



SCENIC RIM REGIONAL COUNCIL

Planning & Development Committee

Agenda

Meeting to be held in the Council Chambers

82 Brisbane Street

Beaudesert

Tuesday, 20 March 2018

Commencing at the conclusion of the
Corporate & Community Services Committee Meeting

All correspondence to
Be addressed to the
Chief Executive Officer

Scenic Rim Regional Council
PO Box 25
BEAUDESERT QLD 4285
ABN: 45 596 234 931

Beaudesert Administration Centre P: 07 5540 5111 F: 07 5540 5103
Boonah Administration Centre P: 07 5463 3000 F: 07 5463 2650
mail@scenicrim.qld.gov.au
www.scenicrim.qld.gov.au

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

AGENDA

ATTENDANCE

Cr R J Stanfield, Chair
Cr G R Christensen, Mayor
Cr N O'Carroll, Deputy Mayor
Cr N J Waistell
Cr V A West
Cr M J Enright
Cr D A McInnes

APOLOGIES

DECLARATIONS OF INTEREST BY MEMBERS

Reception of Deputations by Appointment / Visitors

Nil

Please note: Agenda Items where Subject Headings are followed by [CLOSED] are to be discussed in closed session in accordance with Section 275(1) of the Local Government Regulation 2012.

Section 275(1) A local government or committee may resolve that a meeting be closed to the public if its councillors or members consider it necessary to close the meeting to discuss-

- (a) the appointment, dismissal or discipline of employees; or
- (b) industrial matters, affecting employees; or
- (c) the local government's budget; or
- (d) rating concessions; or
- (e) contracts proposed to be made by it; or
- (f) starting or defending legal proceedings involving it; or
- (g) any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act; or
- (h) other business for which public discussion would be likely to prejudice the interests of local government or someone else, or enable a person to gain financial advantage.

1. EXECUTIVE

Nil.

2. CHIEF FINANCE OFFICER

Nil.

3. REGIONAL SERVICES**3.1 MCU17/542 Development Permit for Medium Density Residential Mr RJ Ashton & Ms LS Ashton c/- TJ Kelly Surveys Pty Ltd Lot 26 RP32081****Executive Officer: Director Regional Services****Item Author: Manager Planning****File Reference: MCU17/542**

Applicable Planning Scheme	<i>Beaudesert Planning Scheme 2007</i>
Applicant	TJ Kelly Surveys Pty Ltd
Owner(s)	Mr R J Ashton, Ms L S Ashton
Site Address	12-14 Appel Street CANUNGRA
Real Property Description	Lot 26 RP 32081
Site Area	1214m ²
Relevant Zone and Precinct	Canungra Township Zone Residential Precinct
Proposal	Development Permit for Medium Density Residential (Residential Use)
Assessment Level	Impact
Approval Type	Material Change Of Use
Public Notification	16 November 2017
Submissions Received	3
Date Application Deemed Accepted	1 November 2017

Purpose of Report

The purpose of this report is to provide the facts and circumstances to the Council for a proposed development seeking a Development Permit for a Material Change of Use (Medium Density Residential) on land located at 12-14 Appel Street Canungra more formally described as Lot 26 RP32081.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

- CF6 - Failure to comply with statutory obligations and responsibilities;
- CE2 - Failure to discharge regulatory responsibilities under legislation or local law;
- CE5 - Failure to ensure regulatory applications are managed, assessed and processed in accordance with legislative timeframes and protocols;
- PO2 - Political influence impacting on operational management of organisation.

Risk Assessment

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Environmental Impacts on environment as a result of development activity	Moderate	Unlikely	Medium	Environmental impacts considered and documented during assessment	Low
Legal Compliance and Liability Failure to ensure application is assessed in accordance with IDAS process	Minor	Possible	Medium	Documented assessment process	Low
Legal Compliance and Liability Opportunity for applicant or third party appeal against Council decision	Minor	Possible	Medium	<ul style="list-style-type: none"> • Ensure reasonable and relevant test applicable to assessment processes • Model Litigant processes followed in court cases • Minimise opportunities for appeals 	Low
Reputation Negative perception from community or development proponents	Minor	Unlikely	Low	<ul style="list-style-type: none"> • Transparent reporting of assessment • Communications 	Low

Brief Summary

Council is in receipt of an application seeking approval for a Development Permit for a Material Change of Use (Medium Density Residential) on land located at 12-14 Appel Street, Canungra more formally described as Lot 26 RP 32081.

The proposed development is identified under the *Beaudesert Shire Planning Scheme 2007* as requiring Impact Assessment in the Canungra Township Zone - Residential Precinct.

The application was publicly notified for a period of no less than 15 business days in accordance with the requirements under the *Planning Act 2016*; whereby Council received three properly made submissions.

The proposed development has been assessed against the relevant provisions of the Planning Scheme and it has been determined that the proposed Medium Density Residential Use is consistent with the Planning Scheme requirements. As such, it is recommended that the proposed development be approved by Council.

Development History

There are no previous Planning Assessments on the property.

Proposal

The applicant proposes to create three new dwelling units and retain an existing cottage as a fourth dwelling. The proposed new dwellings will be single storey in height (4.8m), have a gross floor area of 87.75m² each and consist of two bedrooms, living, dining, bathroom, kitchen, bathroom and veranda.

Each cottage will have their own private open space that will adjoin their front verandah. This space ranges from 46m² to 75m². The application proposes a total site cover of 48% being the accumulation of the three proposed dwellings and existing structure.

The site will be accessed from Lawton Lane and Appel Street. Three new carparks complete with carports are proposed off Lawton Lane and a further two visitor parks will be created. The existing dwelling's access will not change and still utilise Appel Street for entry.

Figure 1 - Site Plan

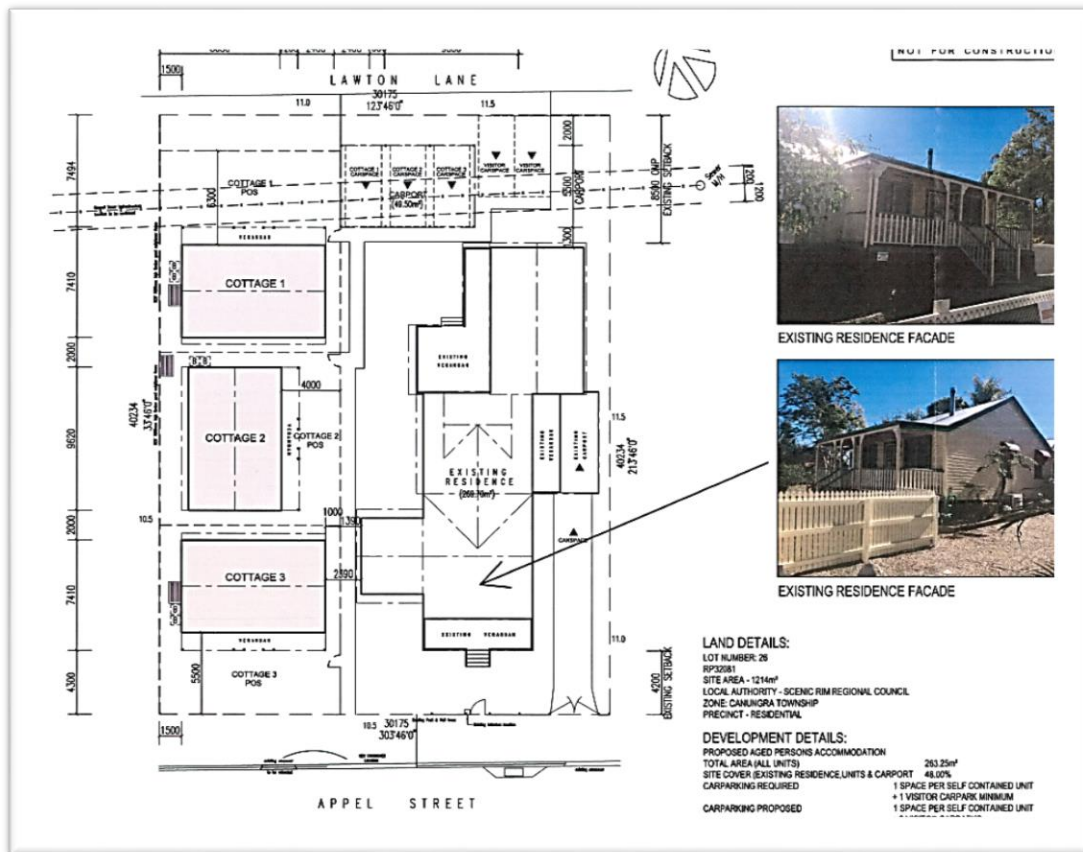
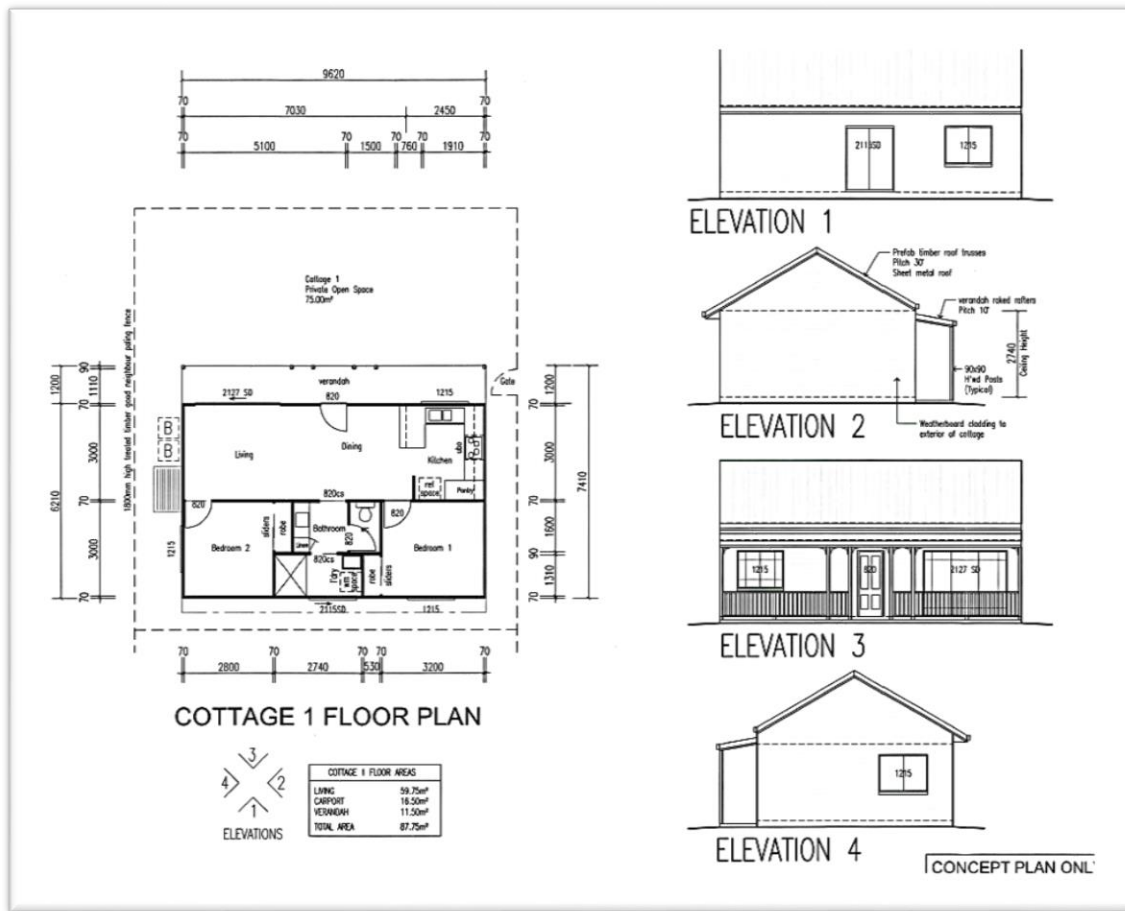


Figure 2 - Dwelling Elevations and Floor Plan



Characteristics of Site & Surrounding Environment

The Lot is located at 12-14 Appel Street Canungra more formally described as Lot 26 RP32081, with a site area of 1214m². The site fronts Appel Street with rear access to Lawton Lane.

Figure 3 - Site Aerial Plan



Appel Street is made up of a mix of residential and commercial uses. The end of the street consists of commercial uses such as food and drink outlets and shops. The neighbouring properties are single residential dwellings, yet multiple dwellings are present on 17, 19 and 18-20 Appel Street. There is also a child care centre located at 22-24 Appel Street. Refer to images below for details.

Figure 4 - Proposed Location of Extension



Figure 5 - Access to Lawton Lane



Figure 6 - Units at 19 Appel Street



Figure 7 - Units at 20 Appel Street



Figure 8 - Units at 17 Appel Street



Development Assessment

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Pertaining to the *Planning Regulation 2017*

The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	Nil.
ShapingSEQ South East Queensland Regional Plan 2017 Designation:	Nil.

State Planning Policy

There is no state planning policy applicable for this application.

Shaping SEQ South East Queensland Regional Plan 2017

The proposed development is considered to be consistent with the intent of the South East Queensland Regional Plan (SEQRP) and therefore consistent with the regulatory provisions of the SEQRP.

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is *Beaudesert Planning Scheme 2007*. The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	<i>Beaudesert Planning Scheme 2007</i>
Strategic Framework Land Use Category	Not Applicable
Zone:	Canungra Township Zone Residential Precinct
Consistent/Inconsistent Use:	Impact Consistent
Assessment Benchmarks:	Desired Environmental Outcomes; Canungra Township Zone Code (section 3.8.8); Medium Density Residential Code (section 5.2.53); Construction and Infrastructure Code (section 5.3.6); Landscape Code (section 5.3.10); and Parking and Servicing Code (section 5.3.13).

Strategic Framework

The Strategic Framework does not form part of the Assessment Benchmarks. The *Planning Act 2016* requires that code assessable applications must only be assessed against the Assessment Benchmarks.

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

Overlay Codes

The development lot is not affected by any Overlays within the *Beaudesert Planning Scheme 2007*. The proposal therefore complies with the Overlay Codes.

Zone Code

The proposed Medium Density Residential Development is considered to comply with the overall intent of the Canungra Township Zone Code, specifically OO47 below.

"OO47 Development within the Residential Precinct creates a distinctive urban environment characterised by a high level of amenity and primarily caters for low density, sewerred, urban residential development and ancillary/associated uses. The precinct also provides for dual occupancy and a small proportion of attached houses in the form of townhouses. Cottage Tourist Facilities in the Residential Precinct are encouraged where shown on the Canungra Land Use Plan in Figure 3.8.22."

The proposal is considered unlikely to cause adverse impact to the existing character and amenity of the immediate area and will provide small townhouses for residents to purchase. The proposed units will be constructed with a similar design and character of the existing dwelling which in turn reflect the history of the Canungra area.

Canungra Township Zone Code		
Specific outcomes	Probable Solution	Compliance With Specific Outcomes
SO25 Development provides for a diversity of housing forms and a variety of housing types to meet the housing needs of the community.	S25.1 Development provides for a variety of dwelling types including(a) predominantly detached houses in the Residential Precinct; and (b) medium density residential uses in the Residential Precinct with a maximum density of 1 dwelling unit per 450m'; and (c) medium density residential uses in the Mixed Use or Village Centre Precinct with a maximum density of '1 ^ dwelling unit per 300m'; and (d) detached houses on rural residential lots.	An alternative solution is proposed to <i>Probable Solution S25.1</i> as the development proposes 1 unit per 303m ² rather than 1 dwelling per 450m ² . Although this is an alternative to the <i>Probable Solution</i> , the proposed development meets <i>Specific Outcome 25</i> as it provides diversity of housing to meet the community's needs. The proposed Medium Density Development allows for infill living that is within a walkable distance from the Canungra Township's Centre and allows for retirement or low maintenance living, allowing elderly people or families to down size from existing large lots and move into dwellings in close proximity to local amenities. Further, multiple dwelling have been constructed at 17, 19 and 18-20 Appel Street, proving a need for diversity of housing forms.

The proposal is seen to meet the requirements of the zone code under *Beaudesert Planning Scheme 2007*, and the development has been conditioned as required.

Development Codes

Compliance with the Relevant Use Code

The proposal complies with all of the Development Use Code’s Acceptable Solutions and Performance Criteria, except as follows:

Medium Density Residential Code		
Specific outcomes	Probable Solution	Compliance With Specific Outcomes
SO1 Development is compatible with the residential development in the street and contributes positively to the Streetscape and character of the area.	S1.1 Development provides that a Building— (a) is not more than 8.5 metres in height above natural ground level; and (b) is generally consistent with the existing Streetscape character; and (c) has a maximum site coverage of 35% where the Building is a single storey structure and 30% where the Building is a 2 storey structure.	<p>An alternative solution is proposed to S1.1 relating to site cover being that the proposed development will result in a total site cover of 48% that exceeds the proscribed 35% for a single storey structure.</p> <p>Although the development will exceed the site cover requirements, it meets the required building height and will not impact surrounding dwellings amenity or privacy maintaining a 1.5m setback from side boundaries and a 6m setback from road frontages. The proposed cottages are on the western boundary where the neighbouring property's buildings are set back approximately 1.5m off the side boundary allowing street scape and amenity requirements to be met. Further, a statement of landscape intent has been submitted defining native vegetation types and locations for planting that will provide further privacy and enhance local amenity.</p>

Compliance with the Relevant Works Code

The proposal complies with all of the Development Works Code’s Acceptable Solutions and Performance Criteria.

Advertising

The applicant has submitted a written notice stating that public notice of the proposal has been completed in accordance with the requirements of the *Planning Act 2016*. The application was publicly notified for a period of no less than 15 business day on accordance with the requirements under the *Planning Act 2016*.

Submissions

Council received three properly made submissions one for and two against the proposal. Submitter details are included refer to **Attachment 3**.

Applicant Response to Submissions:

The Applicant was given the opportunity to provide a response to the submissions. The Applicant's response was received by Council on 14 December 2017. The Applicant's response detailed why the submissions did not warrant the refusal of the proposal.

Please refer to **Attachment 4** for the Applicant's response.

Submitter's Concerns

Council received two submission against the proposed development, with the larger submission (below) addressing both submitters concerns with the following grounds for objection:

1) The first point of notice is that in the first paragraph of this proposal, ie the purpose of the application to acquire a permit for four (4) dwelling units. Does council realise that the existing cottage has already been divided into two (2) units listed for rent individually? This proposal would be for five (5) units on this allotment.

2) With regard to Housing SO25, where the council recommends density of 1 unit per 450m², this proposal is for 1 unit per 303m². The recent build units at 17 Appel Street were only 202m². With council bending the guidelines for that development it is now being asked to do it again. With No 7 Appel Street being a vacant lot ripe for development and no 10 Appel Street (next door to the proposal) being put up for a proposal for units in Feb 2018, how small are these going to be allowed?

3) Growth Management Planning SO44 (i) refers to the concentration of units in one area of town. Appel Street is already saturated with holiday villas, flats, units and cottage industries.

4) Again in Medium Density Residential Code So1.1 the maximum site coverage for medium density housing is 35%. This proposal is 48%. If we allow this here do we allow it for future developments in our street.

5) We believe this proposal will have the greatest impact on Lawton Lane. Lawton Lane was only ever envisaged as an access way for nightcars. It has not been upgraded since in size and carries traffic for existing unit occupants and home owners of the lane. Also there is no provision for the many pedestrians, children and the elderly on their mobile scooters who regularly use the lane. This proposal incorporates three (3) carports and two (2) visitor car spaces, which involves reversing into laneway, creating extra risk to users. We also have convers over the access by emergency vehicles (fire trucks and ambulance) via Lawton Lane to the cottages as there is no access via Appel Street.

6) The noise in Appel Street is terrible, with the hotel at one end, the coffee shop in the middle, as well as from the flats and units. The traffic noise is horrendous, starting in the morning with parents dropping off their children and the child-minding centre. Water tankers carting water to the water tanks 24/7 when the water levels are low. Busses, caravans, and police vehicles who go up Kidston street (one way) and down Appel street. Parking is almost impossible with the overflow tragic from Library. Information centre, hotel, coffee shop and flats and unit.

Officers Comments:

1) Council has investigated, and there is no planning evidence that supports that the dwelling has been separated and is being used as a dual occupancy. Dwellings are able to house larger families yet separate titles have not been registered and there is no indication at this point in time that the dwelling is being used as a dual occupancy or that a retrofit of the property has been undertaken. For this reason, Council has continued to assess the application as four unit Medium Density Residential Development.

2) The proposed Medium Density Development allows for infill living that is within a walkable distance from the Canungra Township's Centre and allows for retirement or low maintenance living, allowing elderly people or families to down size from existing large lots and move into dwellings in close proximity to local amenities. Refer to Zone Code Assessment above for further details.

3) The proposed development is fulfilling a need within the Canungra area for affordable residential accommodation. Canungra is connected to water and sewer allowing for infill to occur near the town's centre. For this reason, development such as this are vital to allow residents to live in a country town aesthetic without the large lot maintenance.

4) Although the development will exceed the site cover requirements, it meets the required building height and will not impact surrounding dwellings amenity or privacy maintaining a 1.5m setback from side boundaries and a 6m setback from road frontages. For further information, refer to assessment of the Medium Density Residential Code above.

5) The proposed carports and car parking spaces are contained within the lot. These parking spaces will allow for off street parking on Lawton Lane. Council is supportive of this form of parking as it prevents parked vehicles from blocking the lane and will assist with vehicle access allowing flow of traffic. The lane will still have space for pedestrian and scooter access.

6) There will be minimal noise generated from three further cottages being located within Appel Street. The applicant advised that they are seeking to market the dwelling to retirees that are anticipated to generate less trips than a family that work or have children.

Submitter's Support

Council received one submission in support of the proposal with an abstract stating:

"It's pleasing to me that the owners of the site have chosen to tastefully develop the site in what appears will be a low-impact and street-enhancing way and one that serves the town's ageing population."

Officers Comments:

The above submission in support of the development highlights that residents within the area have viewed the proposed development and are supportive of the aesthetics and amenity of the proposal. This submission further supports Council's assessment of the proposed development.

Applicable Infrastructure Charges

Adopted Infrastructure Charges Resolution (Version 7 October 2017)

In accordance with the Adopted Infrastructure Charges Resolution the adopted infrastructure charge applicable for Medium Density Residential is as follows

Planning Scheme Use Type	Classes of Development to which Adopted Infrastructure charges schedule apply
Residential	Medium Density Residential

Local Government Charges applicable to the development are outlined below.

Proposed Demand

Use	No. of units	Unit of Measure	Charge Rate	Amount
Medium Density Residential	3	\$ per 1 or 2 bedroom dwelling	\$10,119	\$30,357
Dwelling	1	\$ per 3 or more bedrooms dwelling	\$14,167	\$14,167
Total				\$44,524

Existing Credit

Use	No. of units	Unit of Measure	Charge Rate	Amount
Dwelling	1	\$ per 3 or more bedrooms dwelling	\$14,167	1
Total				\$14,167

Total Charge = **Proposed Demand** - **Existing Credit**
 = \$44,524 - \$14,167
 = **\$30,357**

Full details of the charges will be provided in a separate notice under *Infrastructure Charges Notice (ICN)* to be issued to the applicant with the Decision Notice.

Relationship to Desired Environmental Outcomes

Desired Environmental Outcomes

As the proposed development is identified as 'Impact' consistent under the Planning Scheme, the Desired Environmental Outcomes (DEO's) provisions are to be addressed as part of this development proposal. The DEO's as prescribed under the planning scheme are provided below.

There are three broad Desired Environmental Outcomes outlined in the *Beaudesert Shire Planning Scheme 2007* being:

- Environment;
- Economic; and
- Social.

Each will be addressed separately below:

2.1.3 Desired Environmental Outcomes	
(1) Environment - The environment is conserved such that -	
(a)lawful uses (which are not lawful non-conforming uses) are protected and an efficient land use pattern, that promotes integrated communities (which enjoy enhanced liveability, effective growth management, sustained economic growth, good urban design and ecological sustainability) is created and maintained; and	Proposal Complies Residential Use in Residential Area subject to Impact Assessment. The proposed development is integrates the community and is developed in accordance with good urban design principles meeting the local residential amenity.
(b)the adverse impacts of development including the loss or degradation of native vegetation , habitat for significant flora and fauna and other nature conservation values, loss of amenity, land degradation, water pollution from inadequate effluent disposal practices and chemical contamination, are avoided or otherwise mitigated; and	Proposal Complies The dwellings are proposed in an area where removal of minimal vegetation is required. The applicant has submitted a landscape intent that specifies what vegetation buffers are to be planted.
(c)the landscape character of the Shire is identified, protected and enhanced and regional, sub-regional and locally significant vegetation is conserved; and	Proposal Complies Landscaping is proposed and standards and timing can be conditioned.
(d)the landscape features of the Shire including its mountain ranges, valleys, specific views from Tamborine Mountain and other locations, waterways, floodplain, vegetation and rural farming areas are protected and managed to maintain their unique character and appeal; and	Proposal Complies - The proposal is of low intensity and creates a residential dwelling. It is design is in accordance with local character and amenity.
(e)the Shire's Ecologically Significant Areas, areas of local and State biodiversity significant and habitat for	Proposal Complies The subject site is not identified within an ecologically significant area in the Planning

significant native flora and fauna and their associated nature conservation values are protected, maintained and restored; and	Scheme's Overlays.
(f)development protects the Shire's water and soil resources and their associated values, including their ability to provide healthy ecosystems to support the livelihood and lifestyles of residents and visitors; and	Proposal Complies The development will not have minimal impact on soil and water.
(g)a network of natural areas, connected corridors, open spaces of local, regional and State biodiversity significance and other Ecologically Significant Areas is protected and enhanced; and	Proposal Complies - proposal not affecting any existing wildlife corridors.
(h)development incorporates, and where possible, promotes best environmental practices.	Proposal Complies Any environmental impacts will be managed.
(2) Economic - Development -	
(a)protects both the urban and rural economic bases of the Shire; and	Proposal Complies - the proposed development supports the urban economic bases by allowing for dwelling for workers to live in or consumers if not working.
(b)protects and maximises opportunities for rural diversification in areas intended for such development; and	Not Applicable
(c)is undertaken in a manner that ensures areas intended for urban development beyond the life of the Planning Scheme are protected from uses which would be incompatible with its long term use but are protected from premature development; and	Proposal Complies The area will be supported by allowing further housing alternative in urban form.
(d)protects the continuation of lawful but non-conforming uses or approved uses of limited duration, but only where there is a proven overwhelming community and economic need for such uses; and	Proposal Complies The proposed development is not likely to impact on the continuation of lawful but non-conforming uses which exist in the area.
(e)protects and maximises the availability of regionally and locally significant extractive and mineral resources in areas appropriate for such development and avoids conflicts with their extraction, processing and transportation; and	Not Applicable The subject site is not known to be in close proximity or situated on land suitable for extractive and mineral resources operation hence no compliance is required.
(f)provides local employment opportunities through Home Based Businesses which are compatible with residential amenity and protect the natural values and character of the local area; and	Not Applicable The applicant does not propose a Home Based Business as part of this proposal.
(g)promotes tourism in a manner that encourages the efficient use of infrastructure and protects the natural values and character of the local area;	Not Applicable

and	
(h)provides for an efficient, safe, well located and legible transport network that is an integral part of the Shire’s land use pattern and which supports the social and economic needs of the community; and	Not Applicable Given the scale of the development, no significant changes to existing transport network are proposed.
(i)provides for the efficient use and safe operation of existing and planned future infrastructure including water supply, sewerage, the transport network, stormwater, parks and energy infrastructure; and	Proposal Complies Any treatment and disposal of recycle water and wastewater will be in accordance to current State provisions and Australian Standards.
(j)maintains and consolidates the existing and planned structure of urban centres which provide that— (i)Beaudesert is the principal rural centre of the Shire; and (ii)retail, business, industry, community services and recreational activities which provide local employment opportunities are located in Jimboomba, Logan Village, Greenbank, Canungra, North Tamborine, Eagle Heights; and (iii)local convenience services are located at Spring Mountain Drive, Woodhill, Homestead Drive, St Aldwyn Road, John Collins Drive, Tamborine, and within the Shire’s rural villages; and	Proposal Complies The proposed development is not seen to impact on the existing and planned structure of urban structure centres.
(k)maintains and enhances the distinctive character of the Shire’s rural townships and villages; and	Not Applicable
(l)is of a scale, form and intensity appropriate for the locality and is only developed at a greater scale, form or intensity where it can be demonstrated that there is both an overwhelming community need and an overwhelming economic need for the development; and	Proposal Complies The proposed development is of a scale and intensity appropriate for the locality in terms of generally meeting the state required standards.
(m)supports industrial development areas at— (i)Bromelton which is designated for major or regionally significant industrial and export orientated uses; and ancillary support/services uses; and (ii)Beaudesert which is the preferred location for major service industries; and	Not Applicable The proposal does not propose any industrial use, hence the support of industrial development areas is not required as part of this application.
(n)supports existing industrial development which— (i)promotes economic growth; and (ii)minimises the adverse effects on the existing and future amenity of the	Not Applicable The proposal does not propose any industrial use hence, the support of existing industrial development is not required as part of this application.

<p>surrounding area; and (iii) promotes the efficient use of infrastructure; and (iv) protects industrial areas from incompatible land uses.</p>	
<p>(o) protects and enhances existing and planned community infrastructure and associated facilities throughout the Shire.</p>	<p>Proposal Complies Given the scale and built form of the proposal, it is not likely to cause impact to the existing and future planned community infrastructure.</p>
<p>(3) Social—Development provides that —</p>	
<p>(a) a diverse range of housing types and densities are provided which— (i) cater for the community’s lifecycle needs; and (ii) are located in areas intended for such development; and (iii) maintains and enhances existing local residential amenity; and (iv) maintains and enhances the integrity and character of the individual neighbourhoods or localities in which the development is proposed; and (v) maximises opportunities for the efficient use of infrastructure and access to a range of services and community facilities; and</p>	<p>Not Applicable The proposal is for residential development and provides a range of housing types meeting the needs of the aging community.</p>
<p>(b) adverse effects of natural or other hazards including flooding, bushfire, slope stability, contaminated sites and sites producing significant levels of emissions are minimised; and</p>	<p>Not Applicable The subject site and consequently the proposed development is not known to be subject to hazards including flooding, bushfire, slope stability, contaminated sites and sites producing significant levels of emissions.</p>
<p>(c) the important values of historical and culturally significant features are maintained and protected; and</p>	<p>Not Applicable The subject site is not known to be recognised for having historical and cultural features.</p>
<p>(d) the health and safety of the people, the amenity and sense of community they enjoy, and the integrated public open space network provided for social interaction, recreation and tourism activities are maximised; and</p>	<p>Proposal Complies The dwellings proposed will ensure health and safety of the people, the amenity and sense of community by offering housing for local residents with safe access and living environment.</p>
<p>(e) the health and safety of people, property and the community is maintained and enhanced including minimising the opportunity for crime and incorporating best practice crime prevention principles and processes.</p>	<p>Proposal Complies. The proposal will not affect people's health or well-being.</p>

REFERRALS

Referral Agencies

The application did not require referral to external Referral Agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*.

Internal Referrals

The application was referred by Council's Development Assessment Engineering section who advised that they had no objections to the applicant's proposal subject to the imposition of reasonable and relevant conditions.

Public Notification

The application was publicly notified for 15 days in accordance with the requirements of the *Planning Act 2016*. Three properly made submissions and nil not properly made submissions were received.

Conclusion

A development application has been received by Council seeking an approval for a Development Permit for Material Change of Use (Medium Density Residential) on land located at 12-14 Appel Street Canungra more formally described as Lot 26 RP32081.

The proposed development has demonstrated general compliance with the relevant provisions of the planning scheme and therefore is considered to be generally consistent with the existing character and amenity of the locality.

As such, it is recommended that Council resolve to approve the development application, subject to reasonable and relevant conditions.

Director's Recommendation

1. That Council resolve to approve the development in respect to the following property:

Real Property Description:	Lot 26 RP32081
Address of property:	12-14 Appel Street CANUNGRA
Site area:	1214m ²
Proposal:	Medium Density Residential (Residential Use)

2. **Currency Period of Approval**

The currency period for this development approval is 6 years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

3. **Conditions of Approval:**

- a) A Development Permit is given for Medium Density Residential (Residential Use), subject to the following conditions:

Approved Plans

- 1) **USE IN ACCORDANCE WITH THE APPLICATION - MATERIAL CHANGE OF USE** - Development being undertaken generally in accordance with the Approval Plans, and accompanying documentation, except insofar as it is modified by the conditions of this approval. Any minor changes may be requested by the Applicant in accordance with the *Planning Act 2016* without the need for a further Development Application for a Material Change of Use. The Approved Plans are limited to the following drawings:

Sheet No.	Plan Title	Prepared by	Date
1 of 5	Site Plan	Nerang Creative Design	06.10.2017
2 of 5	Cottage 1	Nerang Creative Design	06.10.2017
3 of 5	Cottage 2	Nerang Creative Design	06.09.2017
4 of 5	Cottage 3	Nerang Creative Design	06.09.2017
5 of 5	Carport	Nerang Creative Design	06.09.2017
1 of 1	Statement of Landscape Intent	Landscape Design and Planning Pty Ltd	15.10.2017

General

- 2) **DEFINITION COMPLIANCE AND EXCLUSIONS** - The approved use and associated ancillary activities shall at all times comply with the definition of a Medium Density Residential as defined under Schedule 1 – Dictionary, Part 1 - Defined Uses and Chapter 5, Part 2, Section 5.2.53 of the *Beaudesert Shire Planning Scheme 2007*.
- 3) **COMPLIANCE WITH RELEVANT PROVISIONS UNDER ZONE CODE** - The approved use and associated ancillary activities shall at all times comply with the relevant provisions prescribed under the Canungra Townships Zone (3.6.8) and the Specific Assessment Criteria for the Residential Precinct, under the *Beaudesert Shire Planning Scheme 2007*.

Car parking and Access

- 4) **ACCESS TO COUNCIL ROAD** - The Applicant shall undertake the construction of the access Crossovers to Council Standards with the appropriate signage and sufficient capacity to cater for two lane movements. The Developer shall design and construct the access to be generally in accordance with *Scenic Rim Regional Council Standard Drawing R-06*. The works required by this condition are to be completed prior to the commencement of the use. The access provisions shall be maintained in good condition for the lifetime of the proposed use.

A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council. A Road Corridor Use approval is required for any access construction work. The works required by this condition are to be completed prior to the commencement of the use.

- 5) **WORKS WITHIN EXISTING ROAD RESERVES** - A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council. The works required by this condition are to be completed prior to the commencement of the use.

- 6) **CAR PARKING & DRIVEWAYS - CONCRETE / FLEXIBLE PAVEMENT WITH AC SEAL -** All parking areas, driveways, circulation aisles and manoeuvring areas are to be designed and constructed in accordance with *AS 2890.1 - 2004 and AS 2890.2 - 2002* and *Council's Design & Construction Manual*. All pavements will be designed to suit the proposed vehicle loadings with the individual pavements constructed as either a rigid pavement (reinforced concrete pavement) or alternatively as a flexible pavement (asphalt concrete (AC) seal), from the property boundary to the satisfaction of Council's Director - Infrastructure Services.

The car parking layout will be generally constructed as shown in the approved plans.

The completed works are to be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for a domestic driveway. The works required by this condition are to be completed prior to the commencement of the use.

The car parking provisions must be available prior to the commencement of the use and must be maintained in good condition for the lifetime of the proposed use.

- 7) **CAR PARKING NUMBERS -** The developer is to provide three (3) covered space in association with each unit and two (2) visitor car parking spaces.
- 8) **CAR PARKING ON-SITE -** All vehicles under the control of the party(ies) charged with the overall responsibility for the operation of the facility and any ancillary staff will be parked wholly within the curtilage of the site. All vehicle movements to and from the site, inclusive of service vehicles, are to be conducted in forward gear. The requirements of this condition are to be adhered to for the lifetime of the approved use.
- 9) **VEHICLE LOADING / UNLOADING -** All loading and unloading of vehicles associated with the approved uses, including the pick-up and/or delivery of goods and materials, will be conducted at all times from within the curtilage of the site. The requirements of this condition are to be adhered to for the lifetime of the approved use.

Stormwater Drainage

- 10) **ADVERSE DRAINAGE IMPACT - GENERAL -** Drainage from the development works / building works shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.
- 11) **STORMWATER DISCHARGE AND DISPOSAL -** The developer is to make provision for the collection and disposal of stormwater drainage flows to a legal point of discharge, the form of said collection and discharge will be in accordance with the provisions of *Queensland Urban Drainage Manual (QUDM) and Council's Design and Construction Manual*.

The completed works are to be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice. The works required by this condition will be the subject of an Operational Works application with Council and must be completed prior to the commencement of the use.

Earthworks Design and Management

- 12) EARTHWORKS OPERATIONS (CAR PARKING AREAS, ACCESS DRIVEWAY AND ALLOTMENT FILLING)** - All earthworks associated with the car-parking areas, access driveway(s) and the building works will be undertaken in accordance with of *Council's Design and Construction Manual*.
- 13) RETAINING WALLS** - The design and construction of any retaining wall greater than 1.0 metre in height is to be structurally certified by a Registered Professional Engineer Queensland. Retaining structures inclusive of its foundations shall not encroach onto any adjoining property or road reserve. Any retaining wall higher than 1.0 metre will require approval under a Building Application.

Electrical Works

- 14) ELECTRICITY** - The Applicant is to make provision of a suitable electricity supply from the State electricity grid through the State authorised supplier (Energex) or production of evidence of satisfactory arrangements for such supply having been made, such supply to be on normal supply tariffs. The works required by this condition are to be completed prior to the commencement of the approved use.

4. Advisory Notes

- a) VEGETATION MANAGEMENT ACT 1999 AND THE CULTURAL HERITAGE ACT** - This approval in no way restricts or inhibits the provisions of neither the *Vegetation Management Act 1999* nor the *Aboriginal Cultural Heritage Act 2003*. The Applicant(s) will need to satisfy himself/herself/themselves that in undertaking the proposed development works that his/her/their actions will not contravene the provisions of the aforementioned Acts.
- b) DEVELOPMENT APPROVAL CONDITIONS ATTACH TO LAND** - Development Approvals which include conditions and any modifications attach to the land and are binding on the owner, the owner's successors in title and any occupier of the land pursuant to section 73 of the *Planning Act 2016*.
- c) WHEN DEVELOPMENT APPROVAL TAKES EFFECT** - Pursuant to the *Planning Act 2016*, this Development Approval takes effect:
- (i) From the date the Decision Notice/Negotiated Decision Notice (as the case may be) is given to the Applicant, if there are no Submitters and the Applicant does not appeal the decision to the Court; or
 - (ii) From the end of the Submitter's appeal period if there is a Submitter and the Applicant does not appeal the decision to the Court; or
 - (iii) Subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).

- d) **APPROVAL LAPSES AT COMPLETION OF RELEVANT PERIOD** - This Development Approval will lapse if the Material Change of Use does not happen before the end of the relevant period. The relevant period is six (6) years from the date the approval takes effect. The relevant period may be extended at the discretion of Council under Section 85 of the *Planning Act 2016*. Before the Development Approval lapses, a written request to extend the relevant period may be made to Council under Section 86 of the *Planning Act 2016*. Please note that Council will not automatically remind Applicants/Occupiers when the relevant period is about to lapse.
- e) **BIOSECURITY QUEENSLAND** should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.
- (i) It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.
- (ii) The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants.

5. Further approvals are required for:

- a) A Building Works approval is required for all building works associated with the proposed development, prior to undertaking any building work on the subject property.
- b) A Plumbing and Drainage approval is required for all / any plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing and drainage works on the subject property.

6. That the Submitter/s be advised of the following:

SUBMITTER ADVICE - APPROVAL - Council has considered all matters relevant to this application, including your submission, and has resolved to approve the application subject to the listed conditions. Council is of the view that the development is competent and takes a satisfactory approach in its layout and design commensurate with the stated conditions of approval.

7. Administrative Action:

That Decision Notices be issued in accordance with s.63 of the *Planning Act 2016* to the Applicant, submitter/s and referral agencies.

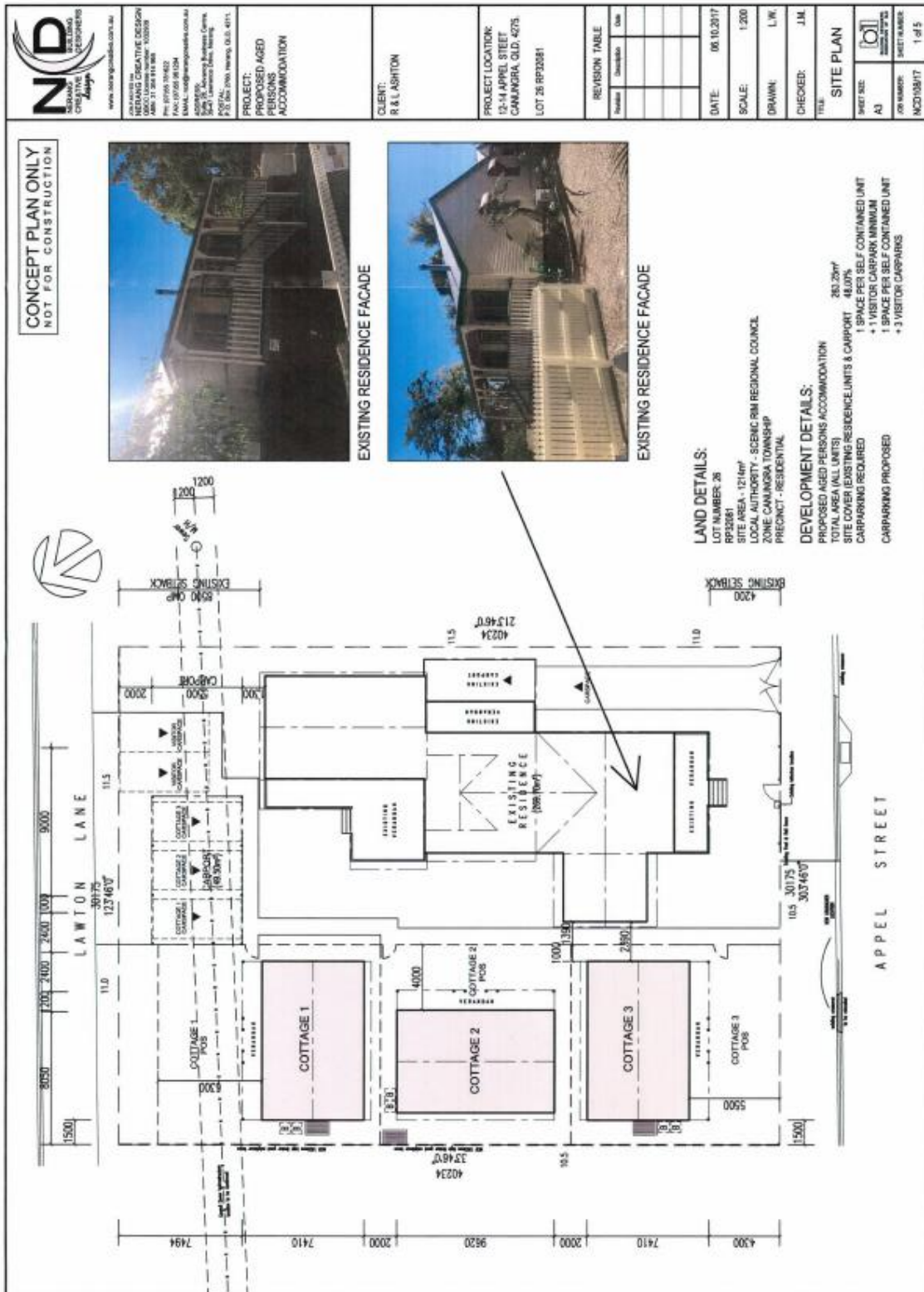
Attachments

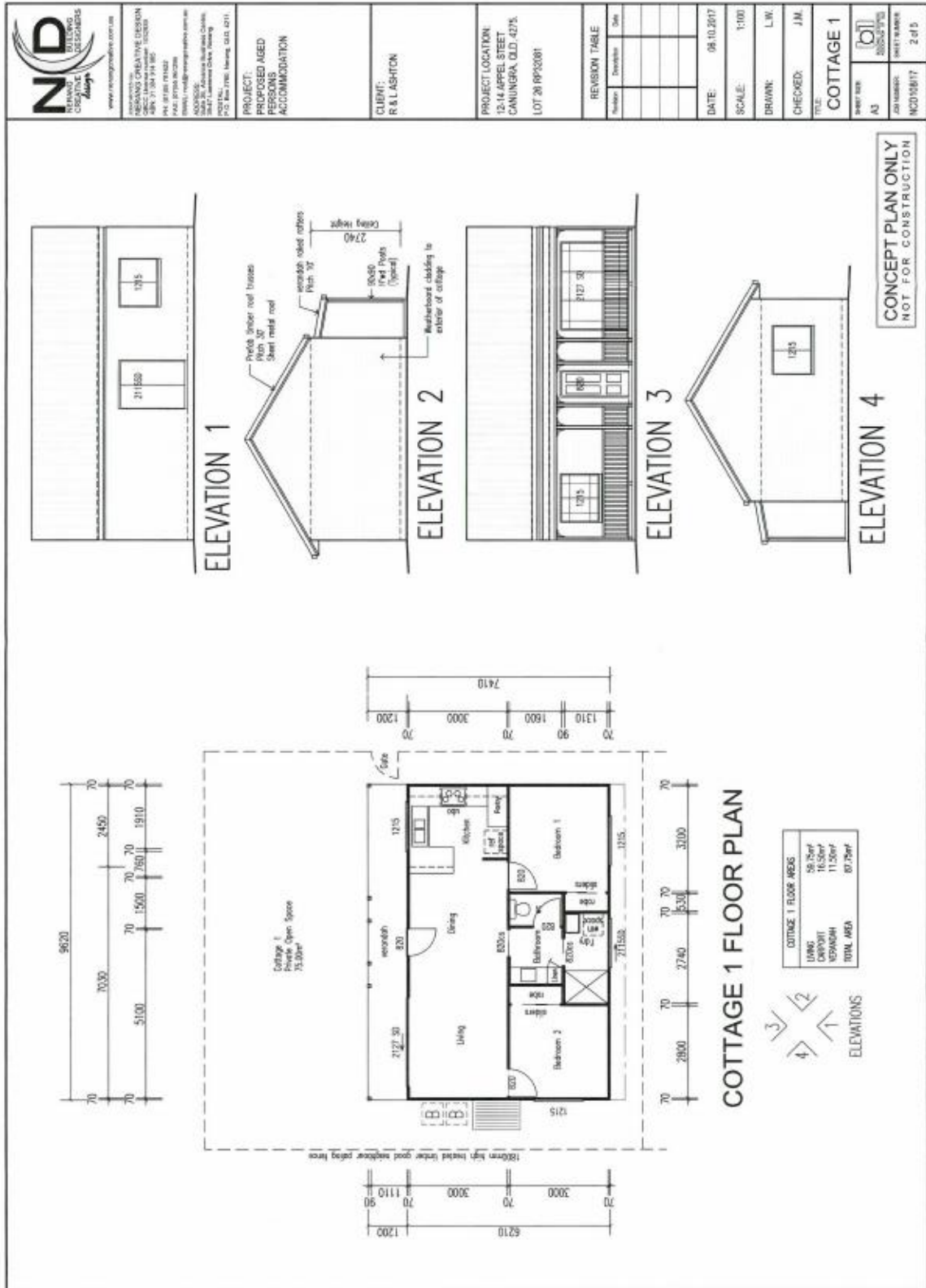
1. Site Aerial Plan.
2. Draft Approved Plans.
3. Submissions.
4. Applicant's Response to Submissions.

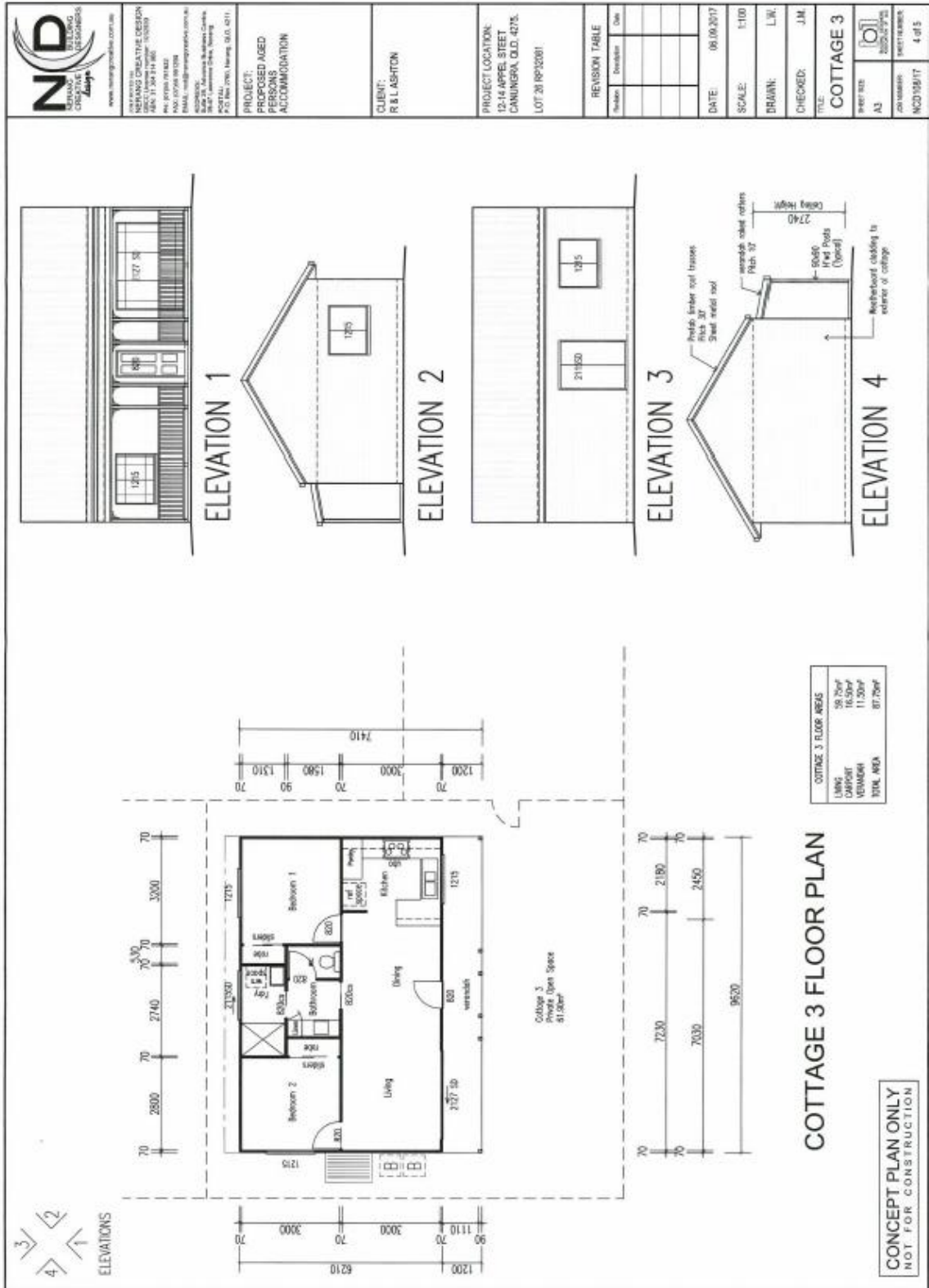
Attachment 1 - Site Aerial Plan



Attachment 2 - Draft Approved Plans







PLANT PALETTE

TREES & PALMS

SHRUBS

GROUNDCOVERS

PLANTING SCHEMES

TREES: The use of medium to large single trunk canopy trees to be planted throughout the development areas such as open space areas, buffer zones, feature spots and open areas will provide a level of shade, screening and softness to the building facade while also blending in with the existing character of the surrounding area. Selected species are to be in accordance with the Gold Coast City Landscape Strategy, Landscape Character Guiding the Image of the City.

SCREENING PLANTS: Bright red/leaved shrubs are to be incorporated into areas that require buffer zones, screening and general planting areas. This will provide a level of privacy, assist in noise reduction and create mood appeal. Selected plants are to be of provenance species of the local area.

LOW LEVEL PLANTING: Incorporating native ground covers and low level planting to the garden areas will provide a decorative undergrowth, stabilize garden beds, assist in water retention and the protection of wells. Selected species are to be drought tolerant, hardy species and low in maintenance.

TALL SCREENING SHRUBS AND PALM: Incorporating tall shrubs and palms will provide height in areas that are not suitable for trees. They will also provide a canopy allowing for under planting of tropical species of plants.

EXISTING TREE AND PALMS: The use of existing vegetation that is suitable to be removed and transplanted to areas that have been noted on the landscape plan. Care is to be taken throughout the process with on-going care and maintenance until well established.

RECOMMENDED PLANT SPECIES

CANOPY TREES

- CYPRESS ANACARDIACEAE (TUCKEROO)
- ELAEAGNUS SPP
- HAPPAHUA PENOLA (TULIPWOOD)

PALMS

- WOODSTH. BEUCATA (FOXTAIL PALM)
- ACRODORCHENIA ALEXANDRAE (ALEX PALM)

SCREENING SHRUBS

- SYCAMOR SPP (LILLY PILLY)
- CALISTEMON SPP
- RANGIA FITZGERALDI

MEDIUM & LOW LEVEL PLANTS

- COSMOS SPP
- SPREITLINA
- TAMERIA SPP
- BETES SPP
- LIBROPE SPP

SITE OVERVIEW

The subject site is situated in an existing residential and retail area. The area contains a mix of old and new residential dwellings with a focus towards multi-story occupancy (apartments, units and townhouses etc). The subject lot is in close proximity to the main road and shops.

OVERALL LANDSCAPE INTENT

LANDSCAPE INTENT: The main intent of the landscape design is to have a renewed respect for the surrounding residential and commercial and surrounding community. The proposed landscape design takes in consideration any impact that may have on existing and future developments while also keeping and maintaining the desired character of the existing area.

The main objective of the proposed Landscape theme is to provide a practical and modern layout to the proposed development while also achieving long term sustainability and visual appeal.

PROJECT: PROPOSED AGED PERSON ACCOMMODATION

PROPERTY DETAILS: 12-14 APPEL STREET, CANUNGRUA QLD

JOB NUMBER: APY/LOM-LES

SHEET: 1 OF 1

DATE: 15 OCTOBER 2017

SCALE: 1:200 @ A1

STATEMENT OF LANDSCAPE INTENT

landscape design and planning Pty Ltd
 MR LOREN WARIANI
 PH: 0409 643 811
 FAX: (07) 5517 1141
 E:lpans@lpdm.com.au

Attachment 3 - Submissions Submission 1

Dr C Davis
Owner:
10 Appel St
Canungra 4275

Scenic Rim Regional Council
PO Box 25
Beaudesert, Qld 4285

RE: Submission in respect of MCU17/542 Development Application
12-14 Appel St, Canungra.

Dear Sir / Madam,

I wish to make this submission in support of the proposed development and material change of use at 12-14 Appel St, Canungra with the following commentary:

I was fortunate enough to have purchased a piece of Canungra's unique history at 10 Appel Street in 2016 with the view to restore the 100+ year old shop located on it so as to retain the unique cottage and historic feel of Appel Street. In buying 10 Appel St., I was acutely aware of Council's strategic plan to grow the township, including allowance for higher-density sites in the central part of town.

I've lived in the Gold Coast hinterland region for over 30 years and have seen an enormous amount of change and significant development. This change was inevitable, but never did I think that in 2017 it would be Australia's fastest growing city with the rate of change having such a significant impact on the city's infrastructure and for its residents, way of life. This rate of growth is quickly extending to surrounding regions as the population learns of a different lifestyle offered by nearby towns in the region and in particular for Canungra, what it has to offer in the way of a unique history, cottage industry and a fantastic family lifestyle.

The Canungra township has one-time only opportunity available to it right now to be distinctive in its growth by not just retaining its history and cottage feel but by enhancing it through quality developments. I feel strongly about ensuring any developments in the heart of the Canungra township are well considered. I believe that high or even moderate density modern developments absolutely do not have a place in the town as they will very quickly shift Canungra's feel from one of a historic town with thriving cottage industry to a typical suburban housing cluster. I feel that any development application to the Scenic Rim Regional Council by individuals or businesses should be at most, low to medium-density and should aim to showcase Canungra's history by way of restoration of its original buildings to preserve the town's history, improve its streetscape and grow its cottage industry.

Provided the proposed new cottages at 12-14 Appel Street are built to a quality finish in keeping with the existing structures on the site, I endorse the development proposal. The location of 3 new cottages on the site is considerate to me, as the direct neighbour in the closest vicinity to the cottages. The proposed use of the site as cottages for senior's housing embodies aspects of the strategic plan for the town.

It is my view that it was inevitable that 12-14 Appel Street would be developed at some stage. It's pleasing to me that the owners of the site have chosen to tastefully develop the site in what appears will be a low-impact and street-enhancing way and one that serves the town's ageing population.

In closing, I would like to declare that I have never met the owners of 12-14 Appel Street and don't know of them either directly or indirectly.

Sincerely

A handwritten signature in black ink, appearing to be 'CD' followed by a long horizontal line.

Dr Chris Davis

Submission 2

From: Steve & Vicki [mailto:sjvmr@bigpond.com]
Sent: Wednesday, 6 December 2017 9:48 AM
To: Scenic Rim Regional Council Mail <mail@scenicrim.qld.gov.au>
Subject: Proposed development Appel St Canungra

Acting
CEO

Mrs Vicki Rayner
Scenic Rim Regional
Council
85 Monarch Drive
Ms Kelly
Stidworthy
Canungra

06/12/2017

Dear Kelly,

In respect of the proposed development application MCU 17/542 at 12 – 14 Appel Street Canungra, I wish to object on the following grounds.

1. Although the application is for Appel Street, I feel the greatest disturbance will be in Lawton Lane, where the 5 vehicle parking is proposed to be situated.

Lawton Lane is a very busy thoroughfare for not only the local residents, but also for customers accessing the businesses in Kidston Street, namely the Real Estate, Canungra Times office, Op Shop & Health food store (all of whom have inadequate parking facilities.) It is also a lane used by many elderly residents and children alike, and would therefore be a safety issue for them and also car drivers, with the proposed carports requiring the new residents to reverse out into the lane to exit.

Lawton Lane is a very narrow lane, and was not predicted to carry so much traffic, and no room for expansion. Of course it could be made "One-way traffic", but that would not only cause

great inconvenience to the local residents and shoppers, but also put more pressure on the already very busy Main Road and Appel Street, and should not be considered.

2. Whilst I truly believe Canungra is in dire need of elderly accommodation, I don't believe 3 small units in Appel street, sadly fits the bill. The road noise is not really conducive to quiet elderly living, as is the noise of patrons leaving the hotel and the loud music when live music is playing. I lived in my Mothers home at 10 Appel Street, in the 70's & 80's and can certainly testify to the noise back then. Obviously this has only intensified over the years, as the Hotel has been expanded and there are many more residents in both Appel Street & Lawton Lane and more cars on the roads.

3. I feel that in allowing this medium density application, it will set a further precedent for even more of the same, namely 10 Appel Street etc. We are loosing the one thing that entices people to live in Canungra, and that is the "old country town " feeling. Although this proposal plans to retain the original home, and pack 3 small units into essentially the back yard, with this and further medium density proposals, together with the number of existing Units and Townhouses and Holiday Units, Appel Street will look like any other suburban street, and not have the amenity of a country town street, as the local residents have previously expressed to retain.

Yours Sincerely

Vicki Rayner.

Submission 3

Scenic Rim Regional Council
P.O. Box 25
Beaudesert. 4285
Refer Planning Department

SCENIC RIM REGIONAL COUNCIL
File No: MCU17/542
23 NOV 2017
Doc. Set No:
Resp. Officer: DA SUBMISSIONS

PROP 3493
L26 RP 32081

G. & S. Maguire
11 Appel Street
Canungra. 4275

R.E. proposed Development MCU 17/542
12/14 Appel Street, Canungra.
Aged Persons Accommodation

In respect to the above proposed development, we wish to object on the following grounds:-

1. The first point of notice is that in the first paragraph of this proposal, ie the purpose of the application is to acquire a permit for four (4) dwelling units. Does council realise that the existing cottage has already been divided into two (2) units listed for rent individually? This proposal would be for five (5) units on this allotment.
2. With regard to Housing SO25, where the council recommends density of 1 unit per 450m², this proposal is for 1 unit per 303m². The recently built units at 17 Appel Street were only 202m². With council bending the guidelines for that development it is now being asked to do it again. With No7 Appel Street being a vacant lot ripe for development and No 10 Appel Street (next door to the proposal) being put up for a proposal for units in Feb.2018, How small are these going to be allowed?
3. Growth Management Planning SO44 (i) refers to the concentration of units in one area of town. Appel Street is already saturated with holiday villas, flats, units and cottage industries.
4. Again in Medium Density Residential Code SO1.1 the maximum site coverage for medium density housing is 35%. This proposal is 48%. If we allow this here do we allow it for future developments in our street.
5. We believe this proposal will have the greatest impact on Lawton Lane. Lawton Lane was only ever envisaged as an access way for nightcarts. It has not been upgraded since in size and carries traffic for existing unit occupants and homeowners of the lane. Also there is no provision for the many pedestrians, children and the elderly on their mobile scooters who regularly use the lane. This proposal incorporates three (3) carports and two (2) visitor car spaces, which involves reversing into laneway, creating extra risk to users. We also have concerns over the access by emergency vehicles [fire trucks and ambulance] via Lawton Lane to the cottages as there is no access via Appel Street.

6. The noise in Appel street is terrible, with the hotel at one end, the coffee shop in the middle, as well as from the flats and units. The traffic noise is horrendous, starting in the morning with parents dropping off their children at the child-minding centre. Water tankers carting water to the water tanks 24/7 when the water levels are low. Buses, caravans, and police vehicles who go up Kidston street(one way) and down Appel street. Parking is almost impossible with the overflow traffic from Library, information centre, hotel, coffee shop and flats and units.

While we agree there is a need for aged accommodation, we doubt this proposal would satisfy the needs of the elderly looking for a quiet environment.

In conclusion we are concerned that if this proposal was to go forward in its present form, a precedence would be set with regard to the housing density in this Street with so many blocks coming up for development.


Yours sincerely

Geoffrey and Susan Maguire



Handwritten signatures of Geoffrey and Susan Maguire, dated 21/11/17.

Attachment 4 - Applicant's Response to Submissions



TJ KELLY SURVEYS PTY LTD
CONSULTING SURVEYORS & TOWN PLANNERS

14 December 2017 Our ref: 3780

The Chief Executive Officer
Scenic Rim Regional Council
PO Box 25
BEAUDESERT QLD 4285

Attention: Mr David Guest (MCU17/542)

RECEIVED
14 DEC 2017
SCENIC RIM REGIONAL COUNCIL

Dear David

Response to Public Submissions
Material Change of Use Development Application – Medium Density Residential (4 Cottages)
12-14 Appel Street, Canungra Qld 4275
Lot 26 on RP32081

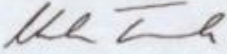
Having carefully reviewed the public submissions received in response to this proposal, we believe it is necessary to correct an erroneous assertion made by Mr Geoffrey and Mrs Susan Maguire concerning the number of units in the development proposal.

In point 1 of the Submission, it is stated that the development is for the purpose of 5 units. It is alleged that the existing house is divided into 2 units. This is not correct. Our Client has confirmed that the house is a single residence. It has not been structurally modified to allow 2 independent tenants. Whilst there are two living areas, they are linked by internal doors and are not independent units. Furthermore, the house is occupied by a single family. A father and son reside in the main section and a granddaughter is staying in the rear part of the house. The house is not rented as two separate units as claimed.

In regards to the other concerns raised, we stand by our views articulated in the Planning Report and have no further comment to make. We re-iterate that the proposed development is in-keeping with the character of Canungra and cannot be compared to the unit development to the east of the site. This proposal is comprised of three small detached cottages which will complement the existing house. They are expected to be occupied by elderly residents wanting convenient access to the town and its services. This proposal is small scale and low intensity. It will not adversely affect the character and amenity of this locality.

If you wish to discuss these issues further, please do not hesitate to contact me. We would welcome a meeting should Council share the concerns of the Submitters.

Yours faithfully
T J Kelly Surveys Pty Ltd



Mark Toombs
Principal Planner

Cc: R & L Ashton.

SCENIC RIM REGIONAL COUNCIL

File No: *MCU17/542*

14 DEC 2017

Doc. Set No: *PUBA*

Resp. Officer: .. *DA ADMIN*

2..... *3*

PROP ID 3493

Document Set ID: 10149980

ACN: 058 752 417 Office: 109 Brisbane St Postal Address: PO Box 221
ABN: 95 823 741 937 Beaudesert Beaudesert Qld 4285 Telephone: (07) 5541 4722
Facsimile: (07) 5541 4723
Email: admin@kellynet.com.au
Web: www.kellynet.com.au

**3.2 RLBd17/005 Development Permit for Reconfiguring a Lot
Prelate Investments Pty Ltd c/- TJ Kelly Surveys Pty Ltd
6605 Mt Lindesay Highway, Gleneagle Lot 1000 & Lot 1001 SP274350**

Executive Officer: Director Regional Services

Item Author: Manager Planning

File Reference: RLBd17/005

Applicable Planning Scheme	<i>Beaudesert Shire Planning Scheme 2007</i>
Applicant	Prelate Investments Pty Ltd c/- TJ Kelly Surveys Pty Ltd
Owner(s)	Prelate Investments Pty Ltd
Site Address	6605 Mt Lindesay Highway GLENEAGLE
Real Property Description	Lot 1000 SP 274350, Lot 1001 SP 274350
Site Area	49.47 ha
Relevant Zone and Precinct	Beaudesert Township Zone – Residential
Proposal	Development Permit for Reconfiguring of a Lot - Subdivision
Assessment Level	Code Assessment Subdivision
Approval Type	Development Permit
Date Application Deemed Accepted	17 March 2017

Purpose of Report

This report provides an assessment against the Material Change of Use granted via a Consent Order (Planning and Environment Court Appeal 2552 of 2006) and the other relevant planning and engineering provisions and is intended to assist Council in its decision, pertaining to an application seeking approval for a Development Permit for Reconfiguring a Lot.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

- CF6 - Failure to comply with statutory obligations and responsibilities;
- CE2 - Failure to discharge regulatory responsibilities under legislation or local law;
- CE5 - Failure to ensure regulatory applications are managed, assessed and processed in accordance with legislative timeframes and protocols;
- PO2 - Political influence impacting on operational management of organisation.

Risk Assessment

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Environmental Impacts on environment as a result of development activity	Moderate	Unlikely	Medium	Environmental impacts considered and documented during assessment	Low
Legal Compliance and Liability Failure to ensure application is assessed in accordance with IDAS process	Minor	Possible	Medium	Documented assessment process	Low
Legal Compliance and Liability Opportunity for applicant or third party appeal against Council decision	Minor	Possible	Medium	Ensure reasonable and relevant test applicable to assessment processes Model Litigant processes followed in court cases Minimise opportunities for appeals	Low
Reputation Negative perception from community or development proponents	Minor	Unlikely	Low	Transparent reporting of assessment Communications	Low

Brief Summary

The Applicant is seeking a Development Permit for the Reconfiguration of Lots 1000 & 1001 on SP274350 to reconfigure the land by creating 82 residential allotments in four stages and two residue allotments. The proposed development is considered to be generally consistent with the development permit granted by the Planning and Environment Court on 2 September 2011 and subsequently amended on 1 July 2015.

Based on this assessment, it is recommended that Council approve the application, subject to the imposition of reasonable and relevant conditions outlined in the recommendation section of this report.

Background

There have been previous approved applications on the site namely:

RL.Bd2/00047 – creating 38 residential lots, access off Mt Lindesay Hwy; and

RLBd15/007 – creating 38 residential, access from Arbour Drive.

The current application, RLBd17/005, initially allowed for the creation of 60 residential lots. The number of lots has subsequently been revised up to 82 residential lots and two balance lots, with access being proposed from Arbour Drive.

Proposal

The applicant proposed to create 82 residential lots on four stages and two balance allotments, each including substages with lot sizes varying between 1000m² to 1210m² with a predominant frontage in excess of 20m. The access to the residential subdivision is proposed from Arbour Drive, currently a dead end street servicing an established rural residential development. However, the access from Arbour Drive / Tullamore Way is intended as a temporary solution until such time a new intersection to the Mount Lindesay Highway is constructed. Access for construction of the development is proposed via an existing access off the Mount Lindesay Highway. Given the increase in traffic along Arbour Drive / Tullamore Way that will result from the development, upgrading works on Arbour Drive are proposed.

No open space is proposed to be dedicated in these stages, however, ample possibilities for offering open space exist in the future development of the overall site. The number of lots making up every stage is detailed in the following table.

Stage	No of Lots
1A	10
1B	10
2A	11
2B	10
3A	10
3B	10
4A	11
4B	10
Total	82

The residential subdivision will be provided with road reserves of 22m, 20m and 18m in width. Of note, Road 1 with a road reserve of 22m, which in the future will connect to the Mount Lindesay Highway, will constitute the main access road for the overall development.

The reader is referred to the applicant's proposal plan attached to this report (**See Attachment 1**).

Characteristics of Site & Surrounding Environment

The subject land is situated at the end of Arbour Drive, Gleneagle, approximately 4.6 kilometres north of the commercial centre of Beaudesert. The subject land is comprised of two allotments, described as Lot 1000 and Lot 1001 on SP274350 with areas of 26.61 and 22.86 hectares, for a total area of 49.47 hectares. The reader is referred to the locality map attached to this report (**Attachment 2**).

The site is not burdened by any easements. The site formed part of a poultry farm containing six sheds and associated infrastructure. Most of the farm infrastructure is contained within Lots 1000 and 1001 on SP274350.

The site is located in the Residential Precinct of the Beaudesert Township Area and is mapped as being within a Greenfield Masterplan area. The locality is dominated by land included in the Rural Residential Precinct and developed for residential purposes. Lots on the southern side of the site are considerably smaller than those to the north. Surrounding the rural residential areas are large rural holdings which have been included in the Countryside Precinct of the Rural Zone.

The site is not serviced by town water or sewer but has the ability to be connected to these services. It is to be noted that for previous applications, advice from Queensland Urban Utilities (QUU) was sought in relation to the ability of the proposed development to connect to the existing water reticulation. QUU recommended conditions of approval at the time. It is therefore reasonable to expect that the developer will obtain a Water Service Approval from QUU.

In relation to other reticulated services, electricity and telecommunications are also available to the locality.

The topography of the site is best described as undulating terrain with predominantly gentle gradients. A gully or watercourse mapped as a Stream Order 2 traverses the central part of Lot 1001 running in a general north-south direction.

Much of the land has been historically cleared. Vegetation typically consists of grassland with regrowth vegetation and scattered eucalyptus and iron bark trees. A small pocket of remnant vegetation identified as Endangered Regional Ecosystem is located along the southern boundary of Lot 1001.

The land is not included in the Contaminated Land Register or the Environmental Management Register.

Development Assessment

It is to be noted that the present application for Reconfiguring a Lot follows a Material Change of Use obtained via an appeal process before the Planning and Environment Court.

Relevant Planning Scheme Codes – Summary

Zone & Precinct Code	Overlay Code	Use Code
Beaudesert & Canungra Townships Zone – Emerging Community Precinct	Nature Conservation Development Constraints Catchment Management, Waterways & Wetlands	Reconfiguring a Lot Code

Relationship to the Zone Code

The proposed development is a Reconfiguration of a Lot in the *Residential Precinct* of the *Beaudesert Township Zone - Residential Precinct* which triggers *Code Assessment* under the Planning Scheme. It is held that the proposed development achieves the intent of the Beaudesert Township Zone and is consistent with the Specific Outcomes for this Zone.

Compliance with the Zone Precinct Code

The proposal complies or can be suitably conditioned to comply with the Specific Outcomes and Probable Solutions of the Beaudesert Township Zone - Residential Precinct.

Compliance with the Nature Conservation Overlay Code

The subject site includes a Local Nature Conservation Area. It is to be noted that the proposed development generally complies with the applicable Acceptable Solutions and Specific Outcomes of the Nature Conservation Overlay Code.

Compliance with the Development Constraints Overlay Code

The proposed development generally complies with the applicable Acceptable Solutions and Specific Outcomes of the Development Constraints Overlay Code.

Compliance with the Catchment Management, Waterways and Wetlands Overlay Code

The proposed development generally complies with the applicable Acceptable Solutions and Specific Outcomes of the Catchment Management, Waterways and Wetlands Overlay Code. The waterway identified on the Overlay Map will be incorporated in the Open Space network to be dedicated as part of the future stages of the development.

Compliance with the Reconfiguring a Lot Code

The proposal generally complies or can be suitably conditioned to comply with all of the Reconfiguring a Lot Code's Specific Outcomes and Probable Solutions.

Compliance with the Construction and Infrastructure Code

The proposal generally complies or can be suitably conditioned to comply with all of the Reconfiguring a Lot Code's Specific Outcomes and Probable Solutions.

Applicable Infrastructure Charges

Effective as of 1 July 2011, all development approvals granted within 'Priority Infrastructure Areas' are required to be charged for infrastructure contributions in accordance with the State Planning Regulatory Provision (Adopted Infrastructure Charges).

In accordance with the Council's Adopted Infrastructure Charges Resolution (version No.7) adopted on 3 October 2017, developments including Reconfiguration of a Lot, attract infrastructure Charges. The table below summarizes the Infrastructure Charges payable to *Council*.

Full details of the charges will be provided in a separate notice under *Infrastructure Charges Notice (ICN)* to be issued to the applicant with the *Decision Notice Approval*.

Proposed Demand - Stage 1

Use	Unit of Measure (dwelling unit per allotment)	No. of Units (No of allotments)	Charge Rate (\$) per dwelling unit (3 or more bedroom dwelling)	Amount
Residential	Lots	22	\$14,167.00	\$311,674.00
Total				\$311,674.00

Existing Credit

Use	Unit of Measure (dwelling unit per allotment)	No. of Units (No of allotments)	Charge Rate (\$) per dwelling unit (3 or more bedroom dwelling)	Amount
Residential	lots	2	\$14,167.00	\$28,334.00
Total				\$14,167.00

Infrastructure Charge = Proposed Demand - Existing Credit
 = \$311,674.00 - \$28,334.00
 = \$283,340.00

Proposed Demand - Stage 2

Use	Unit of Measure (dwelling unit per allotment)	No. of Units (No of allotments)	Charge Rate (\$) per dwelling unit (3 or more bedroom dwelling)	Amount
Residential	Lots	21	\$14,167.00	\$297,507.00
Total				\$297,507.00

Proposed Demand - Stage 3

Use	Unit of Measure (dwelling unit per allotment)	No. of Units (No of allotments)	Charge Rate (\$) per dwelling unit (3 or more bedroom dwelling)	Amount
Residential	Lots	20	\$14,167.00	\$283,340.00
Total				\$283,340.00

Proposed Demand - Stage 4

Use	Unit of Measure (dwelling unit per allotment)	No. of Units (No of allotments)	Charge Rate (\$) per dwelling unit (3 or more bedroom dwelling)	Amount
Residential	Lots	21	\$14,167.00	\$297,507.00
Total				\$297,507.00

Total Infrastructure Charge is \$1,161,694.00

Relationship to State Planning Policies and Regulations

Shaping SEQ - South East Queensland Regional Plan 2017

The subject site is situated within the *Urban Footprint* under the *Shaping SEQ - South East Queensland Regional Plan 2017*. The proposed development is consistent with the intended land use within the Urban Footprint. It allows for the logical expansion of the township of Beaudesert by providing infill development.

The proposed development is also seen to be consistent with the *State Planning Policy*. It is prudent to say that the identified State interests for this development relating to stormwater management, bushfire hazard management and protection of remnant vegetation have been address by the applicant in his assessment against the State Development Assessment Provisions.

Internal Referrals

Infrastructure Services Section

Advice has been sought from Council's Design Services Section which has indicated that it does not object the development and an approval can be granted subject to the imposition of relevant conditions.

External Referrals

Whilst the subject land is accessed via Arbour Drive and Stages 1 to 4 are not within 100 metres of the Mt Lindesay Highway, a concurrence approval is required from the Department of Transport and Main Roads due to the land's adjacency to a State Controlled Road, namely the Mt Lindesay Highway (Schedule 7, Table 2, Item 2 of the Sustainable Planning Regulation 2009). A response from the Department of Infrastructure, Local Government and Planning (SARA) was received by Council on 1 November 2017 (**See Attachment 3**).

Conclusion

The assessment included in this report demonstrates that the proposed development generally complies with the requirements of the Planning Scheme. Based on this assessment, it is recommended that Council approve the application, subject to the imposition of reasonable and relevant conditions.

Director's Recommendation

1. That Council resolve to approve the development in respect to the following property:

RPD: Lot 1000 SP 274350, Lot 1001 SP 274350
Address of property: 6605 Mt Lindesay Highway GLENEAGLE
Site area: 49.47 hectares
Proposal: Reconfiguring a Lot - Subdivision

Further development permits required:

- a) An Operational Works approval is required for the civil and electrical engineering and landscaping works associated with this development.
- b) A Building Works approval is required for all building works associated with the proposed development, prior to undertaking any building work on the subject property (inclusive of demolishing structures).

2. **Conditions of Approval:**

General

1. **FINAL PLAN OF SURVEY** - Subdivision of the site occurs generally in accordance with the proposal plans with reference number 3546/1-06 C Sheets 1 and 2 dated 13/12/2017 prepared by TJ Kelly Surveys Pty Ltd. A final plan of survey that conforms to the approved staged plans and showing any service easements arising from the approved reconfiguration is to be submitted for Council's endorsement.
2. **SERVICE TO LOTS - GENERAL** - Prior to a request for Council endorsement of survey plan, all proposed lots must demonstrate independent connection to services (reticulated water, sewer, and telecommunications). Documentary evidence of this will be Queensland's Connection Certificate, Energex's Certificate of supply and any other relevant certificate.
3. **PUBLIC UTILITIES** - The development must provide telephone and broadband network services to all proposed lots within the development to the standards of the services provider (Telstra guidelines and NBNCo Guidelines for Fibre to the Premises - Underground Deployment). Adequate provision shall be made in all streets, accesses strips and easements to cater for the public utility services that would normally service the development. The development must provide appropriate road crossing conduits in accordance with requirements of Council. Where concrete footpaths are to be constructed, the conduits shall be extended to a suitable location between the property boundary and footpath edge. Utilities are to be installed within their allocated corridors and in compliance with Council standards.

Landscaping

4. **LANDSCAPING WORKS** - The development must provide a Landscape Management Plan prior to any landscaping works being undertaken. The development must facilitate the design, installation and maintenance (for the period of one year) of landscaping works, within the individual road reserve(s) (ie. street trees) throughout the development or the relevant stage. The landscaping of the site shall incorporate the preservation of existing vegetation where possible. The works required by this condition will be the subject of an Operational Works Application with Council.

Access and Roads

5. **ACCESS DURING CONSTRUCTION OF THE ESTATE** – Access during the construction of any stage of the estate for any type of vehicles is not authorised from/ to Arbour Drive / Tullamore Way.
6. **UPGRADING OF ARBOUR DRIVE** - The development must provide the design and construction of the upgrading works of Arbour Drive between the site to the intersection of Arbour Drive and Tullamore Way to an Access Street standard, in accordance with *Council's Design and Construction Manual*. These works are to be completed as part of the first stage / substage being developed.
7. **NEW ROADS** - The development must provide the construction of the new roads, road intersections and ancillary works in accordance with *Complete Streets*, Austroads Publications and *Council's Design and Construction Manual*. All new road pavements are to be provided with Asphaltic Concrete (AC) sealed pavement. The kerb and channel is to be provided on both sides of the street.
8. **ROAD PAVEMENT** – The road pavement widths and geometric layout shall be sufficient to make adequate provisions for Council's refuse collection vehicles and public transport movements. The kerb and channel is to be provided on both sides of the street and will be constructed in accordance with Council's Standard Drawings. All new road pavements are to be provided with asphalt concrete - AC surfacing, concrete kerb and channel, underground stormwater drainage and sub-surface drainage works, truncations where needed, all necessary traffic signage as and where required, in accordance with Council's current standards.
9. **TEMPORARY TURNAROUND AREA** – The development must provide a nine (9) metres minimum radius temporary turnaround area at the end of the new roads to be constructed in the stage. The location of these temporary turnaround areas will be defined with the Operational Works application and in any case must not impede the achievability of a safe and efficient access to the adjoining lots. The temporary turnaround areas will be fully contained within the road reserve.
10. **ROAD SIGNS** – All traffic signs and delineation shall be installed in accordance with the *Manual of Uniform Traffic Control Devices - MUTCD* and all other relevant Department of Transport and Main Roads design manuals and guidelines, as directed by the Council's representative. "No Through Road" signs shall be erected at the entries to cul-de-sacs and terminating roads.

11. **ACCESS TO COUNCIL ROAD** - An application for Property Access Location Approval for lots accessing a Council controlled road is to be lodged for approval of any existing and/or any proposed accesses and submitted to Council to evaluate the safety of the location. Any construction or upgrading of accesses conditioned by this approval will be assessed upon inspection and are to comply with current Council standards. The access provisions must be maintained in good condition for its lifetime.
12. **WORKS WITHIN EXISTING ROAD RESERVES** - A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council prior to undertake any access/road construction works.
13. **FOOTPATH** – The development must provide a pedestrian/cycleway path no less than 2.5 metres wide. The share path will follow the alignment shown in the Pedestrian Cycleway Network for the Northern Beaudesert Precinct, for the extent of Stage 1. The shared path must extend to the intersection of Tullamore Way and Arbour Drive. Footpath construction works outside of the proposed development site fronting the existing Arbour Drive to the Tullamore Way intersection will be subject to infrastructure credits. Within the development (Stage 1) infrastructure credits will only be available for the width over and above the standard 1.5 metres wide footpath. The design and construction of the works required by this condition are to meet the specifications of *Council's Design and Construction Manual* and *Standard Drawing R-13*. Detailed design is to be provided with the Operational Works application.
14. **FOOTPATH** – The development must provide a footpath on one side and for the full extent of the new roads in accordance with Council's current standards. The developer will be responsible for the construction of a footpath no less than 1.5 metres wide, however on collector roads the width is to be 2.5 metres. The design and construction of the works required by this condition are to meet the specifications of *Council's Design and Construction Manual* and *Standard Drawing R-13*. Detailed design is to be provided with the Operational Works application.

Stormwater Management

15. **ADVERSE DRAINAGE IMPACT - GENERAL** - Drainage from the development is not to adversely impact upon downstream owners. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.
16. **STORMWATER MANAGEMENT PLAN** - The development must provide for the collection and disposal of stormwater drainage flows to a legal point of discharge. All necessary stormwater drainage must be designed and constructed in accordance with the *Queensland Urban Drainage Manual* (QUDM) and the *Water Sensitive Urban Design Guidelines* for South East Queensland. Detailed design incorporated in a Stormwater Management Plan compliant with the provision of QUDM is to be provided with a subsequent Operational Works application.
17. **INTER-ALLOTMENT DRAINAGE** - Inter-allotment drainage systems are to be provided where discharge to the road or street drainage system cannot be achieved. They are to be designed to the requirements of QUDM. Easements are to be provided where the drainage system traverses lots and to provide, where necessary, a connection to a legal point of discharge.

- 18. SEDIMENT AND EROSION CONTROL MANAGEMENT PLAN (SECMP)** – Prior to the commencement of the Operational Works on the site, a properly prepared comprehensive Erosion and Sediment Control Plan must be submitted as part of the Operational Works Application. The report is to comply with the *Best Practice Erosion and Sediment Control (BPESC)* Guidelines (International Erosion Control Association - IECA Australasia).

Electrical Reticulation Works

- 19. ELECTRICITY** – The development must provide for the collection and disposal of stormwater drainage flows) to all proposed lots within the development. Underground service is to be provided. Prior to the endorsement of survey plans, a written evidence in the form of a Certificate of Supply from Energex indicating that satisfactory arrangements had been made for the supply of electricity to all the proposed lots must be supplied. Consumer power lines not contained wholly within the proposed allotment serviced by the line are to be either relocated accordingly or incorporated within a service easement to be registered on the final plan of survey for the reconfiguration.
- 20. STREET LIGHTING** – Street lighting shall be designed and installed in accordance with the Australian Standard Code of practice for public lighting, AS1158. Street lighting shall be located at intersections, at the end of cul-de-sacs and dead-ends. All street lighting shall be certified by a *Registered Professional Engineer of Queensland (RPEQ)*. The existing surrounding type of lighting is to be considered when choosing the style of lighting. High pressure sodium or other approved energy efficient lamps are to be used.

Miscellaneous Works

- 21. EARTHWORKS AND ALLOTMENT FILLING** – All earthworks and allotment filling is to be undertaken in accordance with Council's *Design and Construction Manual*, to Council's satisfaction.
- 22. RETAINING WALLS** – The design and construction of any retaining wall greater than 1.0 metre in height is to be structurally certified by a Registered Professional Engineer Queensland. Retaining structures must not encroach onto any adjoining property or road reserve. Any retaining wall higher than 1.0 metre will require approval under a Building Application. However, if retaining walls are required on lots to achieve designed levels for the estate (i.e. road cross sections) this will require approval under an Operational Works Application.
- 23. EASEMENT ARRANGEMENTS** – All necessary documentation facilitating the implementation or amendments to easements arising from this reconfiguration will be undertaken at no cost for Council.
- 24. SURVEY INTEGRATION** – With the submission of the plan of survey for every stage, the Survey control documentation and a CAD (Computer Aided Drafting) presentation of the reconfiguration layout must be provided. The documentation shall utilise and make reference to the Australian Mapping Grid and Australian Height Datum.

Administrative Provisions

25. PAYMENT RATES AND CHARGES - Payment of all rates, charges or expenses which are in arrears or remain a charge over the land under the provisions of the *Local Government Act 2009*, the *Sustainable Planning Act 2009* or any other relevant Act.

3. That the Applicant be further advised of the following:

- a) APPROVAL LAPSES AT COMPLETION OF RELEVANT PERIOD** - This Development Approval will lapse if the Reconfiguring a Lot does not happen before the end of the relevant period. The relevant period is four (4) years from the date the approval takes effect. The relevant period may be extended at the discretion of Council under Section 341 of the *Sustainable Planning Act 2009*. Before the Development Approval lapses, a written request to extend the relevant period may be made to Council under Section 383 of the *Sustainable Planning Act 2009*. Please note that Council will not automatically remind Applicants/Occupiers when the relevant period is about to lapse.
- b) DEVELOPMENT APPROVAL CONDITIONS ATTACH TO LAND** - Development Approvals which include conditions and any modification attach to the land and are binding on the owner/s, the owner/s successors in title and any occupier of the land pursuant to Section 245 of the *Sustainable Planning Act 2009*.
- c) VEGETATION MANAGEMENT ACT 1999 AND THE CULTURAL HERITAGE ACT 2003** - This approval in no way restricts or inhibits the provisions of the *Vegetation Management Act 1999* nor the *Aboriginal Cultural Heritage Act 2003*. The Applicant will need to satisfy himself/herself that in undertaking the proposed development works that their actions will not contravene the provisions of the aforementioned Acts.
- d) WHEN DEVELOPMENT APPROVAL TAKES EFFECT** - Pursuant to Section 339 of the *Sustainable Planning Act 2009*, this Development Approval takes effect:
- (i) from the date the Decision Notice/Negotiated Decision Notice (as the case may be) is given to the Applicant, if there are no Submitters and the Applicant does not appeal the decision to the Court; or
 - (ii) from the end of the Submitter's appeal period if there is a Submitter and the Applicant does not appeal the decision to the Court; or
 - (iii) subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).
- e) FINAL PLAN OF SURVEY** – All conditions are to be complied with before or at the time the Applicant lodging an application for the signing of the Final Plan of Survey unless otherwise stated herein. The applicant may apply for a staged approach for the plan of survey.

- f) **ROAD NAMING** – An application seeking the approval of nominated road names is to be lodged with Council prior to the lodgement of an Operational Works application for the site. It is required that the approved road names be shown in the final plan of survey.
- g) **VEGETATION CLEARING** – Veg clearing on the site will trigger an Operational Works application due to site being affected by the Nature Conservation Overlay will for Veg clearing.
- h) **BIOSECURITY QUEENSLAND** should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants.

4. Further approvals are required for:

- a) An Operational Works approval is required for the civil, electrical engineering and landscaping works associated with this development.
- b) A Building Works approval is required for all building works associated with the proposed development, prior to undertaking and building work on the subject property (inclusive of demolishing structures).

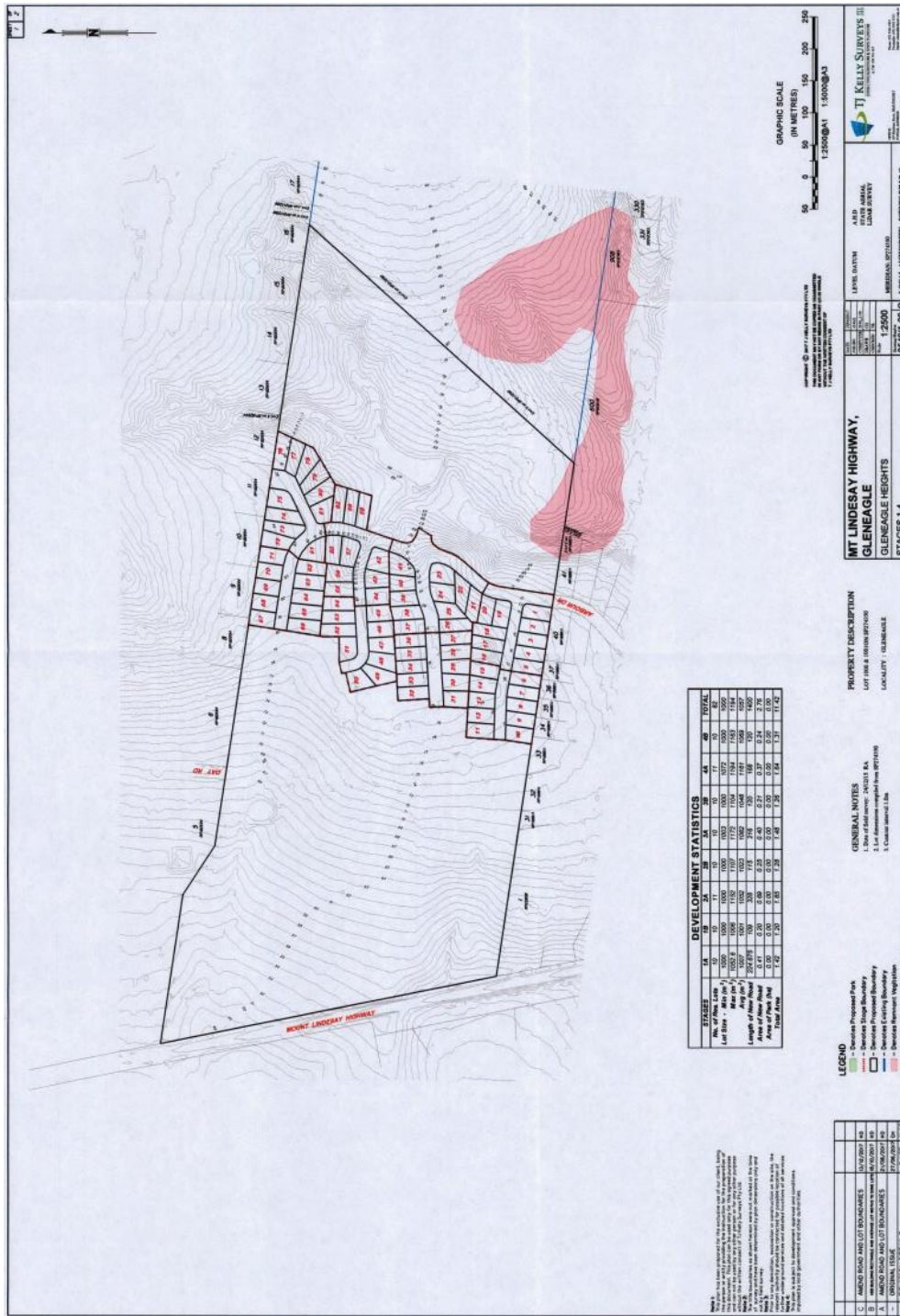
5. Administrative Action:

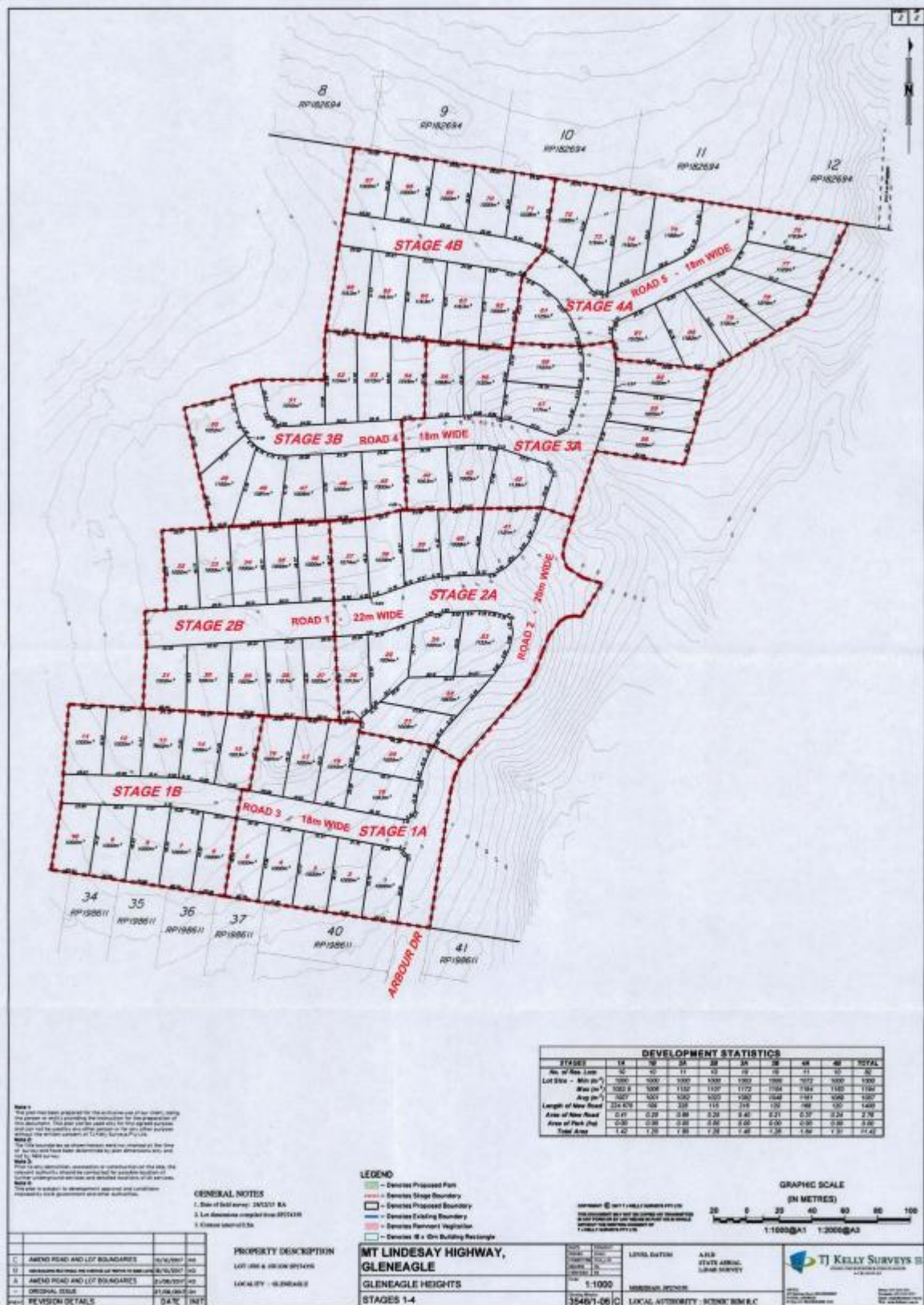
That a Decision Notice be issued in accordance with s.335 of the *Sustainable Planning Act 2009* to the Applicant and referral agencies.

Attachments

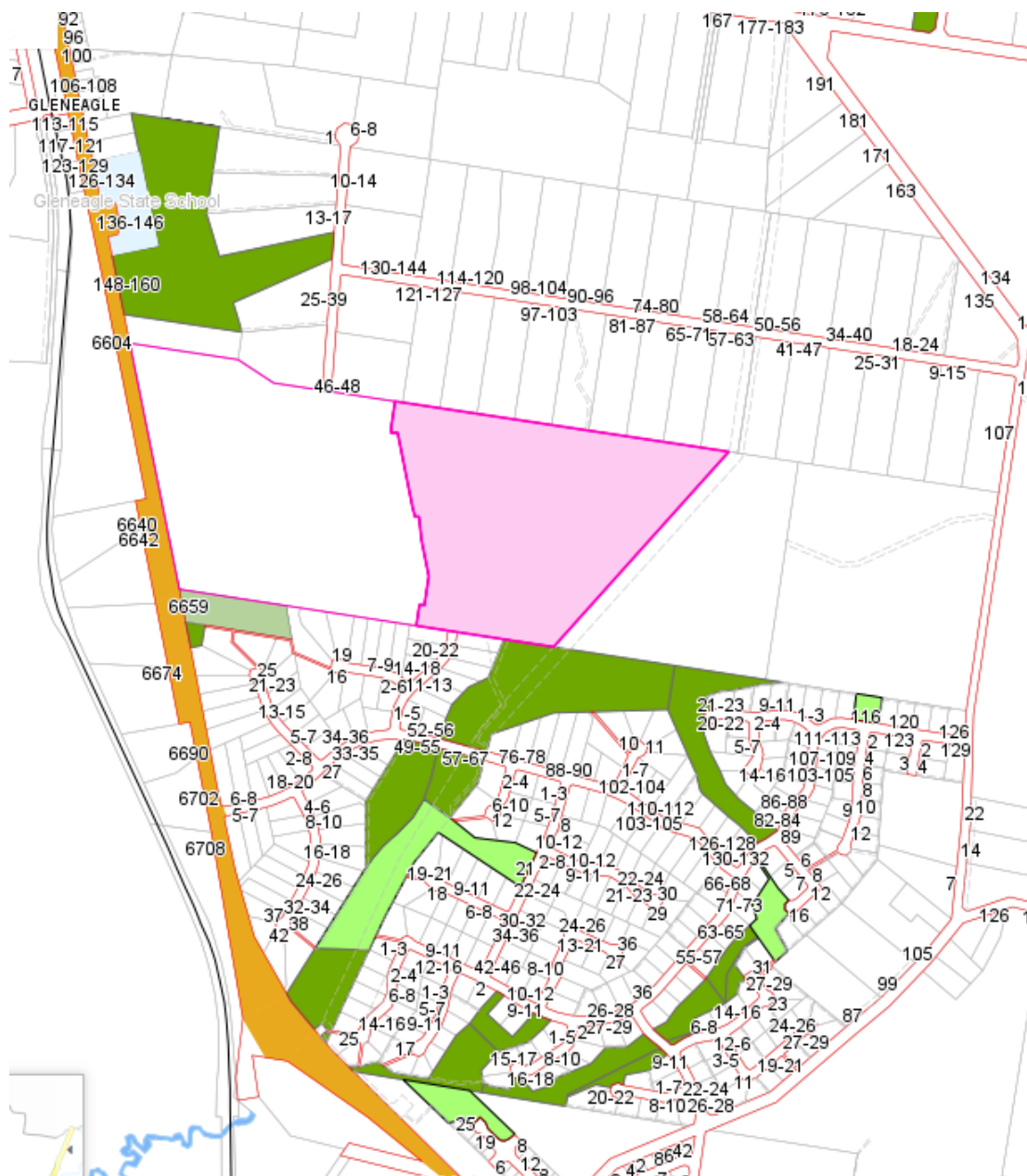
- 1. Proposed Plan of Development (undetermined scale).
- 2. Locality Map (undetermined scale).
- 3. Referral Agency's Response

Attachment 1 - Proposed Plan of Development (undetermined scale)





Attachment 2 – Locality Map (undetermined scale)



Attachment 3 – Referral Agency's Response



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0417-038720
Your reference: RLBd17/005

1 November 2017

The Chief Executive Officer
Scenic Rim Regional Council
PO BOX 25
BEAUDESERT QLD 4285
mail@scenicrim.qld.gov.au

Attention: Mr Jairo Cadena

Dear Mr Cadena,

Concurrence agency response—with conditions

6605 Mount Lindesay Highway, Gleneagle
Lots 1000 and 1001 on SP274350
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning (the department) under section 272 of the *Sustainable Planning Act 2009* on 21 April 2017.

Applicant details

Applicant name:	Prelate Investments Pty Ltd
Applicant contact details:	C/- TJ Kelly surveys Pty Ltd PO Box 221 BEAUDESERT QLD 4285 admin@kellynet.com.au

Site details

Street address:	6605 Mount Lindesay Highway, Gleneagle
Lot on plan:	Lots 1000 and 1001 on SP274350
Local government area:	Scenic Rim Regional Council

Application details

Proposed development:	Development Permit for Reconfiguring a Lot (2 Lots into 82 Lots)
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Page 1

SEQ South Region, Main Office - Ipswich
Level 4,117 Brisbane Street
PO Box 129
Ipswich QLD 4305

GDA-0417-038720

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Reconfiguring a Lot	Development permit	Residential Subdivision of 2 Lots into 82 Lots (Stages 1-4)	Code Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 2, Item 2—State controlled road

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for imposing conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for imposing conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the applicant—see Attachment 3.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: Reconfiguring a Lot				
Site Based Stormwater Management Plan	Sedgman Consulting Pty Ltd	9 March 2017	Document Number A438P02SDC_SBSMP_STG1-4_R01	Revision 1
Traffic Impact Assessment	Rytenskild Traffic Group	7 September 2017	Report Number 17169	Version 1

SDA-0417-038720

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

For further information, please contact Aimee Ellis, Senior Planning Officer, SARA SEQ West Ipswich on 3432 2405, or email IpswichSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Ursula O'Donnell
Manager

cc: TJ Kelly Surveys Pty Ltd, admin@kellynet.com.au
Department of Transport and Main Roads, South.Coast.IDAS@tmr.qld.gov.au

enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for imposing conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

SDA-0417-038720

Our reference: SDA-0417-038720
 Your reference: RLBd17/005

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Reconfiguring a Lot (2 Lots into 82 Lots – Stages 1-4)		
Sustainable Planning Regulation 2009, Schedule 7, Table 2, Item 2 – State-controlled road— Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing 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.	(a) Road works comprising a minimum 28 metre short left turn lane must be provided over Tullamore Way at the Mount Lindesay Highway / Tullamore Way intersection must be provided generally in accordance with the Traffic Impact Assessment prepared by Rytenschild Traffic Group, Report Number 17169, Version 1, and dated 7 September 2017. (b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads' <i>Road Planning and Design Manual (2nd Edition)</i> .	Prior to submitting the Plan of Survey to the local government for approval for the first stage.
2.	The development must be carried out generally in accordance with the Site Based Stormwater Management Plan, prepared by Sedgman Consulting Pty Ltd, Document No. A438P02SDC_SBSMP_STG1-4_R01, Revision R01, and dated 9 March 2017; in particular: <ul style="list-style-type: none"> • Section 7: Strategy Summary and Conclusions; and • Appendix D: Stormwater management plan, Drawing A438-S-SMP-S-3, Revision A, dated 8 March 2017. 	Prior to submitting the Plan of Survey to the local government for approval for the relevant stage.

SDA-0417-038720

Our reference: SDA-0417-038720
Your reference: RLBd17/005

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.

SDA-0417-038720

Our reference: SDA-0417-038720
 Your reference: RLBd17/005

Attachment 3—Further advice

Further development permits, compliance permits or compliance certificates	
1.	<p>Works in State-controlled road reserve (WSCRR)</p> <p>Under section 33 of the <i>Transport Infrastructure Act 1994</i> (TIA), written approval is required from the Department of Transport and Main Roads (DTMR) to carry out road works, including road access works, on a State-controlled road or interfere with a State-controlled road or its operation. This may include access to a Council road that is within the State-controlled road reserve, or where road access works to a Council road interferes with a State-controlled road or its operations.</p> <p>No works are to commence within the State-controlled road reserve until approval of the plan/s showing the proposed works is issued by the DTMR accordingly with section 33 of the TIA. Further information regarding works in State-controlled roads, including application forms, is available at: http://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Othermatters-requiring-approval.aspx.</p> <p>The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The approval may be subject to conditions related to the works construction process. Please contact the department (South Coast Region) at SouthCoast@tmr.qld.gov.au or on (07) 5563 6800 to make an application for works in the State-controlled road reserve (WSCRR).</p>

3.3 Adoption of Expanded Scenic Rim Flood Studies

Executive Officer: Director Regional Services

Item Author: Manager Planning

File Reference: 19/03/004

Executive Summary

The purpose of this report is to seek Council's endorsement of the recently expanded flood studies for seven catchments in the region. In summary, the flood studies were expanded to:

- consider other modelled flood events;
- review the classification of flood events at key stream gauges;
- review the flood gauge network in each catchment; and
- identify the implications of the modelled flood events on key road crossings.

The expansion of Council's flood studies was undertaken as part of the Scenic Rim Flood Hazard Management and Disaster Mitigation Assessment Project, which was a joint initiative of Council, the Queensland Government and the Australian Government. In addition to assisting Council's disaster management planning and response function, the outputs of the expanded studies will also benefit other Council operations such as land use and infrastructure planning and also improve the community's awareness and resilience to the potential flood hazard characteristics of the region.

Previous Council Considerations / Resolutions

Not applicable.

REPORT

On 29 November 2016, Council obtained partial funding under the Queensland Government's 2016 - 2017 Grants and Subsidies Program to undertake the Scenic Rim Regional Council Flood Hazard Management and Disaster Mitigation Assessment Project. The project involved the expansion of the following flood studies (included in **Attachments 1 - 7**) to primarily aid in Council's disaster management planning and response function:

- Albert River Flood Study;
 - Bremer River Flood Study;
 - Logan River Flood Study;
 - Purga Creek Flood Study;
 - Teviot Brook Flood Study;
 - Upper Coomera River Flood Study; and
 - Warrill Creek Flood Study.
-

The flood studies were expanded to deliver the following supplementary outputs:

- In addition to the existing 1% Annual Exceedance Probability (AEP) flood event (which is the modelled event adopted by Council to manage flood hazard for planning purposes), identification of the impacts of the 10%, 5% and 2% AEP modelled flood events for each catchment;
- Review of the definition of a minor, moderate and major flood event at each key stream gauge location within each of the catchments;
- Review of the flood gauge network within each of the catchments (ie. whether any benefits would be derived for additional flood gauge locations within the catchment);
- Review of the correlation between gauge height, flooding event and scale of event;
- Identification of the closure of key road crossings within each catchment as a result of a 1%, 2%, 5% or 10% modelled flood event was identified; and
- Preparation of mapping for the 2%, 5% and 10% modelled flood events including flooding extent, flood depths, flow velocities and event hazard rating. GIS data for this mapping information was also supplied to Council for use in its mapping platform.

The Scenic Rim Flood Hazard Management and Disaster Mitigation Assessment Project is expected to deliver a number of community benefits. The outputs of the project will assist disaster management functions in planning and responding to flood events of varying severity including determining the impacts of flood events on the accessibility of key road crossings within the region and forecasting potential areas of inundation. The information will also assist disaster management authorities in communicating with the community in those parts of the region projected to be affected by a flood event.

The studies also reviewed the existing stream gauge networks within the catchments and the definition of a minor, moderate and major flood classification at key stream gauges based on the correlation of flood heights at the gauge and the corresponding projected flooding impacts. This review is expected to be particularly useful for the gauge network owners, which are owned and operated by various agencies and are used to provide early warning of flooding and for flood forecasting operations by the Bureau of Meteorology (BoM). The review of the classification levels (i.e. minor, moderate and major flooding) for flood severity at key stream gauge locations based on the relationship between flood height and modelled flood impacts is similarly expected to be of benefit to BoM.

The expanded studies will also assist Council's planning function through the consideration of a variety of flood events in the assessment of development, in particular determining whether proposed park land meets Council's desired standards of service. The outputs are also expected to assist (in part) the planning of other infrastructure in the region such as roads and bridges.

Council's adoption of the expanded flood studies delivered under the Scenic Rim Flood Hazard Management and Disaster Mitigation Assessment Project is therefore requested to enable the outputs of these studies to be used in the carrying out of the Council operations outlined above and also to enable their consideration by other agencies.

Strategic Implications

Community Plan

The delivery of the expanded flood studies (**Attachments 1 - 7**) under the Scenic Rim Flood Hazard Management and Disaster Mitigation Assessment Project seeks to achieve (in part) the following policy of the *Scenic Rim Community Plan 2011 - 2026*:

Theme: Relaxed Living and Rural Lifestyle;
Outcome: A growing population is accommodated within the limits of the region's capacity;
Priority: Effective planning that engages the community, provides for our future needs and protects the environment and rural lifestyle.

Corporate Plan / Operational Plan

The delivery of the expanded flood studies (**Attachments 1 - 7**) seeks to achieve (in part) the following Relaxed Living and Rural Lifestyle strategy of the *Scenic Rim Regional Council Corporate Plan 2013 - 2018*:

- Develop a planning vision and supporting planning instruments for the region which promotes community aspirations and clearly articulates the unique qualities of our natural assets and the identity of our towns, villages and communities.

The completion of the Scenic Rim Flood Hazard Management and Disaster Mitigation Assessment Project is identified as a project deliverable in the *Scenic Rim Regional Council Operation Plan 2017 / 2018*.

Budget Implications

The adoption of the expanded flood studies (**Attachments 1 - 7**) is not expected to have any budget implications. The expansion of the flood studies was partially funded by Council and under the Queensland Government's 2016 - 2017 Grants and Subsidies Program.

Legal / Statutory Implications

Not applicable.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

CE7 - Failure to plan for or respond to an extensive or widespread disaster event.

Risk Assessment

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Infrastructure & Assets Failure to appropriately utilise the outputs of the expanded flood studies in the undertaking of Council operations.	Major	Possible	High	Outputs of the expanded flood studies are distributed to relevant Council sections and external agencies for use. The distribution is supported by an outline of the specific data available and an overview of the assumptions made in the studies to ensure the information is 'fit for purpose' for the end user.	Medium

Conclusion

The flood studies (included in **Attachments 1 - 7**) for the below catchments have been expanded under the recently completed Scenic Rim Flood Hazard Management and Disaster Mitigation Assessment Project, which was a joint initiative of Council, the Queensland Government and the Australian Government.

- Albert River;
- Bremer River;
- Logan River;
- Purga Creek;
- Teviot Brook;
- Upper Coomera River; and
- Warrill Creek.

The flood studies were expanded to deliver a number of supplementary outputs that built upon the previous identification of the 1% Annual Exceedance Probability (AEP) modelled flood event for the catchments. The expanded flood studies will primarily assist Council's disaster management planning and response functions within the region during times of flood. Examples of these supplementary outputs including modelling of other flooding events such as the 10%, 5% and 2% AEP modelled flood events and identification of key road crossings within each catchment projected to be impacted by a modelled event.

Council's adoption of the expanded flood studies for use in the performance of council operations and by other agencies is subsequently requested.

Consultation

Ongoing consultation with Council's Department of Infrastructure Services occurred as part of the delivery of the Scenic Rim Flood Hazard Management and Disaster Mitigation Assessment Project.

Director's Recommendation**That:**

1. Council resolve to adopt the flood studies included in Attachments 1 to 7 delivered under the Scenic Rim Flood Hazard Management and Disaster Mitigation Assessment Project;
2. Council resolve to enable the use of the outputs of the flood studies included in Attachments 1 to 7 such as flood mapping in the performance of Council operations including (but not limited to) disaster management planning and response, infrastructure planning and development assessment processes;
3. Council resolve to provide a copy of the flood studies included in Attachments 1 to 7 to other government agencies responsible for the operation and use of the gauge networks in the region for consideration.

Attachments

1. Albert River Flood Modelling - Consolidated Final Report, Revision 0, dated 14 December 2017 (attached separately).
2. Bremer River Flood Modelling - Consolidated Final Report, Revision 0, dated 14 December 2017 (attached separately).
3. Logan River Flood Modelling - Consolidated Final Report, Revision 0, dated 14 December 2017 (attached separately).
4. Purga Creek Flood Modelling - Consolidated Final Report, Revision 0, dated 14 December 2017 (attached separately).
5. Teviot Brook Flood Modelling - Consolidated Final Report, Revision 0, dated 14 December 2017 (attached separately).
6. Upper Coomera Flood Modelling - Consolidated Final Report, Revision 0, dated 14 December 2017 (attached separately).
7. Warrill Creek Flood Modelling - Consolidated Final Report, Revision 1, dated 12 January 2018 (attached separately).

3.4 MCBd17/058 Development Permit for Material Change of Use (Telecommunications Facility) Arbit Each Way Pty Ltd ATF J & A Nieuwenburg Family Trust c/- Optus Mobile Pty Ltd Lot 6 SP219656

Executive Officer: Director Regional Services

Item Author: Thor Nelson

File Reference: MCBd17/058

Applicable Planning Scheme	<i>Beaudesert Shire Planning Scheme 2007</i>
Applicant	Optus Mobile Pty Ltd
Owner(s)	Arbit Each Way Pty Ltd ATF J & A Nieuwenburg Family Trust
Site Address	9-21 Nieuwenburg Place TAMBORINE
Real Property Description	Lot 6 SP219656
Site Area	14.4Ha
Relevant Zone and Precinct	Rural Zone - Countryside Precinct
Proposal	Request for Minor Change - Generally in Accordance to amend the location of the tower location 3.5m.
Original Assessment Level	Impact
Original Approval Type (Ref# MCBd17/058)	Development Permit for Material Change of Use (Telecommunications Facility)
Public Notification	Not applicable
Submissions Received	Not applicable
Date Application Deemed Accepted	6 March 2018

Purpose of Report

The purpose of this report is to compile the facts and circumstances in respect to a Minor Change - Generally in Accordance request to approve amended plans showing minor changes to the location of the telecommunications tower by relocating the lease area and infrastructure by a distance of 3.5m to avoid existing telecommunications infrastructure.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

- CF6 Failure to comply with statutory obligations and responsibilities;
- CE2 Failure to discharge regulatory responsibilities under legislation or local law;
- CE5 Failure to ensure regulatory applications are managed, assessed and processed in accordance with legislative timeframes and protocols;
- PO2 Political influence impacting on operational management of organisation.

Risk Assessment

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Environmental Impacts on environment as a result of development activity	Moderate	Unlikely	Medium	Environmental impacts considered and documented during assessment	Low
Legal Compliance and Liability Failure to ensure application is assessed in accordance with IDAS process	Minor	Possible	Medium	Documented assessment process	Low
Legal Compliance and Liability Opportunity for applicant or third party appeal against Council decision	Minor	Possible	Medium	Ensure reasonable and relevant test applicable to assessment processes Model Litigant processes followed in court cases Minimise opportunities for appeals	Low
Reputation Negative perception from community or development proponents	Minor	Unlikely	Low	Transparent reporting of assessment Communications	Low

Brief Summary

On 1 December 2017, Council issued a Development Permit for Material Change of Use (Telecommunications Facility) on the subject site. Council is now in receipt of a Minor Change - Generally in Accordance (GIA) application seeking to approve plans showing a minor relocation of the approved development footprint approximately 3.5m away from the northern property boundary to avoid existing underground communications cable.

Upon commencing construction works on site, the applicant identified underground fibre and copper communications cables in the location of the approved telecommunications facility. This was contrary to the Dial Before You Dig information which informed the original development design. Through the subject application, the applicant seeks to have the following plans approved as being generally in accordance with the plans referenced in Condition 1.

Plan No.	Plan Title	Date	Prepared by
B1528-P1 Rev.01	Draft Site Layout	01.06.17	Optus Mobile Pty Ltd
B1528-P2 Rev.01	Draft Site Elevation	01.06.17	Optus Mobile Pty Ltd

The proposal will not result in a change in access arrangements, no vegetation will be removed and landscaping is in the process of being installed as per the underlying approval. In also considering the site and the development in its entirety, the amended location is not believed to cause adverse impacts on the surrounding locality.

As such, the proposed changes are considered reasonable and to be within the realms of being generally in accordance with Council's stamped approved plans referenced in Condition 1 of the underlying development approval.

Development History

On 1 February 2017, Council issued a Development Permit for Material Change of Use (Telecommunications Facility) subject to reasonable and relevant conditions. Refer to Figure 1 below showing the approved site plan.

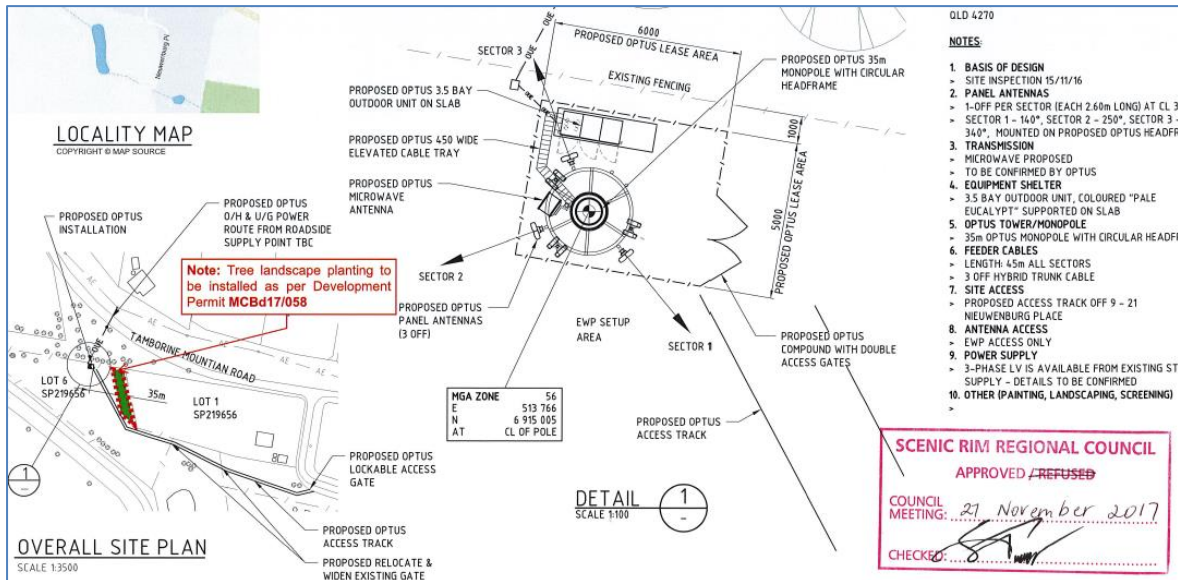


Figure 9 - Approved site plan

In 2008, a land subdivision created the subject property as a result of a combined application involving a Material Change of Use and Reconfiguring a Lot to facilitate one rural lot into five Rural Residential A allotments and a balance lot (Council application ref: 020-030-001905).

On 25 March 2015, Council issued a Development Permit for Material Change of Use (Dual Occupancy) to be established on the subject land (Council reference MCBd15/003). Refer to Figure 1 below for the approved site plan.

Proposal

Council is now in receipt of a Generally in Accordance (GIA) application seeking to approval of an amended site plan showing a minor relocation of the approved development footprint approximately 3.5m in a southern direction. In undertaking constructions works for the facility, it was identified that the Dial Before You Dig information collected in the original application was incorrect and therefore the facility was approved above existing fibre and copper communication cables. Therefore, the applicant now seeks to move the telecommunications facility approximately 3.5m metres away from the northern lot boundary and therefore clear from the undergrounds cables.

Through the subject application, the applicant seeks to have the following plans approved as being generally in accordance with the plans referenced in Condition 1.

Plan No.	Plan Title	Date	Prepared by
B1528-G2 Rev.B	Overall Site Plan	14.12.17	Optus Mobile Pty Ltd
B1528-G3 Rev.A	Draft Site Elevation	05.03.18	Optus Mobile Pty Ltd

The minor amendment will not require changes to existing access arrangements, no vegetation will be removed and the effect of the future landscaping buffer will not be diminished. Refer to Figure 2 and 3 below which show the proposed overall site plan and facility location respectively.

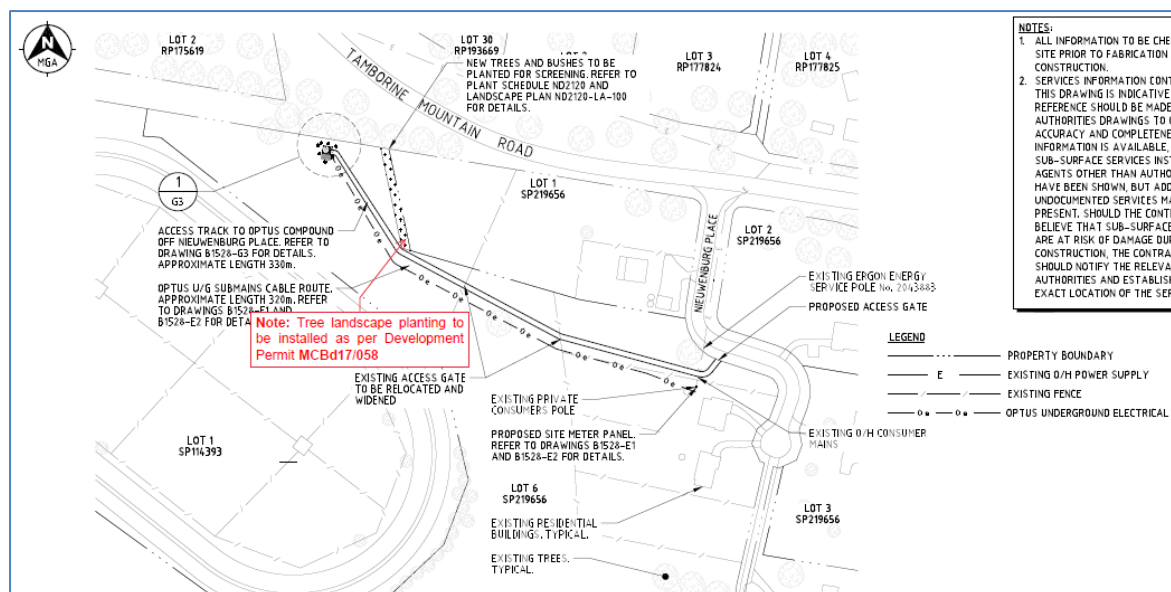


Figure 10 - Overall site plan

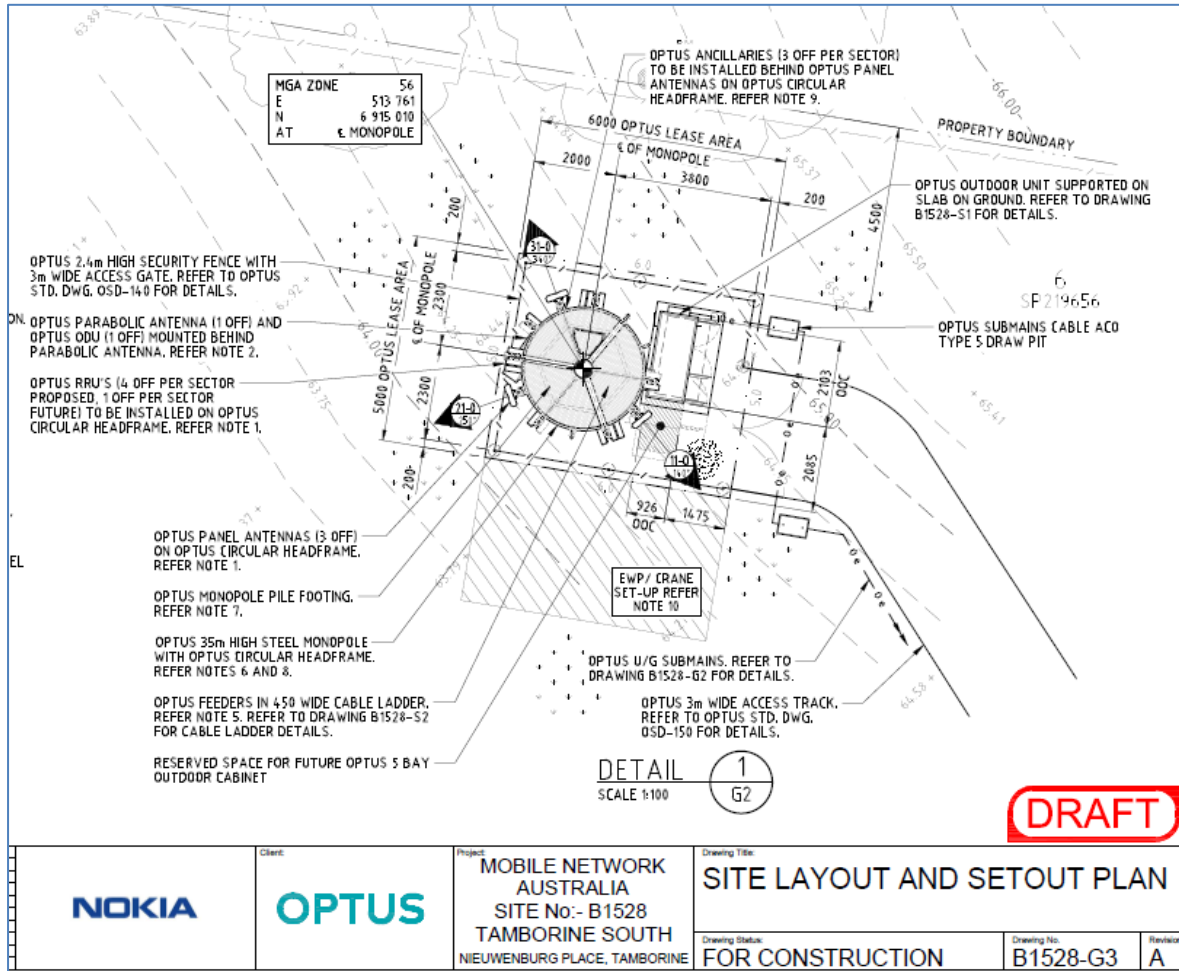


Figure 11 - Amended site plan (facility location only)

REFERRALS

External Referral Agencies

Not applicable for Generally In Accordance applications.

Internal Referral Sections

No internal referral sections were applicable in this instance.

Conclusion

The subject application for Minor Change - Generally in Accordance to amend plans, showing minor changes to the location of the telecommunications facility footprint, is not considered to compromise the original development approval or the provisions under the *Beaudesert Shire Planning Scheme 2007*. The application is therefore recommended for approval.

Director's Recommendation

1. That Council resolve to approve the application in respect to the following property:

Real Property Description: Lot 6 SP219656
Address of property: 9-21 Nieuwenburg Place TAMBORINE
Site area: 14.4Ha
Proposal: Development Permit for Material Change of Use
 (Telecommunications Facility)

2. The plans referenced below to be deemed Generally In Accordance with Condition 1 of the development approval reference number MCBd17/058:

Plan No.	Plan Title	Date	Prepared by
B1528-G2 Rev.B	Overall Site Plan	14.12.17	Optus Mobile Pty Ltd
B1528-G3 Rev.A	Draft Site Elevation	05.03.18	Optus Mobile Pty Ltd

3. **Referral Agency Conditions**

The applicant must ensure compliance with correspondence received from the Department of Infrastructure, Local Government and Planning dated 14 September 2017.

4. **That the Applicant be further advised of the following:**

The applicant is advised that nothing in the above correspondence / notice alleviates the need to comply with the balance of the most recent amended Decision Notice dated 1 February 2017 (Council Ref. MCBd17/058).

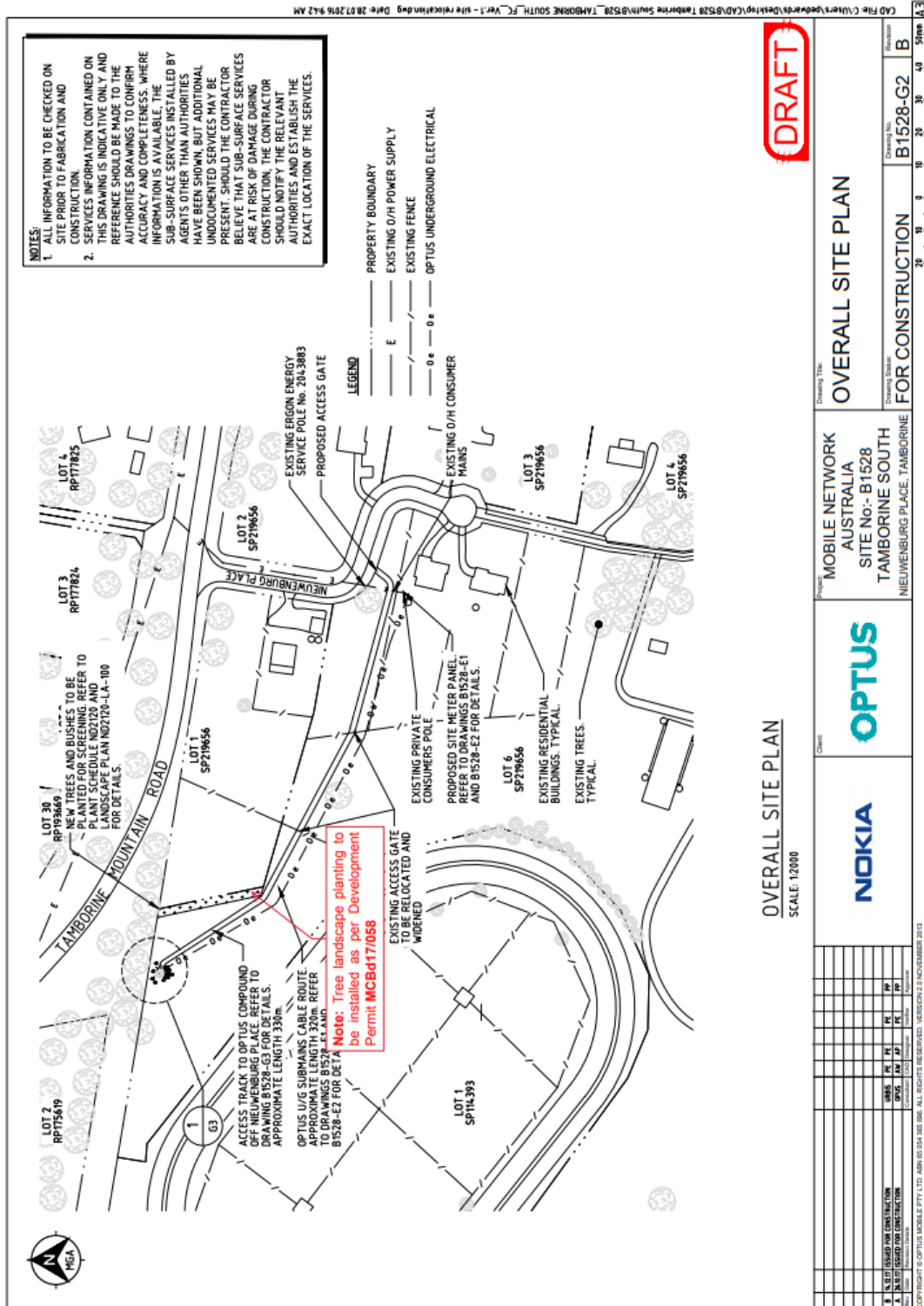
5. **Administrative Action:**

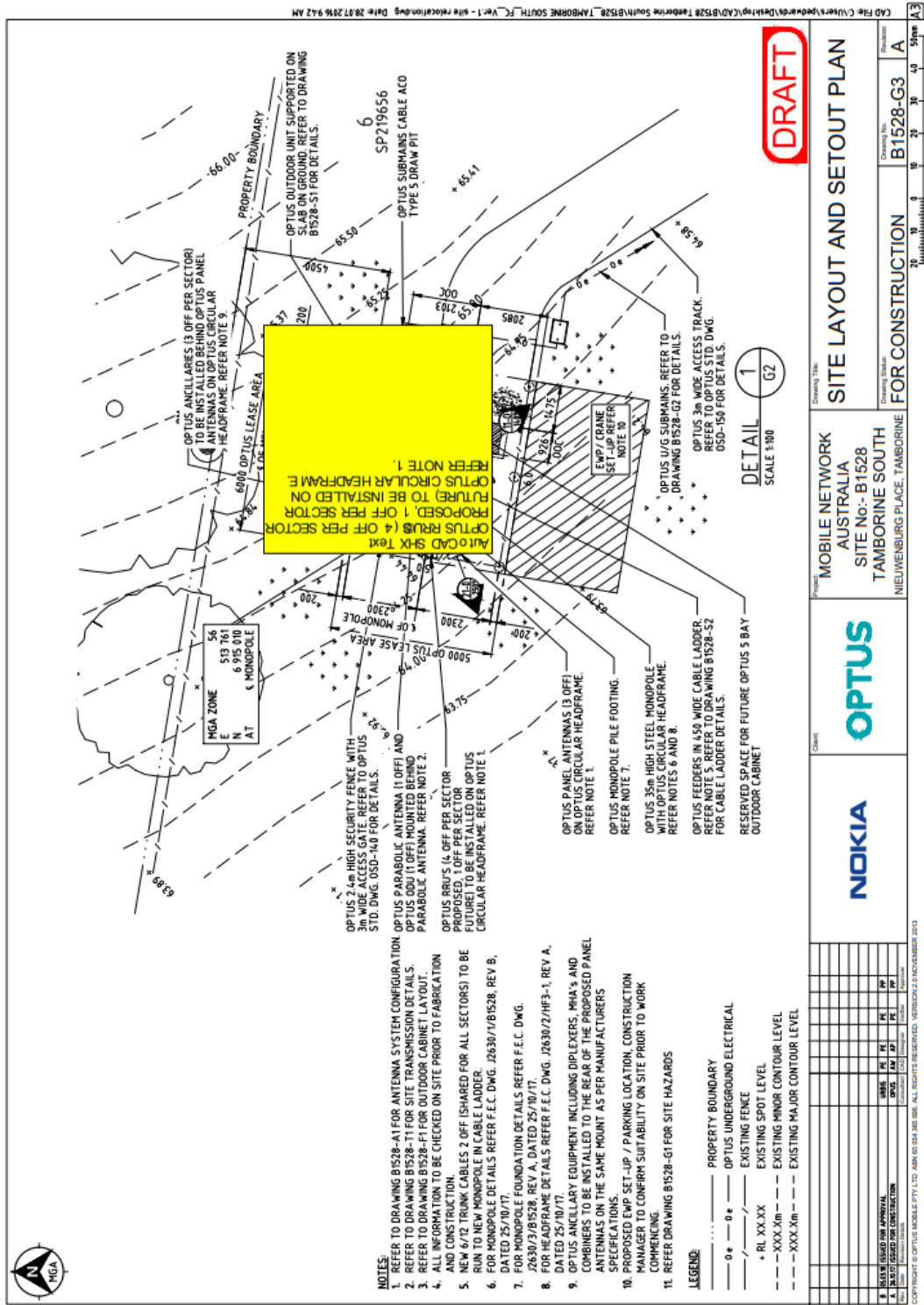
That the approved plans be stamped and returned to the applicant and the Department of State Development, Manufacturing, Infrastructure & Planning (formerly Department of Infrastructure, Local Government and Planning).

Attachments

1. Draft Approved Plans.
2. Aerial view of subject site and surrounds.

Attachment 1 - Draft Approved Plans





- NOTES:**
1. REFER TO DRAWING B1528-A1 FOR ANTENNA SYSTEM CONFIGURATION
 2. REFER TO DRAWING B1528-T1 FOR SITE TRANSMISSION DETAILS.
 3. REFER TO DRAWING B1528-F1 FOR OUTDOOR CABINET LAYOUT.
 4. ALL INFORMATION TO BE CHECKED ON SITE PRIOR TO FABRICATION AND CONSTRUCTION.
 5. NEW 1/2 TRUNK CABLES 2 OFF (SHARED FOR ALL SECTORS) TO BE RUN TO NEW MONOPOLE IN CABLE LADDER.
 6. FOR MONOPOLE DETAILS REFER F.E.C. DWG. J2630/1/B1528, REV B, DATED 25/10/17.
 7. FOR MONOPOLE FOUNDATION DETAILS REFER F.E.C. DWG. J2630/3/B1528, REV A, DATED 25/10/17.
 8. FOR HEADFRAME DETAILS REFER F.E.C. DWG. J2630/2/HF3-1, REV A, DATED 25/10/17.
 9. OPTUS ANCILLARY EQUIPMENT INCLUDING DIPLEXERS, MHA'S AND COMBINERS TO BE INSTALLED TO THE REAR OF THE PROPOSED PANEL ANTENNAS ON THE SAME MOUNT AS PER MANUFACTURERS SPECIFICATIONS.
 10. PROPOSED EWP SET-UP / PARKING LOCATION, CONSTRUCTION MANAGER TO CONFIRM SUITABILITY ON SITE PRIOR TO WORK COMMENCING.
 11. REFER DRAWING B1528-G1 FOR SITE HAZARDS

- LEGEND:**
- PROPERTY BOUNDARY
 - 0e - 0e OPTUS UNDERGROUND ELECTRICAL
 - / — EXISTING FENCE
 - * RL XX.XX EXISTING SPOT LEVEL
 - XXX.Xm --- EXISTING MINOR CONTOUR LEVEL
 - XXX.Xm --- EXISTING MAJOR CONTOUR LEVEL

NO.	REVISION	DATE	BY	CHKD	APP'D
1	ISSUED FOR APPROVAL				
2	ISSUED FOR CONSTRUCTION				

DRAWING TITLE: MOBILE NETWORK AUSTRALIA
 SITE No.: B1528
 TAMBORINE SOUTH
 NIEUWENBURG PLACE, TAMBORINE

DRAWING No.: B1528-G3
 SHEET No.: A

SCALE: 1:100
 DETAIL 1 OF 2

DRAFT

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Attachment 2 - Aerial view of subject site and surrounds



4. INFRASTRUCTURE SERVICES

Nil.