------------|
| Class 5A - Rural Access | 150-500 | 7m | 6m | 0.5m |

- (ii) Works (other than works falling under (i) above) within the road reserve, that do not involve realignment of the road, including repair, restoration and rebuilding of existing drainage, trenches, pavements and fences, and erecting signs where such works will not have an impact on the underlying fabric and will not disturb or reveal potential relics within the meaning of the *Queensland Heritage Act 1992*.
- (iii) Works involving the construction of footpath within the road reserve.

b. Operational work involving changes to ground level

The carrying out of operational work involving changes to ground level including:

- (i) the excavation or disturbance of land for the purpose of undertaking road construction, maintenance and road access works as outlined in Section 8(a) above;
- (ii) the excavation or disturbance of land for the purpose of exposing underground utility services infrastructure which occurs within an existing service trench and will not affect any other relics;
- (iii) the excavation or disturbance of land to carry out inspections or emergency maintenance or repair on underground utility services and due care is taken to avoid effects on any other relics or historic services;
- (iv) the excavation or disturbance of land is to maintain, repair, or replace underground utility services to buildings provided these works will not adversely affect any significant archaeology; and
- (v) the excavation or disturbance of land is to expose survey marks for use in conducting a land survey.

c. Pest management activities and operational work involving vegetation management activities

Pest management activities and operational work involving vegetation management including weed and feral animal/insect eradication, lawn mowing, topdressing, tree pruning and removal of dangerous trees, including trees that interfere with the safe and efficient operation of the road and waste transfer station on Lot 1 SP273740.

d. Temporary activities

All temporary activities that do not involve the disturbance of land.

e. Operational work involving the placement of an advertising device

The display of any notice on the land for the purpose of site interpretation and public information where disturbance of land associated with this activity will not adversely affect any potential archaeology.

f. Operational work involving the provision of lighting and services

Operational work involving:

- (i) the installation and maintenance of street lighting and services to increase the safety and amenity of the road; and
- (ii) the supply of power and telecommunications services in accordance with the requirements of Council's *Design and Construction Manual*.

g. Operational work involving the construction of a vehicle crossover and driveway in the road reserve

Operational work involving the construction of a vehicle crossover and driveway to private properties in Knoll Road in accordance with the requirements of Council's *Design and Construction Manual*.