MINUTES

of the

PLANNING & DEVELOPMENT COMMITTEE MEETING

CHAIRMAN: Cr Ian Petersen

Held in the Boardroom
Old Bank Building
Cnr Nash & Channon Streets, Gympie Qld 4570

On Wednesday 21 January 2009
at 9.00 a.m.

For Adoption at the General Meeting
to be held on Wednesday 28 January 2009
PLANNING & DEVELOPMENT

Cr I.T. Petersen (Chairman),
Crs R.J. Dyné, G.L. Engeman, L.J. Friske, R.A. Gâté,

APPOINTMENTS etc.

Nil.

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The meeting opened at 9.00 a.m.


Also in attendance were Mr M. Hartley (Director of Planning & Development), Mrs K.A. Rolfe (Manager Strategic Planning), Ms T.M. Stenholm (Manager Development and Compliance), Ms A.J. Gosling (Environmental Planning Officer) and Ms K. Sullivan (Minutes Secretary).

Cr J. Watt and Ms T.M. Stenholm (Manager Development and Compliance) were not present when the meeting commenced.

APOLOGIES
Nil

DECLARATION OF INTERESTS BY COUNCILLORS

P17/01/09 – Cr J.A. Walker – Material Personal Interest.
P18/01/09 – Cr G.L. Engeman – Material Personal Interest Conflict.

CONFIRMATION OF PREVIOUS MINUTES

P01/01/09 Moved: Cr R.A. Gâté Seconded: Cr A.J. Perrett

That the Minutes of the Planning & Development Committee Meeting held on 3 December 2008 be taken as read and confirmed.

Carried.

Cr J. Watt entered the meeting at 9.03 a.m.
SECTION 1: STRATEGIC PLANNING MATTERS

Climate Change Workshop organised by Burnett Mary Regional Group

Re: Minute: P02/01/09 Climate Change Workshop organised by Burnett Mary Regional Group
From: Environmental Planning Officer
File: 6/5/11
Date: 13 January 2009

Report: (Environmental Planning Officer– A.J. Gosley)

1. CLIMATE CHANGE WORKSHOP

I attended a climate change workshop in Maryborough on the 25th November 2008. The following is a synopsis of the workshop.

Workshop one-Planning for the impacts of sea-level rise and storm cycles: Jeff Callaghan (retired Bureau of Meteorology extreme weather forecaster), Dr Peter Helman, Sally Kirkpatrick, Griffith Centre for Coastal Management, Griffith University, Gold Coast and Sue Sargent, Burnett Mary Regional Group for NRM Inc.

Workshop two-Climate change liability and coastal settlement nodes: Associate Professor Peter Waterman, Professor Richard Warwick, Dr. Peter Urich, Dr. Neil Tindale, Greg Laves, Ashton Berry, Gary Duffy, Graham Ashford, Diana Clarke, Theresa Ashford, Louise McDonell, Prue Pettett, Gemma Wright and Amanda Tunbridge.

Introduction

Climate change refers to a change in the state of the climate that can be identified (using statistical tests) by changes in the mean and/or the variability of its properties, which persists for an extended period, typically decades or longer. Climate change may be due to natural or anthropogenic processes.

Geological data shows sufficient confirmation that the climate of the earth has always been fluctuating, and has changed over time as a result of natural processes. This rate of change has accelerated since the 1950s, which coincides with growing human populations. The earth is getting warmer; so sea-levels are rising, glaciers and sea ice are melting, and the global climate is becoming increasingly variable.

Climatic changes since 1950 in the Burnett Mary Region

During the last 60 years climatic changes have been observed across Queensland and within the Burnett Mary Region, these changes are consistent with global predictions of climate change and are indicative of expected future changes.

Gympie Regional Council
**Effects of climate change**

Climate change has the potential to affect Australia in the following ways:
- Reduction in water supply due to drier weather conditions;
- Greater risks of flooding from increased intensity of heavy rains and tropical storms;
- Increased frequency of severe weather conditions;
- A number of species will become extinct or endangered due to habitat and environmental changes;
- The coral reef systems (including the Great Barrier Reef) will disappear or be greatly diminished;
- Agricultural production will be affected from changes in temperature, pests and diseases;
- Coastal areas face increased risk of flooding, rising sea-levels and storm surges; and
- Human health will be affected from increased exposure to heat stress, pests and diseases.

**Sea-level rise**

As the climate changes, sea-levels will continue to rise, increasing the incidence of coastal flooding and erosion. Climate change contributes to sea-level rise in two ways:
- Mass exchange: The melting of grounded ice stored in glaciers and polar ice sheets which increases the amount of water in the ocean; and
- Thermal expansion: As the oceans warm, the water expands, raising the sea-level.

Current observations and modelling (SimCLIM-a climate change modelling system that simulates climate scenarios developed by the International Global Exchange Institute of the University of Waikato, New Zealand and used by the University of the Sunshine Coast), together with experience from coastal areas in South East Queensland, has found that coastal settlements and infrastructure in the Burnett-Mary Region are at risk from climatic variability and change, especially storm surges, coastal erosion, extreme weather events and sea-level rise.

Additional impacts include:
- Erosion of coastal infrastructure which may cost coastal communities more than they can afford;
- The erosion of coastal ecosystems will have a huge impact on coastal and marine biodiversity;
- The impact of storms and cyclones will also intensify with sea-level rise allowing storm surges to reach further inland, creating greater destruction than at current sea-levels; and
- Sea-level rise and coastal flooding will have a huge impact on coastal and marine ecosystems, including coastal wetlands, mangroves, coral reefs and beaches.
Storm surge

The largest impacts of sea-level rise are likely to occur during extreme storm events, when strong winds and falling pressure bring about a temporary and localised increase in sea-level known as a storm surge. The occurrence of storm surges at higher sea-levels allow waves to penetrate further inland which increases flooding, erosion and the destruction of infrastructure and ecosystems.

Higher sea-levels add to the size of storm surges and will expose more land to the impacts of storm surges, in turn increasing shoreline erosion.

Adaptation

The 2006 Stern Report indicated that it is more cost effective to respond to climate change sooner rather than later and that adaptation will be essential to reduce the impacts of climate change. Local Governments have a key role to play in this response.

Conclusion

The Burnett Mary Region has been identified as being highly vulnerable to the effects of climate change, with sea-level rise and increased storm surge activity of particular concern. Coastal vulnerability has been increased by an explosion of coastal development and population growth, as well as a lack of understanding of the potential dangers imposed by climatic variability, extreme events and sea-level rise.

In all cases, it is recommended that Council monitor and record local climate variables in order to better inform risk assessment and associated decision-making in their area. By responding now to climate change impacts, Council can improve the resilience of their communities to existing natural hazards and, in so doing, enhance the prosperity and sustainability of present and future generations.

2. COUNCIL ACTION

The results of the desktop Storm Surge Study completed in 2004 for Council will be enhanced as part of the upcoming planning scheme study. This will assist in determining appropriate dwelling house floor levels for future development in the coastal areas.

Ongoing management of the coastal shoreline is also likely to become more challenging. Some of the issues will be addressed in the Cooloola Coastal Reserves and Foreshore Management Plan however a more detailed “Shoreline Erosion Management Plan” as recommended by the Environmental Protection Agency may be required.
Council will need to consider the effects of climate change, the associated risks and opportunities they may bring as part of existing planning, risk assessment and operational processes.

**P02/01/09 Moved: Cr R.A. Gâté        Seconded: Cr J.A. Walker**

Recommend that Council notes the information in the report and continues to participate in climate change activities including workshops organised by the Burnett Mary Regional Group.

**Carried.**

| 1/2 Picnic Shelter at Cod Street, Tin Can Bay |

**P03/01/09 Moved: Cr L.J. Friske        Seconded: Cr J.A. Walker**

Council authorises the Manager of Strategic Planning to raise the possibility of parking provision on the site of the Cod Street picnic shelter (once demolished) and use of the existing nearby boat ramp for small boats during further discussions with Queensland Transport.

**Carried.**

Mrs K.A. Rolfe (Manager Strategic Planning) and Ms A.J. Gosley (Environmental Planning Officer) left the meeting at 9.14 a.m.

Ms T.M. Stenholm (Manager Development & Compliance) entered the meeting at 9.14 a.m.

Mr K.A. Mason (Chief Executive Officer) entered the meeting at 9.17 a.m.
SECTION 2: PLANNING APPLICATIONS

2/1 2008-1337 – Material Change of Use – Additions to General Industry (Mechanical Workshop) & ERA No. 28 (Motor Vehicle Workshop) – 8 Du-Rietz Court, Southside – D. Brennan

FILE NO: 2008-1337
APPLICANT: Dale Brennan
LANDOWNER: Dale & Leanne Brennan
RPD: Lot 8 RP 802838
SITE ADDRESS: 8 Du-Rietz Court, Southside
PROPOSAL: Material Change of Use – Additions to General Industry (Mechanical Workshop) & ERA No. 28 (Motor Vehicle Workshop)

EXISTING ZONE: Industry
PLANNING AREA: Gympie

Gympie Regional Council
Report: (Contract Planning Officer – S.J. Taylor)

1.0 INTRODUCTION

1.1 The Proposal

The application seeks Council’s approval for additions to an existing mechanical workshop and resultant Environmental Activity Approval No 28 – Motor Vehicle Workshop.

The proposed extension is to be constructed in two stages and described in the application as follows:

“Stage 1 will be a new dyno tuning and engine assembly workshop located in the north-eastern corner of the site. The new building is proposed to fit within the corner of the site with its external walls extending to the boundaries of the site. The basic dimensions for this are approximately 16.4m x 15.6m x 4m (high) resulting in approximately 172.72m² extra floor area. The design includes workshop, assembly room, parts storage and staff amenity area. The main external materials will be masonry block work with coloured colorbond custom orb roofing.

The existing workshop has a dyno tuning and engine assembly facility which relies on computer monitoring. The existing dyno tuning facility has suffered due to the difficulty to provide a dust reduced workspace for the necessary computers. The new building is separate from the existing workshop and is intended to provide a facility that suffers from limited dust nuisance. Consequently there is to be no other type of vehicle servicing in this building that would generate additional dust, oil and the like. The normal servicing will occur in that area previously used for dyno testing in the central lube bay in the existing building.

Stage 2 is a proposed extension to the southern side of existing workshop by extending this building to the southern most boundary of the subject site. The dimensions of this proposed addition are approximately 12m (long) x 3m (wide). The design is proposed increase (sic) the useable floor space by adding 36m² to the existing workshop. The main external material will be corrugated metal sheeting to match the existing building and a concrete block firewall along the boundary. This extension is proposed to provide additional areas for storage and staff facilities and will not add any workshop bays.

Hours of operation will be 7.00 am to 6.00 pm from Monday to Friday, 7.00 am to 5.00 pm on Saturdays and additional hours may be required in the case of emergency repairs, etc.”
1.2 Site Description

The subject site has an area of 1,127m², is triangular in shape with a road frontage of 15 metres to Du Rietz Court.

The land gently slopes downwards from the road frontage to the rear of the land.
1.3 **Surrounding Land Uses**

The subject site is within an established industrial estate with residential development to the north. The industrial and residential development is separated by open space.

2.0 **STATUTORY REQUIREMENTS**

2.1 **State Planning Policies**

No State Planning Policies are applicable to the proposed development.

2.2 **Planning Scheme Provisions**

The subject site is included within the Industry Zone under the provisions of the 2005 Cooloola Planning Scheme and the proposed development is code assessable.

The following codes apply to the assessment of this development:

- Gympie Planning Area Code
- Erosion & Sediment Control Code
- Infrastructure Works Code
- Landscaping Code
- Vehicle Parking Code

**Gympie Planning Area Code**

Generally the proposed development complies with the specific outcomes of the code or can be adequately conditioned to comply except for Probable Solution 12 which requires a minimum 3 metre building setback to side boundaries. A zero building line is proposed.

The applicant submits the following in support for the zero building setback.

"The application proposes a new building built to the boundaries which form the north-eastern corner of the site and an extension to the existing workshop to the southern boundary. Each of the walls proposed to be built on a boundary are proposed to be built to a fire safe standard. Additional justification includes:

- separation between the northern boundary and the neighbouring private property already exist in the form of a public pathway;
- the site is within a zoned and operating industrial estate;
- the proposed building is only one storey high;
- a screen fence can be erected along the boundary to a height of 1.8m without a development approval;
- the wall of the building provides an effective screen;"

Gympie Regional Council
some local governments provide zero side and real boundary setbacks with an industrial estate (e.g. corporate park at Caboolture) because it is widely acknowledged that setbacks in industrial estates increase the potential for these setbacks to be used for open storage, etc;

no adjoining site will be used for residential purposes other uses for residential purposes other uses where residential amenity needs to be established or maintained; and

there are sizeable boundary setbacks around other parts of the subject site and these maintain considerable passage for natural light and breezes.”

In view of the above and that the development is within an industrial estate where zero building lines are common subject to the provision of fire rating walls, relaxation of the setback standard is considered appropriate from a planning point of view.

Erosion and Sediment Control Code

The proposed development will not cause any adverse impacts that cannot be adequately conditioned / managed at the building permit stage.

Infrastructure Works Code

Adequate infrastructure is existing for this form of development.

Landscaping Code

In accordance with Schedule 8 – Minimum Landscaping Dimensions and Works a landscaping area is to be provided along the road frontage at the rate of minimum 2 metres wide at any point and averaging 3 metres wide.

The existing landscaping on site complies with the above provision.

Vehicle Parking and Access Code

Schedule 10 – Minimum Vehicle Parking Requirements of the 2005 Cooloola Planning Scheme requires off street parking at the rate of two spaces per tenancy plus one space per 100m² gross floor area.

Applying the above, car parking should be provided as follows:

\[
\begin{align*}
2 \text{ spaces per tenancy} & = 2 \\
1 \text{ per } 100\text{m}^2 \text{ GFA (1 per 438/100)} & = 4.3 \\
\text{Parking Spaces Required} & = 6 \text{ spaces}
\end{align*}
\]

Existing provision for carparking on site is 5 spaces.

The applicant has submitted the following in support of 5 off street parking spaces.
“The proposal essentially requires an additional two (2) on-site parking bays. The applicant advises that the proposal provides an additional two (2) spaces over that required for existing workshop development. Justification is provided below:

- only three (3) on-site parking bays were required as a condition of the existing workshop;
- two (2) carparks have been provided by the applicant subsequent;
- a substantial number of off-site parking is already provided within Du Rietz Court;
- the proposal results in one (1) additional workshop bay in Stage 1 and only additional storage and staff facilities in Stage 2.

Consequently, the five (5) existing on-site parking spaces are considered to be adequate parking to meet the needs of occupants, employees and visitors.”

As there is only a shortfall of one space and having regard for the above submission it is agreed that existing carparking is adequate for the development, particularly as a substantial public carpark exists in Du Rietz Court servicing the industrial estate.

2.3 Planning Scheme Policies

PSP 7 Water Supply and Sewerage Headworks Contributions, Works External and Works Internal

Planning Scheme Policy 7 Water Supply and Sewerage Headworks Contributions, Works External and Works Internal is applicable.

In this regard, headworks for industrial uses are levied on a per lot basis and given the exist operation credits are considered to exist. No headworks contributions are therefore accrued as a result of this proposal.

PSP 13 Urban Road Contributions

The application was submitted on 29 August 2008, therefore Council’s new road contribution policy, which commenced on 2 August 2008, is applicable.

For industrial development the Policy has three (3) classifications, being Light, Heavy and Warehouse, and are all levied on a gross floor area basis.

A difficulty arises in that the land uses listed do not correlate to those defined by the planning scheme ie the proposed use is defined as ‘General Industry’ and there is no light industry definition.

A motor vehicle workshop is not ordinarily considered to constitute a Heavy Industry but the rates applied for Light Industry (which are almost double those applied for a Heavy Industry) are 9 vte (Vehicle Trip End) per 100m² GFA. This equates to a contribution for the development as follows:
<table>
<thead>
<tr>
<th>Stage</th>
<th>GFA</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stage 1</td>
<td>172m²</td>
<td>$2 990/100m² GFA</td>
<td>$2 990</td>
</tr>
<tr>
<td>Stage 2</td>
<td>36m²</td>
<td>$2 990/100m² GFA</td>
<td>$2 990</td>
</tr>
</tbody>
</table>

Given the development is proposed in stages and the second stage results in an overall increase in GFA in excess of 200m², the per unit rate is to be applied twice.

### 3.0 PLANNING CONSIDERATIONS

#### 3.1 Amenity

The proposed development is to be enclosed within masonry walls with limited openings which will assist in minimising noise impacts. Also there is a substantial buffer distance (35 metres) to residential development to the north.

In view of the above existing amenity should be preserved.

#### 3.2 Site Contamination

The site is not identified in the Environmental Management Register.

#### 3.3 Flooding

The land is not subject to flooding.

### 4.0 CONSULTATION

#### 4.1 Internal

(a) **Department of Engineering**

**Report:** (Design Services Technical Officer – A.C. Walsh)

This engineering report is based on the report (dated August 2008) submitted by Martoo Consulting for additions in two stages to a mechanical workshop at 8 Du Reitz Court Southside. Stage 1 being the construction of a new building of 172.7m² and Stage 2 being the extension of 36m² to an existing building.

**TRAFFIC**

The assessment for traffic generation is per the Cooloola Planning Scheme Policy 13: Urban Road Contributions. The basis of this Policy is that additional traffic is generated by any increase in floor areas. The accepted generation rate is 60vpd per 100 GFA for mechanical workshops whereas the Policy nominates a lesser amount which results in the contribution for each stage calculated as follows: Stage 1 $2 990 and Stage 2 $2 990. However, the consultant’s response as to traffic generation from the expansion was that no additional traffic would be generated with the facility only providing better working conditions.
FRONTAGE / ACCESS / CAR PARKING
Du Reitz Court is fully constructed except for a concrete footpath. As a footpath is not constructed to any of the Du Reitz Court frontages, it is considered not to be justified for these proposed extensions.

The existing access and car parking construction is adequate for the proposed development. Council’s Planning Department to assess the number of car parks required.

WATER SUPPLY AND SEWERAGE
Both services are connected to the existing building. The size of the water service and the location of the house drain will require further assessment at the Building/Plumbing application stage.

Headworks charges are applicable for both based on Council’s Policy.

STORMWATER DRAINAGE
Stormwater drainage can be adequately dispersed on site to flow to the adjacent drainage area.

OTHER SERVICES
Power and communication services are available to the site.

(b) Department of Health and Community Services
Department of Health and Community Services have assessed the Environmental Relevant Activity No 28 Motor Vehicle Workshop component of the application and have provided conditions to be included in an approval.

P04/01/09 Moved: Cr R.A. Gâté Seconded: Cr L.J. Friske

Recommend that Council, as Assessment Manager, APPROVE development application 2008-1337 for Material Change of Use – General Industry (Additions to Existing Mechanical Workshop) & ERA No 28 (Motor Vehicle Workshop) on Lot 8 RP 802838, located at 8 Du Rietz Court, Southside subject to the following conditions.

Assessment Manager’s Conditions

CONDITIONS RELEVANT TO THE MATERIAL CHANGE OF USE – GENERAL INDUSTRY (ADDITIONS TO EXISTING GENERAL INDUSTRY)

Stage 1 – (New Dyno Turning & Engine Assembly Workshop)
Conditions to be Satisfied Prior to the commencement of the Approved Use

1. The development shall be generally in accordance with the plan/s submitted with the application (Plan No/s. D1-15-01-A, 1 of 3/08, 2 of 3/08 and 3 of 3/08 drawn by Martoo Consulting and Cooloola Drafting and dated 18/08/2008 and 12/06/2008).

2. The development herein approved may not start until:
   (i) the following development permit/s has/have been issued and complied with as required -
      (a) Development Permit for Building Work; and
   (ii) development authorised by the above permit has been completed to the satisfaction of Council’s Chief Executive Officer.

3. Any filling or other development works undertaken on the site shall be carried out so as not to cause the ponding of water on any adjoining lands or the blockage or interference with any natural watercourse.

4. Any discharges of Trade Waste generated by the development approved herein shall be treated in accordance with Council’s Trade Waste Environmental Management Plan.

5. In accordance with Planning Scheme Policy 13: *Urban Road Contributions* a contribution is to be paid toward road improvements as a result of the increased traffic generated by this development. The amount is for Stage 1 currently assessed at $2,990, however will be in accordance with Council’s Policy and the amount applicable at the time of payment.

6. Stormwater is to be disposed of on site so as to cause no scour or damage to adjoining properties to the satisfaction of Council’s Chief Executive Officer.

Stage 2 – (Extension to Existing Workshop)

Conditions to be Satisfied Prior to Commencement of the Approved Use

1. The development shall be generally in accordance with the plan/s submitted with the application (Plan No/s. D1-15-01-A, 1 of 3/08, 2 of 3/08 and 3 of 3/08 drawn by Martoo Consulting and Cooloola Drafting and dated 18/08/2008 and 12/06/2008).

2. The development herein approved may not start until:
   (i) the following development permit/s has/have been issued and complied with as required -
      (a) Development Permit for Building Work; and
(ii) development authorised by the above permit has been completed to the satisfaction of Council’s Chief Executive Officer.

3. Any filling or other development works undertaken on the site shall be carried out so as not to cause the ponding of water on any adjoining lands or the blockage or interference with any natural watercourse.

4. Any discharges of Trade Waste generated by the development approved herein shall be treated in accordance with Council’s Trade Waste Environmental Management Plan.

5. In accordance with Planning Scheme Policy 13: Urban Road Contributions a contribution is to be paid toward road improvements as a result of the increased traffic generated by this development. The amount is for Stage 2 currently assessed at $2,990, however will be in accordance with Council’s Policy and the amount applicable at the time of payment.

6. Stormwater is to be disposed of on site so as to cause no scour or damage to adjoining properties to the satisfaction of Council’s Chief Executive Officer.

CONDITIONS RELEVANT TO ENVIRONMENTALLY RELEVANT ACTIVITY NO. 28 (MECHANICAL WORKSHOP)

1. Permitted hours of operation are as follows:
   - Monday to Friday: 0700 hours to 1800 hours
   - Saturday: 0700 hours to 1700 hours
   - Sunday and Public Holidays: not permitted

2. All operations conducted on the site shall be carried out in accordance with the Environmental Protection Act 1994 and other relevant Acts, Regulations and Local Laws.

3. The manager/operator/owner of the business is required to apply to Council’s Chief Executive Officer for a Registration Certificate prior to carrying out the Environmentally Relevant Activity.

4. In the event that a valid complaint of unreasonable noise emissions from the environmentally relevant activity is received, Council may require the submission of an environmental noise level study and report which complies with Australian Standard 1055 and The Environmental Protection Agency Noise Measurement Manual and require works and/or management practices to be carried out to ensure noise emissions comply with the requirements of the Environmental Protection (Noise) Policy 1997.
5. All vehicles, machinery and/or equipment shall be maintained, installed and/or housed so as to prevent the emission of unreasonable noise.

6. The operation of the environmentally relevant activity must not release odour or visible contaminants including dust, smoke, fumes and aerosols to the environment that will, or may cause an environmental nuisance.

7. No incineration or open burning is to be carried out on the site without the prior written approval of Council’s Chief Executive Officer.

8. The servicing, repair, maintenance and dismantling of motor vehicles are to be carried out without emission of ozone depleting substances. All refrigerant gases are to be recovered prior to dismantling of air conditioning units.

9. All solvents are to be stored in secure containers to prevent the release of volatile organic compounds. Solvent containers are to be stored in a bunded area, or other manner approved by Council’s Chief Executive Officer, to contain spillage and leaks.

10. The premises is to be equipped, operated and maintained to eliminate dust emissions from the site.

11. Maintain strict segregation of stormwater and wastewater drainage systems.

12. Wastewater and other liquid wastes are not to be released to stormwater drainage systems, stormwater, and groundwater or discharged to waterways.

13. Maintain the interceptor and/or treatment system installed on site to remove hydrocarbon (including oil) particulate or other contaminants from waste water, so that discharged treated wastewater complies with Council’s Trade Waste Policy and the Environmental Protection (Water) Policy 1997. Wastewater from the washing down of floors, vehicles etc must be collected and drained in a nuisance and pollution free manner to the approved on-site treatment facility.

14. In order to comply with the Environmental Protection Act 1994, the existing wastewater treatment system on the vehicle wash bay may require upgrading to a more efficient system for removing oil and other contaminants to improve the quality of wastewater at the discharge point.

15. Stormwater is to be diverted around active areas to prevent contamination.
16. Where waste is a contaminant, it must not be released to the environment, which will or may cause environmental harm or nuisance.

17. Potential contaminants or wastes including but not limited to oil filters, oil, parts wash and sludge, acids, solvents, paint, paint waste, coolants, brake fluids and other industrial liquid wastes, batteries, plastic parts, scrap metal, tins, recycling packaging materials are to be stored in an approved manner without contaminating the environment or causing environmental harm or nuisance. All items are to be stored on the property in a neat and tidy manner eg. racks, bins, enclosures, etc.

18. Oil filters, oil, parts wash and sludge, solvents, paint, paint waste, coolants, brake fluids and other industrial liquid wastes, batteries, plastic parts, scrap metal, tins, recyclable packaging materials are to be disposed of via scrap metal merchants and/or approved recycling contractors. Council may approve the disposal of minor quantities of waste mineral oil at its waste disposal facility at Bonnick Road Waste Management Facility.

19. All dust and particulate wastes are to be wrapped, bagged, or otherwise packaged for disposal, prior to removal from the site.

20. Liquid waste tanks/drums/containers and batteries are to be stored on an imperviously paved area, bunded and designed to exclude stormwater from entering the bunded area.

21. Waste oil and sludge from the wastewater treatment system is to be disposed of via an approved recycling contractor.

22. Any lighting on the site is to be angled or shaded in a manner so that light does not directly illuminate any nearby sensitive premises (eg private residence) causing environmental nuisance.

23. All persons engaged in the conduct of the activity are to be trained in the practices and procedures relating to the prevention of environmental harm or environmental nuisance during normal operations and emergencies.

Carried.
P05/01/09  Moved:  Cr J. Watt  Seconded:  Cr G.L. Engeman

Recommend that the contribution amounts in Planning Scheme Policy 13 as they relate to extensions or changes of use of existing buildings, be reviewed and reported back to Council.

Carried.
Report: (Manager Development and Compliance – T. M. Stenholm)

1.0 Proposal

This application was reported to the Planning & Development Committee on 19 November 2008 where it was resolved to:

“Recommend that Council seeks legal advice regarding the application.”

2.0 Previous Report

Report: (Manager Development and Compliance – T. M. Stenholm)

1.0 Proposal

This application seeks approval to construct a new dwelling in former Kilkivan Shire.
The site is approximately 14 kilometres south of the Wide Bay Highway along Rossmore Road, Black Snake.
2.0 Planning Scheme Requirements

The proposal complies with scheme provisions with the exception of Division 2 – 4.2 (c) (iii) of the Dwelling House, Annexed Unit and Caretakers Residence Code as outlined below.

Specific Outcome O8
‘Residential Premises are located on a site with frontage to a public road having a standard of construction and service necessary to accommodate traffic generated by the use.’

Probable Solution S8.1
‘A dwelling unit is located on a site that:
(1) fronts a formed, constructed and gazetted road, and
(2) is connected between the access point on the frontage of the site and the nearest higher order road nominated on the Zone maps by a road complying with (1) above and which comprises a 4 metres wide, all-weather carriageway.’

The following photos were taken on a site inspection attempting to access the property.
These photos were taken on Rossmore Road, north of the site.

The proposal is not considered to meet the requirements of the scheme given the standard of the road. Additionally the road reserve is not continuous along this route and the dirt track that exists is likely not to be within the surveyed reserve area for road.

It was attempted to access the property from the south but this was not an option.

3.0 Applicant’s Submission

In requesting more information from the applicant to either demonstrate compliance with the scheme requirements or justify approval of the house despite not meeting the nominated standards the following correspondence was received.

‘On the 27.06.08 my plans to build were submitted to Council, recently I have been notified that I cannot proceed because I have no access. I have an address of 2598 Rossmore Rd. Kilkivan. I have been using that road for access for 12 years now. This road has been on my rates notice and is featured on my Council plans. Over the years I have seen a dozer repairing this road and is suitable to accessing my property. I have adheard (sic) to all correct building codes and have paid my fees also, I have been a rate payer for 12 years and have asked for nothing. I have my house site cut and mortgage over my land to build this house, the builders are ready to build. I am building a double storey brick home, not a small cheap shack, which will advance the value of the area. We have been saving up for years for this home, I am a miner fly in fly out and have had to make great sacrifices leaving my wife and 2 children in order to save the money needed to do this.

Gympie Regional Council
Accompany (sic) Documents.

Points of Reference:

* This land was subdivided years ago and no sub-divided land can be sold without access. And was sold with access of (sic) Rossmore Rd by Washington Developments.

* Rossmore Rd does cross my property re – map

* Right of usage:- that I have been allowed to use Rossmore Rd to enter my property for 12 years, and it cannot be now closed leaving me with no access.

* That some years ago I asked Council if I could put a locked gate into(sic) stop people camping on my land. Council said no it is a gazetted Road and can’t be locked.

* That I am willing to use my excavator and tip truck to maintain the road.

* The surveyed pegs on map of N.E. Corner of 2598 has been surveyed relating to gazetted road. ref:- map copy supplied.

* Council did repair road in Question. Right to an past my boundry (sic).

* Receiving professional (sic) advice to support my claim.

Recently:

* When the mine was working on Mt Coora (which is above Rossmore Rd). They were instructed to have traffic control on Rossmore Rd. (for falling Rocks.) Re:- means that traffic uses this road.

* 2598 Rossmore Rd was sold on Rossmore Rd, the council acknowledge this.

* Council never notified us that they were closing our access off.

* Letters and Rates notice showing address as Rossmore Rd. We are asking for permission to build, using Rossmore Rd. as we have been waiting for 4 months now, that council furfill(sic) their obligations to me as a rate payer.'
4.0 Assessment

Discussions with Council’s Works Manager (Western Division) indicated Council has not done any recent upgrading or maintenance of Rossmore Road and has no immediate plans to.

The road does not comply with planning scheme standards by providing a minimum 4 metre wide all-weather constructed carriageway to the property. The road is also difficult to navigate with several side roads making identification of Rossmore Road a challenge.

Access to the property was not achieved via a Council all terrain utility vehicle.

The proposal is also not considered to meet the specific outcome of the Code in terms of being located on a site with frontage to a public road having a standard of construction and service necessary to accommodate traffic generated by the use.

It is not likely that service vehicles necessary for even the construction of dwelling would be able to traverse the access road. Postal delivery and emergency vehicle access would also be extremely difficult.’

3.0 Further Assessment

Since the previous report was presented to Council several Councillors and staff have met with the applicants on-site.

Following these visits it has been advised that access to the site via Rossmore/Richardson Road is achievable and as such the development meets the performance objective of the planning scheme requiring ‘a standard of construction and service necessary to accommodate traffic generated by the use’.

Legal advice has been requested in accordance with Council’s previous resolution and is expected to be available for verbal presentation at the meeting.

P06/01/09 Moved: Cr A.J. Perrett Seconded: Cr G.L. Engeman

Recommend that Council, as Assessment Manager, APPROVE development application (2008-1551) for a Material Change of Use – Dwelling House over Lot 2598 L37309 located at 2598 Rossmore Road, Kilkivan subject to no conditions.

Further that a notice be placed on the Rates Information confirming that the road access to the property is not Council maintained road.

Carried.
P07/01/09 Moved: Cr L.J. Friske Seconded: Cr J.A. Walker

Recommend that staff discuss with Department of Natural Resources & Water, issues in relation to addresses and road names in several areas and report back to a future Works & Services Committee Meeting.

Carried.

2/3 DA252 – Material Change of Use of Premises – Light Industry (Collection and Redistribution of Baked Dry By-Product Stock Feed) and Environmentally Relevant Activity No. 47 – Pet, Stock or Aquaculture Food Manufacturing at 9 Oakey Creek Road, Cinnabar – Marlin Corp Pty Ltd.

FILE NO: Minute: P08/01/09 DA252
APPLICANT: Marlin Corp Pty Ltd
LANDOWNER: Trans Aqua Pty Ltd as trustee
RPD: Lot 2 SP203840
SITE ADDRESS: 9 Oakey Creek Road, Cinnabar
PROPOSAL: Material Change of Use – Light Industry (Collection and Redistribution of Baked Dry By-Product Stock Feed) and Environmentally Relevant Activity – ERA No. 47 Pet, Stock or Aquaculture Food Manufacturing
EXISTING ZONE: Rural (Kilkivan Scheme 2007)
LEVEL OF ASSESSMENT: Code
SUBMISSIONS: None
KEY POINT SUMMARY

- Application to formalise an existing unlawful Light Industry (Collection and Redistribution of Baked Dry By-Product Stock Feed) within the Rural Zone.
- Property is Zoned Rural, for which a Light Industry of a rural nature is a ‘consistent’ use.
- All aspects of the proposed development generally comply with the provisions of the Planning Scheme.
- Suitable conditions have been prepared to limit adverse impacts on amenity and environmental harm.
- MCU to Establish a Light Industry (Collection and Redistribution of Baked Dry By-Product Stock Feed) recommended for approval with conditions.

Report: (Principal Planner – K.M. Toomey)

1.0 INTRODUCTION

This application seeks Council’s approval for a Material Change of Use to continue the operation of an existing unlawful ‘Light Industry’ (Collection and Redistribution of Baked Dry By-Product Stock Feed) and Environmentally Relevant Activity No. 47 – Pet, Stock or Aquaculture Food Manufacturing at 9 Oakey Creek Road, Cinnabar.
1.1 The Site

The development site is located at the intersection of the Wide Bay Highway and Oakey Creek Road, Cinnabar. The site was formerly within the Local Government Area of Kilkivan Shire.

The site has an area of 19.3913 hectares and is an irregular shaped allotment, bordered to the east by Wide Bay Creek. The land has approximately 650 metres of frontage to the Wide Bay Highway, which is a State-Controlled Road and 680 metres of frontage to Oakey Creek Road. Both roads are constructed to a double lane bitumen standard.

The site is currently improved by a single dwelling, a large four (4) bay shed, a five (5) bay machinery shed, two (2) semi-detached sheds and carports and a dust-reduced internal roadway. The site is currently utilised for agricultural purposes, in particular for the farming of lucerne.

The topography of the site slopes in a south-eastern direction towards Wide Bay Creek.

1.2 The Proposal

The proposal comprises a Material Change of Use to establish a Light Industry (Collection and Redistribution of Baked Dry By-Product Stock Feed) and Environmentally Relevant Activity No. 47 – Pet, Stock or Aquaculture Food Manufacturing.

The Applicant’s Consultant provides the following details in regards to the proposal:

“It is the intention of the applicant to continue to conduct its ‘Light Industry’ operations within an existing 18m x 9m and 4.6m high farm shed. It should be noted that this existing shed is new having replaced an old farm shed which was damaged by a storm event. The shed and delivery area is situated on a sealed concrete slab suitable for the intended use. The dwelling and other existing ancillary farm sheds will continue to be used for the Lucerne farming enterprise. For the applicant to conduct its proposed operations the following improvements to the site were required:

(a) utilisation of an existing farm shed and concrete sealed delivery area
(b) utilisation of a forklift to move collection crates from the delivery truck to the conveyor belt
(c) installation of a conveyor belt, packaging removal and covered delivery shoot
(d) installation of three phase power connection
(e) installation of a bale press
It is also important to note that it is the intention of the owners to:

(a) not add onto any of the existing structures
(b) utilise existing infrastructure and as a result no additional services will be required/provided
(c) screen the collection crates visible from the Wide Bay Highway Frontage with a suitable native species hedgerow tree after consultation with Landcare and Main Roads
(d) utilise semi tipper trailers with retractable tarps as the preferred delivery method of transport of the baked-dry product to prevent dispersion of any of the contents during transportation and delivery”.

The Applicant’s Consultant also provides the following additional details in regards to the operational aspects of the development:

“Marlin Corp Pty Ltd currently operates an existing ‘Light Industry’ on the site that assists with the collection and redistribution of baked dry by-product stock feed for both feed lot and dairy cattle.

It is the intention of the applicant to continue to conduct its ‘Light Industry’ operations within the boundaries of the site. The proposed operations include:

- The employment of approximately nine (9) employees with a maximum of seven (7) employees onsite at any one time.
- The “Light Industry” operating hours will be: Monday to Saturday 6am to 7pm
- The delivery of dry by-product to the site via a semi-trailer.
- The unloading and placement of the dry by-product by forklift and manual handling on a conveyor belt.
- The removal of plastic bags covering the dry by-product via a removal device.
- The transport of the dry by-product along a covered shoot to the owners semi-prime mover/tipper trailer.
- Fifty percent of packaging waste generated by the ‘Light Industry’ is recycled by way of a bale press. Pressed Waste is then transported once a week to Brisbane where it is currently exported to China for re-use in industry.
- The balance of packaging waste is bale pressed and transported to Goomeri Landfill Site within Kilkivan Shire.”
The proposed layout is reproduced below.
1.3 **Surrounding Land Use**

The surrounding land is characterised by medium to large rural holdings generally used for farming and grazing purposes.
2.0 STATUTORY REQUIREMENTS

2.1 Compliance with the Planning Scheme

2.1.1 Scheme Definition

Under the arrangements of the Kilkivan Shire Council Planning Scheme 2007, Material Change of Use to establish a Light Industry (Collection and Redistribution of Baked Dry By-Product Stock Feed) in the Rural Zone is “Code Assessable” development.

2.1.2 Planning Scheme Provisions

The proposed development is considered to be a ‘Consistent Use’ within the Rural Zone and is assessable against the following codes outlined below.

Rural Locality Code

The Rural Locality Code specifies required outcomes in relation to land use and development, character and amenity, landscaping, land and water resource management, vehicular parking, access and movement and infrastructure.

The proposed development is consistent with the majority of outcomes sought from the Rural Locality Code.
Natural Features and Resources Overlay Code

The following Special Management Overlay Areas are applicable to the site:

- SMOA Map 2B – Natural Hazard Risk Management Areas – Possible Bushfire Hazard Areas (Category Risk 1 – Low)
- SMOA Map 2C – Environmental Management Areas – Major Wetlands and Buffers (Wide Bay Creek Buffer Areas)
- SMOA Map 2D – Economic Resources – Good Quality Agricultural Land (Class A Good Quality Agricultural Land)

The proposed development is consistent with the majority of outcomes sought from the Natural Features and Resources Overlay Code with regards to the applicable Special Management Overlay Areas.

2.2 Local and/or State Planning Policies

Council mapping suggests the site entirely consists of Class A Good Quality Agricultural Land (GQAL) and State Planning Policy 1/92 Development and the Conservation of Agricultural Land is therefore applicable.

The development proposes the creation of a ‘Light Industry’ of a rural nature, which will provide stockfeed products for both feedlot and dairy farms within the area.

The existence of the development will not compromise the remainder of the site for continued use as a lucerne farm or other future agricultural purposes and the specific nature of the proposed development is viewed as complementing and supporting surrounding rural uses.

The development is therefore considered to meet the overall intent of State Planning Policy 1/92 Development and the Conservation of Agricultural Land.

No other State Planning Policies are considered applicable.

3.0 PLANNING CONSIDERATIONS

3.1 Appropriateness of the Proposal

The establishment of a “Light Industry” of a rural nature, such as the collection and redistribution of stock feed for use in feedlots and for dairy cattle, is considered to be appropriately located within the Rural Zone and is not considered to be in conflict with the overall intent of the Zone.
3.2 Impact on Amenity

No major amenity concerns are raised by the proposal given the surrounding rural holdings, proposed landscape screening and likely community expectation for development of this nature within the area. The imposition of appropriate conditions limiting environmental impacts, such as noise, dust and odour, will further reduce the likelihood of any reduction of amenity within the immediate area.

It is also worth noting that the use is currently in operation and no complaints regarding reduced amenity have been received from surrounding landholders.

3.3 Site Access and Traffic

The Department of Main Roads has approved the existing access points from Oakey Creek Road. A requirement to upgrade the Wide Bay Highway and Oakey Creek Road intersection has also been imposed (refer to section 4.2 for further details).

No additional road works/contributions are considered necessary given that the proposed development fronts a road which is currently of an acceptable sealed bitumen standard.

3.4 Flooding

Flooding from Wide Bay Creek would likely affect the lower land towards the eastern boundary of the allotment, however, the nominated development site is on higher land up towards the road and is not known nor expected to be subject to such inundation.

3.5 Vegetation

No significant vegetation is mapped as occurring on the site other than a strip of riparian vegetation along Wide Bay Creek, which is unlikely to be adversely impacted upon by the proposed development.

3.6 Site Contamination

This site is not listed on the Environmental Management Register.

4.0 CONSULTATION

4.1 Internal

a) Design Services Division

No concerns were raised from Council’s Design Services Division regarding the development, given that the site fronts a sealed bitumen road.
b) **Health & Environmental Services**

Council’s Health & Environmental Services Department assessed the Environmentally Relevant Activity component of the application as the administration and enforcement of ERA No. 47 Pet, Stock or Aquaculture Food Manufacturing under the Environmental Protection Act 1994, is devolved to Local Government.

No concerns were raised regarding the development, subject to the imposition of appropriate conditions relating to minimisation of environmental harm and nuisance. The conditions have been included within the recommendation below.

4.2 **External**

a) **Department of Main Roads**

The application required referral to the Department of Main Roads as a concurrence agency, given that the site fronts a State-Controlled Road. The department has conditioned the approval as follows:

1. There shall be no direct access to the Wide Bay Highway from the development area. All access is to be via Oakey Creek Road.

2. The applicant is to upgrade the intersection of the Oakey Creek Road and Wide Bay Highway to a standard that allows the largest vehicle to enter and exit the Wide Bay Highway using the left lane only.

   *Note: Further Main Roads approvals will be required for construction.*

3. All works associated with this proposal, including relocation of services, lighting, etc. must be carried out at no cost to Main Roads.

4. The applicant must ensure that:
   - there is no increase in any existing stormwater discharge from the property to the state-controlled road and that appropriate measures are taken to prevent litter and silt from being discharged into the road drainage system;
   - the proposed development does not impede any existing discharge of stormwater from the state-controlled road to the property.

b) **Public Notification**

The application was determined to be “Code Assessable” only and as such was not required to be publicly notified.
5.0 CONCLUSION

The application formalises the existing unlawful use of the site as a Light Industry for the collection and redistribution of stock feed within the Rural Zone. The development is of a nature that is considered to complement and support surrounding rural uses within the area and will not notably reduce the potential of the site to continue to be used for lucerne farming and/or alternative future agricultural purposes.

Given the level of compliance with planning scheme provisions and the likely community expectation of development of a rural nature within this area, sufficient planning grounds exist in order to recommend approval of this proposal. Appropriate conditions relating to preservation of amenity and prevention and/or mitigation of environmental harm have been included in the recommendation below.

P08/01/09 Moved: Cr A.J. Perrett Seconded: Cr G.L. Engeman

Recommend that Council, as Assessment Manager, APPROVE development application DA252 for Material Change of Use of Premises – Light Industry (Collection and Redistribution of Baked Dry By-Product Stock Feed) and Environmentally Relevant Activity No. 47 Pet, Stock or Aquaculture Food Manufacturing, over Lot 2 on SP203840, located at 9 Oakey Creek Road, Cinnabar, subject to the following conditions:

Assessment Manager’s Conditions

Section 1 - Conditions To Be Satisfied Prior To Commencement of the Approved Use

1.1 Provide at least five (5) off-street car parking spaces and three (3) truck spaces (including access and manoeuvring areas).

Note: Any change of use of the site from that herein approved will necessitate recalculation of car parking requirements.

1.2 Car parking and access areas shall be “dust reduced” and designed, drained, constructed and maintained in accordance with Planning Scheme requirements and the relevant Australian Standards.

1.3 Erosion and sediment control devices are to be designed and provided in accordance with the Institution of Engineers, Australia, Qld Division’s “Soil Erosion and Sediment Control: Engineering Guidelines for Queensland Construction Site”.

1.4 Dense native landscaping of a minimum width of 2 metres is to be provided adjacent to the Wide Bay Highway road frontage in order to visually buffer the development from the view of motorists.
1.5 A landscape plan is to be submitted to and approved by Council’s Chief Executive Officer. The landscape plan is to be in accordance with Planning Scheme Policy 5 – Landscaping, consist of suitable native species and incorporate the requirements of Condition 1.4.

1.6 Landscaping works in accordance with the approved landscape plans are to be completed to the satisfaction of Council’s Chief Executive Officer.

1.7 All landscaping shall be maintained (watering, fertilising, mulching, weeding, etc.) to the satisfaction of Council's Chief Executive Officer.

1.8 A geotechnical report is required to be submitted to Council assessing the adequacy and performance of the existing effluent disposal system on the development site in relation to the approved use as a Light Industry (Collection and Redistribution of Baked Dry By-Product Stock Feed) and its ability to accommodate the increased load likely to be created by employees of the site. If required, such works recommended by the report are to be carried out by the applicant in accordance with a Development Permit for Plumbing and Drainage Work.

1.9 Undertake at no cost to Council, the alteration of any public utility mains (eg. Electricity, water, sewerage, gas etc.) or other facilities necessitated by the development of the land or associated construction works external to the site.

Section 2 - General Conditions

2.1 The development shall be generally in accordance with the plan/s submitted with the application (Plan Reference No. D-00922-02-A and D-00922-03-A, drawn by LM – Martoo Consulting and dated 26/05/2008).

2.2 Permissible products, to be utilised in the collection and redistribution process, are to be limited to the following type of material:
   (i) baked dry by-product

2.3 Stormwater is to be disposed of on site so as to cause no scour or damage to adjoining properties to the satisfaction of Council’s Chief Executive Officer.

2.4 Loading/unloading operations shall be conducted within the site and vehicles waiting to be unloaded/loaded shall stand entirely within the site.
2.5 There is to be no detrimental effect upon the amenity of the area by reason of the creation of excessive noise, lighting nuisance or other emissions at any time in Council’s opinion.

Section 3 - Conditions Relevant to the Environmentally Relevant Activity

3.1 Permitted hours of operation are as follows:
   Monday to Friday 0600 to 1900 hours
   Saturday 0600 to 1900 hours
   Sunday and Public Holidays Not Permitted

3.2 The operation of the environmentally relevant activity must not release odour or visible contaminants including dust, smoke, fumes and aerosols to the environment that will, or may, cause an environmental nuisance.

3.3 The premises is to be equipped, operated and maintained to eliminate dust emissions from the site.

3.4 The following measure is to be implemented to control air emissions from the site:
   (a) All areas of the site used by vehicular traffic shall be maintained to minimise dust emissions.

3.5 Where waste is a contaminant, the holder of this environmental authority must not release waste to the environment, which will or may cause environmental harm or nuisance.

3.6 The manager/operator/owner of the business is required to apply to Council’s Chief Executive Officer for a Registration Certificate prior to carrying out the Environmentally Relevant Activity.

3.7 In the event that a valid complaint of unreasonable noise emissions from the environmentally relevant activity is received, Council may require the submission of an environmental noise level study and report which complies with Australian Standard 1055 and The Environmental Protection Agency Noise Measurement Manual and require works and/or management practices to be carried out to ensure noise emissions comply with the requirements of the Environmental Protection (Noise) Policy 1997.

3.8 Maintain strict segregation of stormwater and wastewater drainage systems.

3.9 Wastewater and other liquid wastes are not to be released to stormwater drainage systems, stormwater, groundwater or discharged to waterways.
3.10 Stormwater is to be diverted around active areas to prevent contamination.

3.11 All persons engaged in the conduct of the activity are to be trained in the practices and procedures relating to the prevention of environmental harm or environmental nuisance during normal operations and emergencies.

Carried.

2/4 2008-1223 – Material Change of Use of Premises – Commercial Premises (Professional Offices) at 49 Duke Street, Gympie – Colin John Webber and Heather Dawn Webber

FILE NO: Minute: P09/01/09, P10/01/09 & P11/01/09 -2008-1223
APPLICANT: Colin John Webber & Heather Dawn Webber
LANDOWNER: Colin John Webber & Heather Dawn Webber
RPD: Lot 253 MCH4905
SITE ADDRESS: 49 Duke Street, Gympie
PROPOSAL: Material Change of Use – Commercial Premises (Professional Offices)
EXISTING ZONE: Housing (Cooloola Shire Council Planning Scheme 2005)
LEVEL OF ASSESSMENT: Code
SUBMISSIONS: None
KEY POINT SUMMARY

- Application to establish a Commercial Premises (Professional Offices) within the Housing Zone.
- Application lodged for assessment against Cooloola Shire Council’s Planning Scheme 2005.
- Property is Zoned Housing, for which a Commercial Premises is an ‘inconsistent’ use.
- The development proposes to utilise the existing building, which was previously approved for use as a Medical Laboratory (Pathology) in 1976.
- Given the previous commercial use of the site, the proposed development is considered to be appropriate.
- The proposed development does not currently comply with the requirements of Council’s Planning Scheme in relation to car parking and access and poses an unnecessary safety risk to motorists exiting the site and pedestrian traffic.
- An acceptable solution exists by way of reconfiguring the existing parking layout to eliminate the need to reverse directly onto Duke Street in order to exit the site.
- A condition requiring landscaping and fencing, in order to limit the impact on amenity for adjoining residential premises, has been prepared.
- All other aspects of the proposed development generally comply with the provisions of the Planning Scheme.
- MCU to Establish a Commercial Premises (Professional Offices) recommended for approval with conditions addressing the requirements of the Planning Scheme and the existing unsafe parking and access arrangements.

Report: (Principal Planner – K.M. Toomey)

1.0 INTRODUCTION

This application seeks Council’s approval for a Material Change of Use to convert an existing building into a Commercial Premises (Professional Offices) at 49 Duke Street, Gympie. The site was formerly approved for use as a Medical Laboratory (Pathology) in 1976 with six (6) on site car parks approved as part of the development. The site was occupied by Queensland Medical Laboratories (QML) until approximately one (1) year ago and has remained vacant until the recent commencement of a lease with the Endeavour Foundation.

1.1 The Site

The development site is located at 49 Duke Street, Gympie, approximately 60 metres from its intersection with Alfred Street. The site was formerly within the Local Government Area of Cooloola Shire.
The site has an area of 1012m² and is a regular rectangular shaped allotment, with approximately 20 metres of frontage to Duke Street. Duke Street is classified as an arterial road and is fully constructed to a double lane bitumen standard, complete with kerb and channel and a pedestrian pathway.

The site is currently improved by a large single storey commercial building, retaining walls and a sealed internal driveway network. The site currently has two (2) access points onto Duke Street and four (4) bitumen sealed carparks at the front of the building. The current parking configuration does not incorporate sufficient vehicle manoeuvring space in order to avoid the need to reverse directly on to Duke Street in order to exit the site.

The topography of the site slopes approximately 12% in a south-western direction towards Duke Street. Substantial earthworks and retaining of the site were previously undertaken in order to facilitate the construction of the existing building.

1.2 The Proposal

The proposal comprises a Material Change of Use to establish a Commercial Premises (Professional Offices).

The Applicant’s Consultant provides the following details in regards to the proposal:

- “The proposed professional offices is generally consistent with the provisions of the Gympie Planning Area Housing Zone specific outcomes and probable solutions;
- Vehicle access and car parking arrangements are provided in accordance with the existing use short falls and the provisions of the relevant code;
- The site currently contains an existing building previously designed and used as a pathology service, which is consistent with the current definition for commercial premises under the 2005 Cooloola Planning Scheme;
- Due to the extent and type of existing development on the site, it is unlikely that the site will be developed for residential uses;
- The surrounding land uses and roadways to the site and the characteristics of the locality support the use of the site for professional offices; and,
- There is high demand for professional offices within proximity to Gympie’s CBD."

The Applicant’s Consultant further advises that “this development application comprises the first stage of obtaining approval for the proposed use. Subsequent development applications for operational works associated with this proposal will include:

- amenity landscaping within the frontage and along boundaries as required by the Cooloola Planning Scheme;
- improvement of the existing access and car parking areas to provide suitable driveway access, visitor car parking spaces and associated manoeuvring areas; and
• removal of part of the southern retaining wall to provide additional vehicle
  manoeuvring and two (2) tandem staff car parking spaces.”

The layout originally proposed is reproduced below.

The Applicant’s Consultant has since revised the proposal to reflect the
existing onsite arrangements and the inclusion of minimal site works.

The following information outlines the amendments made to the original
proposal plan.

Gympie Regional Council
“The applicant has chosen to amend the submitted site plan so as to revert back closely to that layout originally approved by the former Gympie City Council and is shown on various other records including the Queensland Fire and Rescue Service. The previous Council approval has been used to update the proposal plan (numbered D-01000-01-C).”

“The amendments shown on the enclosed proposal plan include:-

(a) Adopting the car parking layout along the frontage of the site that was approved by the former Gympie City Council noting the line marking is still visible in places.

(b) Adopting the internal traffic flow direction that was approved by the former Gympie City Council noting that this is the opposite direction to that proposed originally in the above development application.

(c) Providing a security fence at the rear of the site to provide secure storage for after hours, etc. noting the topography and existing excavation will assist in screening these areas from nearby premises.

(d) Providing two car parking spaces for staff within the site. The applicant is aware that Council has advised that it only requires a total of four (4) on-site spaces due to the entitlements created by the original approval by the former Gympie City Council. The applicant considers that the existing driveway width is sufficient as the parking within the site will be used by staff only. This is considered preferable due to the design of the driveway running around three sides of the existing building which was approved by the former Gympie City Council. There is a considerable footpath verge width along the Duke Street frontage of the site to assist with manoeuvring, etc.”
The revised proposal layout is reproduced below.

1.3 **Surrounding Land Use**

The surrounding land use is characterised by Housing allotments to the north, east and south and Commercial Zoned (Showroom Preferred Use Area) allotments to the West.

Gympie Regional Council
2.0 STATUTORY REQUIREMENTS

2.1 Compliance with the Planning Scheme

2.1.1 Scheme Definition

Under the arrangements of the Cooloola Shire Council Planning Scheme 2005, Material Change of Use to establish a Commercial Premises (Professional Offices) in the Housing Zone is “Code Assessable” development.

2.1.2 Planning Scheme Provisions

The proposed development is considered to be an ‘Inconsistent Use’ within the Housing Zone and is assessable against the following codes outlined below.

Gympie Planning Area Code

Specific Outcome 1 of the Gympie Planning Area Code states that ‘the following defined uses are inconsistent uses and are not located in the Housing Zone:
…d. Commercial Premises if not for medical, health, personal or related services in the Medical Preferred Use Area’.
The proposed development is not able to meet this outcome, however, given the previous use of the site for commercial purposes, close proximity to the Gympie central business district and allotments zoned Commercial (Showroom Preferred Use Area), the proposal is considered to be an acceptable use of the site.

Specific Outcome 16 of the Gympie Planning Area Code states that ‘on-site vehicle parking and access areas are located and designed to:

a. avoid dominating the streetscape; and
b. maintain an attractive streetscape; and,
c. maintain the safety of cyclists and pedestrians, and the predominance of pedestrian use of footpaths and public spaces.’

The proposed development is not able to meet this specific outcome, although an alternative parking and access arrangement is achievable within the site, which is able to meet the requirements of the Code (refer to Section 5.0).

All other aspects of the development are considered generally able to comply with the remainder of the outcomes sought from the Gympie Planning Area Code.

Erosion and Sediment Control Code

The development proposes to utilise the existing building and infrastructure on the site, which is largely sealed and does not therefore require Erosion and Sediment Control measures to be implemented.

However, should operational work be required in order to reconfigure the car parking and access arrangements, a suitable condition can be imposed which will ensure that the outcomes sought by the Erosion and Sediment Control Code are able to be met.

Infrastructure Works Code

Overall Outcome (2)(d) states that ‘services are provided to a standard ordinarily expected by the community and not less than that generally in the locality’.

Although the development proposes to utilise an existing building and infrastructure, which was previously used as a Commercial Premises (as approved by the former Gympie City Council in 1976), the standard proposed as part of the application is considered to be notably less than that currently imposed upon commercial development within Gympie.

The proposed development could be greatly improved and able to satisfy the above Overall Outcome sought by the Code, if a reconfigured access and car parking arrangement was incorporated and the addition of landscaping to the frontage of the site as suggested within section 5.0 of this report.
Specific Outcome 2 of the Infrastructure Works Code (Effects of Use) states that ‘uses maintain or improve the safe and efficient operation of roads having regard to, and as appropriate for:
...b. the potential conflict between vehicles, cyclists and pedestrians; and,
...d. the location and design of pedestrian and vehicular access points; and,
...h. the location, capacity and configuration of any existing or proposed parking areas associated with the use;”.

The proposed development is not able to meet this specific outcome, although an alternative parking and access arrangement is achievable within the site, which is able to greatly improve the existing configuration and satisfy the above requirements of the Code (refer to Section 5.0).

All other aspects of the development are considered generally able to comply with the remainder of the outcomes sought from the Infrastructure Works Code.

Landscaping Code

Specific Outcome 1 of the Landscaping Code states that ‘Landscaping areas are located and designed to provide attractive streetscapes and their dimensions, the density of plants and the structure of plantings are sufficient to:
 a. screen premises from adjoining residential uses; or,
b. soften the visual impact of large, tall or bulky structures and premises; or,
c. provide shade and wind protection in, and increase the visual amenity of car parking areas.’

The development proposes landscaping to the side boundaries of the site, however the aesthetic value of the streetscape could be greatly improved through the addition of landscaping to the front of the site as well.

Although not possible with the current car parking and access configuration, an amended layout could easily accommodate landscaping to the front of the site, by way of planter boxes, which would avoid the additional cost of having to remove the existing sealed bitumen surface. Suitable conditions to this effect have been included in the recommendation.

Vehicle Parking and Access Code

Overall Outcome (2)(d) of the Vehicle Parking and Access Code states that the provision of ‘safe and efficient movement of vehicles at ingress and egress points’.

The proposed development, as it is currently configured, is not able to meet this outcome. An alternative arrangement is however possible within the site and would enable the development to satisfy the overall outcome required by the Code (refer section 5.0).
Specific Outcome 1 of the Vehicle Parking and Access Code states that ‘adequate parking is to be provided to meet the needs of occupants, employees, visitors and other users.’ Probable Solution 1(a) requires that ‘vehicle parking spaces are provided on-site in accordance with Schedule 10 Minimum Vehicle Parking Requirements’. Schedule 10 requires the development to provide ten (10) car parking spaces. The schedule also allocates the same number of spaces as credit, given the previous use of the site for a Commercial Premises (Medical Laboratory) and therefore no additional spaces are required. The four (4) spaces accepted by Council for the previous development and provided on-site are, however, still required to be retained for the new development.

Specific Outcome 2 of the Vehicle Parking and Access Code states that ‘vehicle parking areas, spaces, layout, equipment and location meets the needs of users and maintain the safety of premises and surrounding areas’. Probable Solution 2(a) requires that ‘parking spaces, layouts and gradients are designed and constructed in accordance with AS2890.1, sections 2.4, 4 and 5’ and Probable Solution 2(b) requires that ‘vehicles can enter and leave the premises in forward gear without reversing more than once’.

The proposed development, as it is currently configured, is not able to meet these requirements and as such does not comply with the outcomes sought by the Vehicle Parking and Access Code.

Heritage and Character Code

The site is identified as being in a character streetscape value area. Specific Outcome 3 of the Heritage and Character Code states that ‘the townscape and streetscape significance of identified areas is retained and enhanced’. The streetscape could be greatly enhanced through the introduction of landscaping and the reconfiguration of the existing access and car parking area which currently dominates the full frontage of the site (refer to section 4.2(a) for further comments from the Heritage Advisory Committee).

2.2 Local and/or State Planning Policies

State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide is considered applicable to the development given that the frontage of the site is inundated in a Q100 flood event.

The building has been located clear of the inundation area and a clear evacuation path exists from the development in the event of a flood.

Therefore the overall intent of State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide is not considered to be compromised by the proposal.

No other State Planning Policies are considered applicable.
3.0 PLANNING CONSIDERATIONS

3.2 Appropriateness of the Proposal

The establishment of a “Commercial Premises” is generally considered to be inappropriate within the Housing Zone. However, given the previous use of the site for commercial purposes, close proximity to the Gympie central business district and allotments zoned Commercial (Showroom Preferred Use Area), the proposal is considered to be an appropriate use of the site.

3.2 Impact on Amenity

No major amenity concerns are raised by the proposal given the previous use of the site and utilisation of the existing building. Conditions relating to landscaping and fencing have been included in the recommendation in order to limit the impact on the adjacent residential premises.

3.3 Site Access and Traffic

The site currently has two (2) existing access driveways and four (4) nose-in car parks at the front of the building. In order to exit the site, motorists are currently required to reverse across a pedestrian thoroughfare, directly onto Duke Street, which is classified as an arterial road. The development proposes to utilise the existing layout.

The original layout submitted proposed a configuration that was not considered to be achievable within the site, given the narrow width of the internal driveways, however, proposed a parking configuration which greatly reduced the existing safety hazard (refer to the Design Services Division Report for further details regarding site access and traffic information).

3.4 Flooding

Part of the front section of the allotment is subject to inundation in a Q100 flood event. The existing building has, however, been located clear of the inundation area and a clear evacuation path exists from the development in the event of a flood.

3.5 Vegetation

Given that the site is zoned Housing the significance of any existing vegetation is not considered to be a relevant consideration.

3.6 Site Contamination

This site is not listed on the Environmental Management Register.

Gympie Regional Council
4.0 **CONSULTATION**

4.1 **Internal**

a) **Design Services Division**

*Report: (Infrastructure Planning Manager– A. Laszlo)*

This engineering report is based on the information submitted by applicant.

**TRAFFIC**

The proposed medical development (Commercial Premises) is of similar nature to the existing use (Pathology Laboratory – Commercial Premises). Therefore a contribution is not warranted in this instance.

**FRONTAGE ROAD / ACCESS**

The Duke Street development frontage is fully constructed with an 18.5 metre driveway crossover to accommodate an entry and exit point to the rear to the building and car parking spaces that front onto Duke Street.

This layout is undesirable for pedestrian safety due to cars traversing over the footpath verge to access the on-site car parks and then reversing out in the same manner. The applicant was advised to amend the layout to remove the car parks that front onto Duke Street. The applicant submitted a revised plan D-01000-02-B which resolved the above issue. However the applicant had since submitted an existing layout shown on D-01000-02-C for assessment.

An acceptable solution to improve the existing situation and greatly improve pedestrian safety would be to remove the existing car parks that front directly onto Duke Street, remove the northern driveway and reinstate the kerb and channel and footpath verge the full development frontage except for the southern driveway.

This would provide an on-street loading area equivalent to almost three (3) car parking spaces and four on-site car parks on the southern side of the building (2 staff and 2 visitors in tandem).

The car park fronting directly onto Duke Street should be utilised for an internal turnaround area complying with current car parking codes. A landscape barrier should be provided between Council’s footpath verge and the on-site turnaround area.

The car parking area is to comply with AS2890.1 and all vehicles are to be able to enter and in a forward direction.

**STORMWATER DRAINAGE / FLOODING**

Run off from the sealed car parking area and building should be captured on-site and discharged as per the requirements of the Planning Scheme into existing stormwater system on site.
The development site is prone to flooding, however a clear evacuation path is available if such an event occurs.

WATER SUPPLY AND SEWERAGE
Both services are available with adequate capacity in each. Headworks charges are applicable based on Council’s Policy.

OTHER SERVICES
The developer will be required to provide electrical and communication services to the site with any upgrades to the developers costs.

Street lighting is adequate along Duke Street.

4.2 External

a) Heritage Advisory Committee

The application was referred to the Heritage Advisory Committee as the site is included within the Heritage and Character Overlay as a Character Streetscape Area.

The original proposal plan was referred and the committee advised that the proposed soft work treatments to the front of the building would significantly improve the existing streetscape aesthetics of the property.

The revised proposal plan was not referred back to the committee, given that it does not propose any changes to the existing layout or treatment measures.

b) Public Notification

The application was determined to be “Code Assessable” only and as such was not required to be publicly notified.

5.0 SUGGESTED REVISION OF DEVELOPMENT PROPOSAL

A significantly improved solution is available for the proposed development site, which greatly improves functionality of the site, eliminates the need for motorists to reverse directly onto Duke Street (and as a result reduces an unnecessary safety risk to both vehicular and pedestrian traffic) and generally complies with the required outcomes sought by the Planning Scheme and relevant Australian Standards.
An indicative sketch of this option is reproduced below.

The above sketch is based upon the original proposal plan drawn by Martoo Consulting and dated 11/08/2008, with suggested modifications drawn by K.M Toomey, in consultation with Council’s Design Services Division. This

Gympie Regional Council
alternative layout results in a development which is able to comply with Council’s Planning Scheme requirements, relevant Australian design standards and reflects those standards generally imposed upon Commercial Premises within Gympie.

The sketch also greatly enhances the existing aesthetic values of the site, which is identified as a Character Streetscape Value Area and most importantly addresses the unnecessary safety hazard that the current car parking and access configuration poses to vehicular and pedestrian safety.

The suggested layout also greatly improves the functionality of the premises, given that the approval sought is for Professional Offices, which may in future result in multiple tenancies utilising the site with minimal alterations of the existing facilities.

Should Council not see fit to require a reconfiguration of the existing car parking and access arrangements, a limited approval is recommended, restricting the future use of the site to the administrative functions undertaken by a not for profit organisation such as the current tenant, The Endeavour Foundation.

Further, should Council wish to issue a full approval for Commercial Premises (Professional Offices) it is recommended that the development be redesigned to reflect the general requirements of the above sketch (or at a bare minimum the revised car parking layout), in order to improve the functionality of the site and address the proposed, unnecessary safety risk, to both motorists and pedestrians.

6.0 CONCLUSION

The application proposes the conversion of an existing building into Commercial Premises (Profession Offices) within the Housing Zone. The site is in close proximity to existing Commercial land and has previously been used as a Medical Laboratory (Pathology). The site fronts a heavily utilised arterial road and has convenient access to the central business area of Gympie.

Although the establishment of a “Commercial Premises” within a Housing Zone is identified as an “inconsistent” use under the provisions of the Cooloola Shire Planning Scheme 2005, sufficient planning grounds exist in order to support the proposed development as an appropriate use of the site.

However, given that the proposal’s access and parking arrangements, in their current configuration, are unable to comply with the requirements of Council’s Planning Scheme and pose an unnecessary safety risk to both motorists and pedestrians, a revised layout such as that included within section 5.0 of this report (or at a bare minimum the revised car parking layout) is recommended, should a full Development Permit for Commercial Premises (Professional Offices) be issued.
Alternatively, should Council not wish to impose the suggested works as required by the Planning Scheme and the development is to be supported as it is currently proposed, then a Development Permit limiting the use of the site to Commercial Premises (Administration Functions associated with a Not-For-Profit Organisation) is strongly recommended. This outcome would at a minimum, ensure that no worsening is to occur to the existing unnecessary safety risk that the current configuration of the site poses to both vehicular and pedestrian traffic.

P09/01/09 Moved: Cr L.J. Friske
Seconded: Cr J. Watt

Recommend that Council, as Assessment Manager, APPROVE development application 2008-1223 for Material Change of Use of Premises – Commercial Premises (Professional Offices) over Lot 253 on MCH4905, located at 49 Duke Street, Gympie, subject to the following conditions:

Assessment Manager’s Conditions

Section 1 - Conditions To Be Satisfied Prior To Commencement of the Approved Use

1.1 (i) The plan/s submitted with the application (Plan Reference No. D-01000-01-C, drawn by LM – Martoo Consulting and dated 3/11/2008), shall be amended as required in Conditions 1.3 to 1.9 of this Development Permit.

(ii) Prior to commencement of the works, amended development plans showing the modification/s referred to above shall be submitted to Council for consideration and approval. The approved plans, once endorsed by Council’s Chief Executive Officer, shall become part of this Development Permit.

1.2 The development herein approved may not start until:

(i) the following development permit/s has/have been issued and complied with as required -
   (a) Development Permit for Operational Work (Roadwork, Stormwater Drainage, Access Driveway and Parking Areas); and
   (ii) development authorised by the above permit/s has been completed to the satisfaction of Council’s Chief Executive Officer.

1.3 A revised car parking and access configuration, generally reflecting the design elements of the suggested revised layout attached and eliminating the need for motorists to reverse directly onto Duke Street, in order to exit the site is to be submitted and endorsed by Council.

1.4 Car parking areas are to comply with AS2890.1 and all vehicles are to be able to enter and exit in a forward direction.
1.5 Existing car parks fronting Duke Street including the northern driveway crossover are to be removed and reinstated with kerb and channel to match existing and the footpath verge is to be reinstated as per Standard Drawing No. R-09.

1.6 Access to the development is to be modified for light vehicles in accordance with the requirements of Council’s Infrastructure Works Code – Drawing No. R-05.

1.7 Car parking and access areas shall be “sealed” pavement and designed, drained, constructed and maintained in accordance with Council’s Vehicle Parking and Access Code.

1.8 Off-street car parking is to be provided in accordance with the Vehicle Parking and Access Code of Council’s Planning Scheme and Planning Scheme Policy 8 - Infrastructure Works.

1.9 Provide at least four (4) off-street car parking spaces including access and manoeuvring areas.

Note: Any change of use of the site from that herein approved will necessitate recalculation of car parking requirements.

1.10 A 1.2 metre wide reinforced concrete footpath is to be constructed along the full frontage of the site to Duke Street and the remaining areas shall be formed, grassed and topsoiled in accordance with the requirements of the Infrastructure Works Code and Planning Scheme Policy 8: Infrastructure Works.

1.11 Roof and surface water is to be collected on site and is to be discharged through an underground drain line into existing/new drainage in kerb and channel in Duke Street to the satisfaction of Council’s Chief Executive Officer.

1.12 Any plans for operational works, water supply and sewerage works, drainage works and street lighting required by this development permit, are to be surveyed, designed and constructed in accordance with Council’s Infrastructure Works Code.

1.13 Stormwater drainage is to be designed and constructed in accordance with AS/NZS 3500.3.2 – 1998 “National Plumbing and Drainage Code”.

1.14 Landscaping is to be provided in accordance with Condition 1.15 to the following areas:
   (i) between the retaining wall and side boundaries for the entire length of the site exclusive of access driveways;
   (ii) to the full frontage of the site exclusive of access driveways

Note: Planter boxes may be installed in order to avoid removal of the existing sealed bitumen surface.

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1.15  (i) A properly prepared Landscape Plan in accordance with Council’s Planning Scheme Policy 4: Landscaping is to be submitted to and approved by Council’s Chief Executive Officer. The landscape plan is to denote areas of existing vegetation and/or existing trees proposed to be retained.

(ii) Landscaping works are to be completed in accordance with the approved landscape plans.

(iii) The landscaping shall be maintained (watering, fertilising, mulching, weeding, and the like) at all times.

1.16  A 1.8 metre high timber paling fence with minimum gaps is to be constructed along the side boundaries of the site.

1.17  Undertake at no cost to Council, the alteration of any public utility mains (eg. Electricity, water, sewerage, gas etc.) or other facilities necessitated by the development of the land or associated construction works external to the site.

Section 2 - General Conditions

2.1  Loading/unloading operations shall be conducted within the site and vehicles waiting to be loaded/unloaded shall stand entirely within the site.

2.2  Stormwater is to be disposed of on site so as to cause no scour or damage to adjoining properties to the satisfaction of Council’s Chief Executive Officer.

2.3  There is to be no detrimental effect upon the amenity of the area by reason of the creation of excessive noise, lighting nuisance or other emissions at any time in Council’s opinion.

Lost.

P10/01/09 Moved: Cr G.L. Engeman  Seconded: Cr R.J. Dyne

Recommend that Council, as Assessment Manager, APPROVE development application 2008-1223 for Material Change of Use of Premises – Commercial Premises (Professional Offices) over Lot 253 on MCH4905, located at 49 Duke Street, Gympie, subject to the following conditions:
Assessment Manager’s Conditions

Section 1 - Conditions To Be Satisfied Prior To Commencement of the Approved Use

1.1 (i) The development shall be generally in accordance with the plan submitted with the application (Plan Reference No. D-01000-01-C, drawn by LM – Martoo Consulting and dated 3/11/2008).

1.2 Roof and surface water is to be collected on site and is to be discharged through an underground drain line into existing/new drainage in kerb and channel in Duke Street to the satisfaction of Council’s Chief Executive Officer.

1.3 Any plans for operational works, water supply and sewerage works, drainage works and street lighting required by this development permit, are to be surveyed, designed and constructed in accordance with Council’s Infrastructure Works Code.

1.4 Stormwater drainage is to be designed and constructed in accordance with AS/NZS 3500.3.2 – 1998 “National Plumbing and Drainage Code”.

1.5 Landscaping is to be provided in accordance with Condition 1.15 to the following areas:
   (i) between the retaining wall and side boundaries for the entire length of the site exclusive of access driveways;
   (ii) to the full frontage of the site exclusive of access driveways
   Note: Planter boxes may be installed in order to avoid removal of the existing sealed bitumen surface.

1.6 (i) A properly prepared Landscape Plan in accordance with Council’s Planning Scheme Policy 4: Landscaping is to be submitted to and approved by Council’s Chief Executive Officer. The landscape plan is to denote areas of existing vegetation and/or existing trees proposed to be retained.
   (ii) Landscaping works are to be completed in accordance with the approved landscape plans.
   (iii) The landscaping shall be maintained (watering, fertilising, mulching, weeding, and the like) at all times.

1.7 A 1.8 metre high timber paling fence with minimum gaps is to be constructed along the side boundaries of the site.

1.8 Undertake at no cost to Council, the alteration of any public utility mains (eg. Electricity, water, sewerage, gas etc.) or other facilities necessitated by the development of the land or associated construction works external to the site.

Gympie Regional Council
Section 2 - General Conditions

2.1 Loading/unloading operations shall be conducted within the site and vehicles waiting to be loaded/unloaded shall stand entirely within the site.

2.2 Stormwater is to be disposed of on site so as to cause no scour or damage to adjoining properties to the satisfaction of Council’s Chief Executive Officer.

2.3 There is to be no detrimental effect upon the amenity of the area by reason of the creation of excessive noise, lighting nuisance or other emissions at any time in Council’s opinion.

2.4 Four (4) on-site carparking spaces are to be provided for the development at the front of the building as existing.

AMENDMENT

P11/01/09 Moved: Cr J. Watt Seconded: Cr D.R. Neilson

Recommend that Council, as Assessment Manager, APPROVE development application 2008-1223 for Material Change of Use of Premises – Commercial Premises (Professional Offices) over Lot 253 on MCH4905, located at 49 Duke Street, Gympie, subject to the following conditions:

Assessment Manager’s Conditions

Section 1 - Conditions To Be Satisfied Prior To Commencement of the Approved Use

1.1 (i) The development shall be generally in accordance with the plan submitted with the application (Plan Reference No. D-01000-01-C, drawn by LM – Martoo Consulting and dated 3/11/2008).

1.2 Roof and surface water is to be collected on site and is to be discharged through an underground drain line into existing/new drainage in kerb and channel in Duke Street to the satisfaction of Council’s Chief Executive Officer.

1.3 Any plans for operational works, water supply and sewerage works, drainage works and street lighting required by this development permit, are to be surveyed, designed and constructed in accordance with Council’s Infrastructure Works Code.
1.4 Stormwater drainage is to be designed and constructed in accordance with AS/NZS 3500.3.2 – 1998 “National Plumbing and Drainage Code”.

1.5 Landscaping is to be provided in accordance with Condition 1.15 to the following areas:
   (i) between the retaining wall and side boundaries for the entire length of the site exclusive of access driveways;
   (ii) to the full frontage of the site exclusive of access driveways
       Note: Planter boxes may be installed in order to avoid removal of the existing sealed bitumen surface.

1.6 (i) A properly prepared Landscape Plan in accordance with Council’s Planning Scheme Policy 4: Landscaping is to be submitted to and approved by Council’s Chief Executive Officer. The landscape plan is to denote areas of existing vegetation and/or existing trees proposed to be retained.
   (ii) Landscaping works are to be completed in accordance with the approved landscape plans.
   (iii) The landscaping shall be maintained (watering, fertilising, mulching, weeding, and the like) at all times.

1.7 A 1.8 metre high timber paling fence with minimum gaps is to be constructed along the side boundaries of the site.

1.8 Undertake at no cost to Council, the alteration of any public utility mains (eg. Electricity, water, sewerage, gas etc.) or other facilities necessitated by the development of the land or associated construction works external to the site.

Section 2 - General Conditions

2.1 Loading/unloading operations shall be conducted within the site and vehicles waiting to be loaded/unloaded shall stand entirely within the site.

2.2 Stormwater is to be disposed of on site so as to cause no scour or damage to adjoining properties to the satisfaction of Council’s Chief Executive Officer.

2.3 There is to be no detrimental effect upon the amenity of the area by reason of the creation of excessive noise, lighting nuisance or other emissions at any time in Council’s opinion.

2.4 Four (4) on-site carparking spaces are to be provided for the development at the front of the building as existing.
2.5 The approved use is restricted to the functions of a not-for-profit community organization.

The AMENDMENT was put and carried.  
The AMENDMENT became the MOTION and was put and Carried.

ADJOURNMENT OF MEETING  
The meeting adjourned for morning tea at 10.00 a.m.

RESUMPTION OF MEETING  
The meeting resumed at 10:15 a.m.

Cr J. Watt was not present when the meeting recommenced.  
Cr J. Watt returned to the meeting at 10.17 a.m.
**DA17646 – Material Change of Use for a Special Industry (Concrete Batching Plant) & Environmentally Relevant Activity (ERA #62 – Concrete Batching Plant Having a Design Capacity of More than 100t per Annum) – 9 Karoonda Road, Rainbow Beach – Buckley’s Bulk Haulage**

**FILE:** Minute: P12/01/09 DA17646

**APPLICANT:** Buckley’s Bulk Haulage

**LANDOWNER:** J. J. N. B. & K. J. Buckley

**RPD:** Lot 11 on RB96922

**SITE:** 9 Karoonda Road, Rainbow Beach

**PROPOSAL:** Material Change of Use for a Special Industry (Concrete Batching Plant) & Environmentally Relevant Activity (ERA#62 – Concrete Batching Plant Having a Design Capacity of More than 100t per Annum)

**EXISTING ZONE:** Industry

**PLANNING AREA:** Cooloola Coast

**LEVEL OF ASSESSMENT:** Impact Assessable

**SUBMISSIONS:** One (1)
KEY POINT SUMMARY

- Combined Material Change of Use application for Special Industry and Environmentally Relevant Activity;
- Site zoned Industry, adjoined by other industrial blocks;
- Application referred to Environmental Protection Agency as it is adjacent to a wetland protection area;
- One (1) adjoining property owner (Council) submission received;
- Recommended for approval.

Report: (Planning Officer – M. K. Matthews)

1.0  INTRODUCTION

1.1 The Proposal

This application is for a Material Change of Use for Special Industry (Concrete Batching Plant) on land zoned for Industrial uses. Improvements are proposed over the site which has historically been used as a concrete batching plant. The following activities are to be undertaken as described in the application:
- ‘storage of raw materials used in the manufacture of concrete including different grades of aggregates and sand, cement, water and additives;
- the weighing of raw materials and their mixing to manufacture concrete;
- recycling of stormwater and waste water and other waste materials;
- storing of plant and equipment used in the above activities;
- the maintenance of the premises including cleaning of plant and equipment and the suppression of dust and other environmental nuisances; and
- the administration of the safe and sustainable operation of the above facilities’.

The applicant also seeks approval for an Environmentally Relevant Activity (ERA#62 – Concrete Batching Plant Having a Design Capacity of More than 100t per Annum).
1.2 Site Description

The subject site is generally cleared, and relatively flat. There is existing concrete batching infrastructure on site. The site is not known to be subject to flooding. The subject site is constrained to a degree due to the identification of potential acid sulfate soil.
1.3 Surrounding Land Uses

The subject site is part of an industrial estate to the west of the main township of Rainbow Beach on Karoonda Road.

Other industrial uses exist around the subject site along Karoonda Road. Adjoining to the north of the subject site are storage sheds and to the south is ‘Jeep City’. Land opposite the subject site is vacant.

1.4 Site History

In 1982, a building application was lodged with Council to erect an office block and locate a readymix concrete plant on-site for the purposes of a Concrete Batching Plant. This was approved by the then Widgee Shire Council under Building Approval 2699. No building classification was specified within the file.

It is unclear as to the commencement date for the Concrete Batching Plant. No other approvals exist over the site.

It is advised in the proposal that the applicant is currently undertaking maintenance works on the existing on-site development. The batching plant at present is not operational. The current application is required as significant alterations are proposed to the previous building approval on site.

2.0 PLANNING SCHEME REQUIREMENTS

This proposal is for Special Industry, which is a consistent use in the Industry Zone of the Cooloola Coast Planning Area.

This proposal is Impact Assessable development and subject to assessment under the Cooloola Coast Planning Area Code, Erosion and Sediment Control Code, Infrastructure Works Code, Landscaping Code, and Vehicle Parking and Access Code.

2.1 Cooloola Coast Planning Area Code

Special Industry is classified as a consistent use in the Industry Zone.

An Environmental Management Plan was submitted with the application and addresses issues such as lighting, noise emissions, dust emissions, stormwater management and waste disposal.

2.2 Erosion and Sediment Control Code

Relevant conditions can be imposed on the Operational Works approval.
2.3 Infrastructure Works Code

The existing access is considered sufficient to service the proposed development. Council does not usually require footpaths in industrial areas. Design Department comments relating further to this matter suggest a $5,724 contribution in lieu of the footpath construction but this has not been included in the recommendation.

2.4 Landscaping Code

Landscaping is required along the road frontage. This is to be undertaken in accordance with landscaping plans to be submitted at the Operational Works stage of the development. A 3.0 metre wide landscaping strip is proposed at the frontage of the site, which complies with Planning Scheme requirements. Relevant conditions have been incorporated in the recommendation.

2.5 Vehicle Parking and Access Code

The parking requirements for special industry are 1 space per 100m² of Total Use Area. Proposal plans indicate a total use area of 2,715m², resulting in a requirement of 27 car parking spaces. The applicant proposes six (6) car parks for the development, which does not meet Planning Scheme requirements.

In support of a reduction the applicant submits that minimal customers will visit the site and the business will only rely on three (3) site-based employees.

Additional traffic movements will be concrete trucks which have dedicated collection bays.

Adequate loading and unloading areas are available and meet appropriate standards. This will be assessed further with the submission of detailed engineering plans.

3.0 PLANNING CONSIDERATIONS

Headworks

The site is currently connected to reticulated water and sewerage and Planning Scheme Policy 7 is applicable.

Sewerage headworks charges are calculated on an employee number basis. The relevant EP charge nominated in the Planning Scheme Policy is 0.5 which results in a levy calculated as follows:

\[
0.5\text{EP} \times \$1\ 726.97 \times 3\ \text{employees} = \$2\ 590
\]
Water headworks charges are calculated on a cubic metre capacity basis. The relevant EP charge nominated in the Planning Scheme Policy is 0.4. The applicant indicated a maximum production capacity estimate of 400m$^3$ per day, even though it is stated the expected maximum production will be 20m$^3$ per day. The Planning Scheme Policy relating to headworks nominates capacity not estimated production as its unit of basis for applying headworks charges, therefore headworks are calculated based on the design capacity of the plant proposed.

Water headworks charges are therefore calculated as follows:

\[
0.4\text{EP} \times 400\text{m}^3 = 160 \times \$1,322.95 \\
= \$211,672 \text{ water headworks charges payable at current rates.}
\]

The applicant suggests that 50% of the required water to be utilised for the proposed activity will be able to be harvested on-site and re-used. This stormwater will be harvested from the sealed areas, shown on the proposal plans by the spoon drain leading to a holding facility in Bay 4. Council’s Design Department report doubts that recycled water will be of a suitable quality for commercial production of concrete therefore a reduction in the amount recommended by the policy has not been allocated.

No other credits have been allocated in the calculations given that details of the previous use of the site have not been submitted.

**Amenity**

The anticipated impact on amenity is considered to be minimal. The site is located within an established industrial area and no submissions objecting to the proposal were received.

**Appropriateness of the Land Use**

It is considered that this is an appropriate land use. It is proposed to undertake a concrete batching plant within an industrial area.

**Site Contamination**

The site is not listed as being on the Environmental Management Register.
4.0 CONSULTATION

4.1 Internal

(a) Design Department

Report: (General Manager Design Services Division - R. Chapman)

This engineering report is based on the information submitted by Martoo Consulting ref R00583-01-A and response of May 2008. This site was previously used for this purpose some years ago but recent large scale developments in Rainbow Beach have generated a renewed interest in such a development.

TRAFFIC
The traffic to be generated by the use will be variable due to the demand for concrete at Rainbow Beach. The consultant advises that the plant will have the capacity to produce 400m³ of concrete per day. This would result in a peak day of approximately 180 vpd or 18 vph. A contribution of $5077 (17 x $298) could be applied.

The consultant also advises that an average rate of production per day of 12.5m³ over the year is expected with three employees driving to the site each day of operation. Hence on an average day traffic is estimated at 4 trips per day per employee, 6 concrete truck trips out and back per day and one delivery truck in and out per day ie 20 trips per day. A contribution of $298 (1.0 x $298) could be applied on this basis. An average of the two amounts could be seen as reasonable ($2687.50).

ACCESS, FRONTAGE.
The access to the site currently meets Council's standard. The frontage road is fully built except for footpaths that have not previously been required in the area although applicable under the Planning Scheme. An isolated path would be impractical but the estimated cost of same of $5724 could be used for footpaths in the general area.

STORMWATER DRAINAGE
There is no piped stormwater drainage in this vicinity with the land generally sloping to the rear where natural vegetation exists. A small amount of run-off to the Karoonda Street kerb and channel will be accepted. Considering the likelihood of various contaminants fouling the runoff from the hard stands gross pollutant and oil interceptor traps should be required. These matters are the subject of an Environmental Management Plan.

WATER SUPPLY and SEWERAGE
Both services are available. The water service will almost certainly require upgrading. It is doubted that recycled water will be of suitable quality for commercial production of concrete. Headworks charges will apply based on past entitlements.
OTHER SERVICES
Electricity and telecommunication services are available. Street lighting is adequate.

SUBMISSIONS
One submission was received with concerns regarding stormwater run-off. These have been discussed above.

MISCELLANEOUS
This street is unsafe for pedestrian access due to the numbers of vehicles parked on the verge due to lack of on-site parking by other uses. There should be no relaxations for on-site parking despite any previous relaxations in this regard.

(b) Health and Environmental Services Department

The ERA component of the application is devolved to local government to assess, therefore internal referral of the application to Council’s Health and Environmental Services Department was undertaken. This department has issued conditional approval in this regard.

4.2 External

(a) Referral Agency

Environmental Protection Agency

The Environmental Protection Agency were triggered as an advice agency due to the proximity of the development to a wetland protection area on the eastern boundary. This agency recommended Council condition any approval in such a way as to protect the adjacent wetland protection area.

5.0 PUBLIC NOTIFICATION

The proposed development is Impact Assessable and was required to be publicly notified under the provisions of the Integrated Planning Act 1997. One (1) submission was received. This submission was received from the Corporate Services Directorate of Gympie Regional Council, requesting that any run off from the concrete batching plant be adequately contained on the subject property to ensure the risk of contamination of adjoining properties is eliminated. This has been considered in Council’s assessment of the application and conditioned accordingly.

6.0 CONCLUSION

This proposal is for Special Industry, which is a consistent use in the Industry Zone of the Cooloola Coast Planning Area. The use can be supported on several grounds, including:

Gympie Regional Council
The site is adjoined by a large area of vacant land;
Other industrial uses exist in the immediate area;
The development does not raise any amenity concerns;
The development meets the desired environmental outcomes for the Cooloola Shire, in particular to provide a much needed industrial activity to meet the building demands within the Rainbow Beach locality and its environs.

P12/01/09 Moved: Cr L.J. Friske
Seconded: Cr R.A. Gâté

Recommend that Council, as Assessment Manager, APPROVE development application (DA17646) for a Material Change of Use – Special Industry (Concrete Batching Plant) and Environmentally Relevant Activity (ERA #62 – Concrete Batching Plant Having a Design Capacity of More than 100t per Annum) over Lot 11 RB96922 located at 9 Karoonda Road, Rainbow Beach subject to the following conditions:

Section 1.0 Conditions to be Satisfied Prior to the Commencement of the Approved Use

1.1 The development herein approved may not start until:
(i) the following development permit has been issued and complied with as required –
   (b) Development Permit for Building Work;
   (c) Development Permit for Operational Work (Landscaping, Site Works and Stormwater Drainage).
(ii) development authorised by the above permit has been completed to the satisfaction of Council’s Chief Executive Officer.

1.2 Contribution is to be made towards Water Supply Headworks in accordance with Council’s Planning Scheme Policy 7. The contribution is currently assessed at $211,672, however, the actual amount payable will be based on Council's policy and the rate applicable, at the time of payment.

1.3 Contribution is to be made towards Sewerage Headworks in accordance with Council’s Planning Scheme Policy 7: Water Supply and Sewerage Headworks Contributions, Works External and Works Internal. The contribution is currently assessed at $10,854, however the actual amount payable will be based on Council's policy and the rate applicable, at the time of payment.

1.4 In accordance with Planning Scheme Policy 11 – ‘Roadworks Contributions’ a contribution, currently assessed at $2,688, is to be paid toward road improvements as a result of the increased traffic generated by this development. The amount will be indexed to ABS ANZSIC Class 4121.
1.5 Any discharges of Trade Waste generated by the development approved herein shall be treated in accordance with Council’s Trade Waste Environmental Management Plan.

1.6 (i) Connection is to be made to Council’s existing Water Supply and Sewerage reticulation systems, including the provision of a back flow device, at no cost to Council.
(ii) The backflow prevention device is to be maintained and tested in accordance with Council’s approval.

Section 2.0 Conditions Relevant to the issue of a Development Permit for Operational Work (Site Works and Stormwater Drainage)

2.1 Car parking and access areas shall be “sealed” pavement and designed, drained, constructed and maintained in accordance with Council’s Vehicle Parking and Access Code.

2.2 Landscaping is required as follows:
(a) minimum 3.0 metre wide strip along the road frontage of the site.

2.3 (i) A properly prepared Landscape Plan in accordance with Council’s Planning Scheme Policy 4 - Landscaping is to be submitted to and approved by Council’s Chief Executive Officer. The landscape plan is to denote areas of existing vegetation and/or existing trees proposed to be retained and proposed amenities to be provided for residents.
(ii) Landscaping works are to be completed in accordance with the approved landscape plans.
(iii) The landscaping shall be maintained (watering, fertilising, mulching, weeding, and the like) at all times.

2.4 Undertake at no cost to Council, the alteration of any public utility mains (e.g. Electricity, water, sewerage, gas etc.) or other facilities necessitated by the development of the land or associated construction works external to the site.

2.5 Any filling or other development works undertaken on the site shall be carried out so as not to cause the ponding of water on any adjoining lands or the blockage or interference with any natural watercourse.

2.6 No earthworks or filling works are to be undertaken prior to the issue of a Development Permit for Operational Works.

2.7 Provide at least six (6) off-street car parking spaces (including access and manoeuvring areas) for the development.
2.8 The method of treatment of stormwater runoff from and through the site shall be designed and constructed in accordance with Council's Infrastructure Works Code.

2.9 Any plans for operational works, water supply and sewerage works, drainage works and street lighting required by this development permit, are to be surveyed and designed in accordance with Council's Infrastructure Works Code.

Section 3.0 Conditions Relevant to the Environmentally Relevant Activity (ERA #62 – Concrete Batching Plant Having a Design Capacity of More than 100t per Annum)

3.1 Permitted hours of operation are as follows:
   (i) Monday to Saturday: 0400 to 1700 hours
   (ii) Sunday: Not permitted
   (iii) Public Holidays: Not permitted

3.2 In the event that a valid complaint of unreasonable noise emissions from the environmentally relevant activity is received, Council may require the submission of an environmental noise level study and report which complies with Australian Standard 1055 and The Environmental Protection Agency Noise Measurement Manual and require works and/or management practices to be carried out to ensure noise emissions comply with the requirements of the Environmental Protection (Noise) Policy 1997.

3.3 All machinery and/or equipment shall be installed and/or housed so as to prevent the emission of unreasonable noise.

3.4 The operation of the environmentally relevant activity must not release odour or visible contaminants including dust, smoke, fumes and aerosols to the environment that will, or may cause an environmental nuisance.

3.5 No incineration or open burning is to be carried out on the site without the prior written approval of Council’s Chief Executive Officer.

3.6 The premises is to be equipped, operated and maintained to eliminate dust emissions from the site.

3.7 The following measures are to be implemented to control air emissions from the site:
   (a) All areas of the site used by vehicular traffic shall be maintained to minimise dust emissions;
   (b) Stockpiles are to be enclosed with walls on at least three sides at all times. Sand and aggregate should be covered during long storage intervals;
(c) Sand and aggregate stockpiles are to be regularly watered to minimise dust emissions. This should be done in conjunction with an appropriate catchment and treatment system to contain runoff and leached water from the sprinklers;
(d) All truck loading points shall be designed so as to prevent the emission of dust.

3.8 Council is to be provided with details and specifications of proposed dust and fume extraction and filtration equipment prior to carrying out activities causing dust and fume emissions.

3.9 Filtering devices and other pollution control equipment must be regularly maintained as per manufacturers’ advice and specifications or as required to maintain effective operation.

3.10 Maintain strict segregation of stormwater and waste water drainage systems.

3.11 Waste water and other liquid wastes are not to be released to stormwater drainage systems, stormwater, groundwater or discharged to waterways.

3.12 Stormwater is to be diverted around active areas to prevent contamination.

3.13 The wastewater settlement pond is to be maintained at a low water level (below 50% capacity) to allow for the influx of stormwater during a rain event.

3.14 The wastewater settlement pond is to be de-silted periodically to maintain the capacity of the pond.

3.15 Should future inspections reveal that adverse impacts have occurred or are likely to occur to adjacent waterways and wetland habitats as a result of the release of wastewater, Council may require the construction of an overflow catchment pond and/or other works to be conducted in order to adequately contain/treat/dispose of wastewater.

3.16 Where waste is a contaminant, it must not be released to the environment, which will or may cause environmental harm or nuisance.

3.17 All dust and particulate wastes are to be wrapped, bagged, or otherwise packaged for disposal, prior to removal from the site.

3.18 All concrete wastes shall be:
(i) Reclaimed and returned to the plant;
(ii) Recycled; or
(iii) Deposited in a storage pit, dried, then removed for recycling or to a licensed landfill.
3.19 Approved refuse containers are to be provided and maintained in accordance with the Environmental Protection (Waste Management) Regulation 2000 and kept in an imperviously paved area with a suitably screened enclosure to the satisfaction of Council’s Chief Executive Officer.

3.20 Any lighting on the site is to be angled or shaded in a manner so that light does not directly illuminate any nearby sensitive premises (e.g., private residence) causing environmental nuisance.

3.21 All persons engaged in the conduct of the activity are to be trained in the practices and procedures relating to the prevention of environmental harm or environmental nuisance during normal operations and emergencies.

3.22 The manager/operator/owner of the business is required to apply to Council’s Chief Executive Officer for a Registration Certificate prior to carrying out the Environmentally Relevant Activity.

Section 4.0  General Conditions of Approval

4.1 The development shall be generally in accordance with the plan/s submitted with the application (Reference No. D-00853-07-F drawn by LM – Martoo Consulting and dated 28/03/2008).

4.2 Loading/unloading operations shall be conducted within the site and vehicles waiting to be loaded/unloaded shall stand entirely within the site.

4.3 The use is to be conducted in accordance with the Environmental Management Plan submitted with the application (Submitted by Martoo Consulting for Proposed Concrete Batching for Buckley’s Bulk Haulage; Reference No. R-00853-EMP-01; prepared April 2008).

Carried.
| 2/6 | 2008-0037 – Representations for a Material Change of Use – Shop over 42 Stumm Road, Gympie – The Salvation Army |

Re: **Minute: P13/01/09** Representations for a Material Change of Use – Shop  
From: The Salvation Army  
Site: 42 Stumm Road, Gympie  
RPD: Lot 2 CP846203  
File: 2008-0037  
Date: 14 November, 2008

---

**Report**: (Contract Planning Officer – S.J. Taylor)

1.0 **INTRODUCTION**

Development Application for a Material Change of Use – Shop was approved by Council on the 22/10/08.

A copy of the approval plan is reproduced following.

The applicant suspended their appeal period to negotiate three (3) conditions of the approval.
2.0 CONDITIONS

The following conditions are requested to be negotiated.

2.1 Condition 1.3

Contribution is to be made towards Water Supply Headworks in accordance with Council’s Planning Policy 7: Water Supply and Sewerage Headworks contribution, Works External and Works Internal and based on fixtures to be installed.

As an example, the current amounts levied equate to:

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<thead>
<tr>
<th>Fixture</th>
<th>Rate</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Toilet</td>
<td>0.7ep</td>
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<tr>
<td>Kitchen Sink</td>
<td>0.8ep</td>
<td>$884</td>
</tr>
</tbody>
</table>

2.1.1 Applicant’s Representations

“As the new facility will not be connected to the water supply toilet, sink or other fittings we do not see that this contribution could be considered fair and reasonable.”

2.1.2 Council Staff Comments

The condition imposed is only applicable if internal fittings are installed.

A note should be added to the condition advising that no contributions are to be paid if fixtures and fittings are not installed.

2.2 Condition 1.4

Contribution is to be made towards Sewerage Headworks in accordance with Council’s Planning Scheme Policy 7: Water Supply and Sewerage Headworks Contributions, Works External and Works Internal and based on fixtures to be installed.

As an example, the current amounts levied equate to:

<table>
<thead>
<tr>
<th>Fixture</th>
<th>Rate</th>
<th>Amount</th>
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<tbody>
<tr>
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<tr>
<td>Kitchen Sink</td>
<td>1.0ep</td>
<td>$1727</td>
</tr>
</tbody>
</table>
2.2.1 Applicant’s Representations

“As the new facility will not be connected to the water supply or sewerage system and will have no internal toilet, sink or other fittings we do not see that this contribution could be considered fair and reasonable.”

2.2.2 Council Staff Comments

The condition imposed is only applicable if internal fittings are installed.

A note should be added to the condition advising that no contributions are to be paid if fixtures and fittings are not installed.

2.3 Condition 1.13

“The building floor level is to be constructed 300mm above Q100 flood level.”

2.3.1 Applicants Representations

“As this building and the uses are not a habitat (sic) area and are only used for the sale of second hand goods we feel the cost of increasing the height to 300mm above the Q100 is not warranted.”

2.3.2 Council Staff Comments

As the proposed development does not include areas for habitation and a clear evacuation path is available in a Q100 event, the condition should be deleted.

P13/01/09 Moved: Cr J. Watt Seconded: Cr R.A. Gâté

Recommend that in relation to Development Application 2008-0037 for Material Change of Use – Shop (Salvation Army Family Store) over Lot 2 on CP846203 located at 42 Stumm Road, Southside, Council resolve to issue a Negotiated Decision Notice incorporating the following amendments.

(i) Condition 1.3 amended to read:

‘Contribution is to be made towards Water Supply Headworks in accordance with Council’s Planning Policy 7: Water Supply and Sewerage Headworks contribution, Works External and Works Internal and based on fixtures to be installed.'
As an example, the current amounts levied equate to:

<p>| | |</p>
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<th></th>
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</thead>
<tbody>
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<td></td>
<td>$774</td>
</tr>
<tr>
<td>Kitchen Sink</td>
<td>0.8 ep</td>
</tr>
<tr>
<td>(Commercial)</td>
<td>$884</td>
</tr>
</tbody>
</table>

Note: No contribution is to be paid should the proposed building have no fixtures and/or fittings.’

(ii) Condition 1.4 amended to read:

‘Contribution is to be made towards Sewerage Headworks in accordance with Council’s Planning Scheme Policy 7: Water Supply and Sewerage Headworks Contributions, Works External and Works Internal and based on fixtures to be installed.

As an example, the current amounts levied equate to:

<p>| | |</p>
<table>
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</tr>
</tbody>
</table>

Note: No contribution is to be paid should the proposed building have no fixtures and/or fittings.’

(iii) Condition 1.13 to be deleted.

Carried.
Re: Minute: P14/01/09 Request to Change - Use to Intensify an Existing Extractive Industry Including Crushing and Blasting – 504 Rossmore Road, Kilkivan – Prophet Gold Mine - John Parsons
From: Prophet Gold Mine - John Parsons
RPD: Lot 2 MPH25102
File: DA133
Date: 19 December 2008

Report: (Director of Planning & Development – M. Hartley)

1.0 Background

The use of this land as a quarry has a long and complicated history. A detailed chronology of events is not necessary for the purpose of this report, however very briefly:

- In 1987, the former Kilkivan Shire Council wrote to the then owner advising that Council would offer no objection to the extraction of sand, gravel and rock from the land.
• This letter from Council was interpreted by the then owner and the subsequent owner (Prophet Gold Mine) as unconditional approval for extraction from the site. Such an interpretation was reinforced in further correspondence from Council in late 1996 confirming that an Extractive Industry for the extraction of sand, gravel and rock at this location was defined as an existing Lawful Fettered Use under the planning scheme in force at the time.

• In the late 1990’s, Council determined that the introduction of a mobile crushing plant on the site constituted a material change in scale and intensity of the existing use and therefore required a development approval.

• Whether or not such approval was required has been the subject of ongoing debate between the owner and the former Kilkivan Shire Council. Nevertheless, a development application was lodged with Council and originally approved in December 2000. The approval was for the intensification of an existing extractive industry including crushing and blasting.

• Following a series of negotiations over a number of years, the latest Negotiated Decision Notice was issued on 12 January 2005. It is condition 1 of that approval which the applicant now seeks to change.

2.0 Requested Change

Condition 1 of the 2005 development approval is reproduced as follows:

“1. The use of the site for extractive industry for a maximum annual extraction of no more than 100,000 tonnes shall be undertaken generally in accordance with the site plan (no. 1643-01B, prepared by BJS and dated 10 March 1999), and the conditions of the Environmental Protection Agency. No extraction or other aspect of any extractive industry is to be conducted on land situated between Rossmore Road and Fat Hen Creek.”

The applicant has requested that this condition be changed by deleting the annual extraction limit of 100,000 tonnes.

3.0 Town Planning Consideration

The following points are considered relevant to Council’s determination of this request.

• Whether or not the approval in question was required in the first instance has never been resolved absolutely. Historical correspondence from Council appears to infer unrestricted extraction rights over the land.
• Despite the introduction of the Integrated Planning Act in 1998, which incorporated a definition of development to include a material change in scale and intensity in the use of premises, the planning scheme in force at the time was the appropriate document to determine if the introduction of a mobile crushing plant on the site required approval from Council. Correspondence on file from the then Department of Local Government and Planning and the relevant Minister appear to suggest that the planning scheme may not in fact have triggered any requirement for approval.

• In hindsight, it may have been prudent for one of the parties to seek a Declaration to have this matter finally determined by the Planning and Environment Court. In the absence of such a determination, the matter remains unresolved.

• The condition purports to limit annual extraction to 100,000 tonnes; however the application was essentially for a mobile crushing plant. Given the ongoing uncertainty about existing use rights over this land, it may have been more appropriate to accept unfettered extraction and simply limit crushing to 100,000 tonnes annually.

• Perhaps the most compelling reason for agreeing to the applicant’s request is the fact that the 100,000 tonne limitation did not form part of condition 1 of the original decision notice issued on 22 December 2000. The original condition states:

  The use of the site for extractive industry shall be undertaken generally in accordance with the site plan (no. 1643-01B, prepared by BJS and dated 10 March 1999), and the conditions of the Environmental Protection Agency and the Department of Main Roads. No extraction or other aspect of an extractive industry is to be conducted on land situated between Rossmore Road and Fat Hen Creek.

• The original condition also differs from the 2005 version in terms of its reference to the conditions of the Department of Main Roads. Deletion of this requirement is understandable as the DMR concurrence agency conditions apply in any event and do not need to be referenced in the assessment manager (Council) conditions.

• It is not clear why the annual restriction was added in the 2005 Negotiated Decision Notice and did not form part of the original approval or a number of Negotiated Decision Notices issued by Council between 2000-2005. It is assumed that the amount of 100,000 tonnes was selected because it coincides with the threshold between different Environmentally Relevant Activities under the Environmental Protection Act.

• Critically, once a Decision Notice has been issued to an applicant, a local government cannot further amend conditions except in response to specific requests by an applicant through negotiations or through the process of requesting a change to conditions. In this case, there is no record on file of the applicant requesting an annual limitation be included on the approval, and the owner emphatically denies any such request was made.
4.0 Conclusion

On the basis of the information in the foregoing report, it is suggested that Council should agree to the applicant’s request to change condition 1 of the approval. The only real consequence of agreeing to the change is that any future intention to increase the annual extraction over 100,000 tonnes will require a fresh approval from the EPA rather than a fresh approval from Council and the EPA. This is consistent with the thrust of the approval, having regard to the wording of the original condition, which did not specify a maximum annual tonnage for extraction.

All other conditions of approval, including requirements for road upgrading, payment of contributions etc., remain unaffected by the proposed change and would be triggered upon commencement of the use authorised by the development approval (that is, crushing and blasting). Despite its age, extensions to the currency period have previously been granted and the approval remains valid until 27 August 2009.

P14/01/09 Moved: Cr J. Watt Seconded: Cr R.A. Gâté

Recommend that Council agree to the applicant’s request to change DA133 and issue an Amended Decision Notice incorporating the following Condition 1:

1. The use of the site for extractive industry shall be undertaken generally in accordance with the site plan (no. 1643-01B, prepared by BJS and dated 10 March 1999), and the conditions of the Environmental Protection Agency. No extraction or other aspect of any extractive industry is to be conducted on land situated between Rossmore Road and Fat Hen Creek.

Carried.
### SECTION 3: RECONFIGURING A LOT APPLICATIONS

<table>
<thead>
<tr>
<th>FILE:</th>
<th>Minute: P15/01/09 2008-1238</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT:</td>
<td>R &amp; B Sutton</td>
</tr>
<tr>
<td>LANDOWNER:</td>
<td>R &amp; B Sutton (2 Dowdle Road) W Ogden (134 Rifle Range Road)</td>
</tr>
<tr>
<td>RPD:</td>
<td>Lot 1 on MPH32346 &amp; Lot 5 on MPH24023</td>
</tr>
<tr>
<td>SITE:</td>
<td>2 Dowdle Road &amp; 134 Rifle Range Road, Gympie</td>
</tr>
<tr>
<td>PROPOSAL:</td>
<td>Reconfiguring a Lot – Boundary Alteration</td>
</tr>
<tr>
<td>EXISTING ZONE:</td>
<td>Rural (2 Dowdle Road) and Housing (134 Rifle Range Road)</td>
</tr>
<tr>
<td>PLANNING AREA:</td>
<td>Gympie</td>
</tr>
<tr>
<td>LEVEL OF ASSESSMENT:</td>
<td>Code Assessable</td>
</tr>
</tbody>
</table>

![Map of Gympie with Lot 2008-1238 highlighted]
KEY POINT SUMMARY

- Reconfiguring a Lot application for a Boundary Alteration between two (2) properties
- One (1) site zoned Housing and the other Rural
- Proposal would result in an 800m² parcel of the Housing zone allotment being transferred to the Rural allotment (i.e. property with split zone)
- Proposal does not comply with the overall outcomes of the Reconfiguring a Lot Code which supports the efficient infill and consolidation of existing urban areas and their logical extension
- Resulting lot has potential to compromise future development pattern in the area
- Application recommended for refusal

Report: (Administration Officer – S.A. Capell)

1.0 INTRODUCTION

This application seeks approval for a boundary alteration reducing the size of 134 Rifle Range Road (Lot 5 on RP24023) by 800m² and adding the area to 2 Dowdle Road (Lot 1 on MPH32346).

The site is situated on the eastern side of Gympie at an interface of Housing and Rural zoned properties.

Both sites are currently improved with a dwelling.

2.0 ASSESSMENT

The proposal is Code Assessable and is subject to assessment against the Reconfiguring a Lot Code, Gympie Planning Area Code, Infrastructure Works Code and Landscaping Code.
Given that the proposal is for a Boundary Alteration, the planning issues associated with assessment of the application are covered by the Reconfiguring a Lot Code.

2.1 Applicant’s Submission

The applicant has provided a proposal report with the application. The following information has been reproduced, outlining the proposal:

“It is proposed to effect a boundary alteration. The boundary alteration is requested as the applicants seek a greater degree of separation and privacy from their potential neighbours.

In effecting the proposed boundary alteration, the area involved is of sufficient area that eventually it could be excised with Dowdle Road.

The location of the existing dwelling and other improvements on Lot 5 suggests that further subdivision of the balance area is precluded.

The proposal design is included in Appendix ‘B’ and incorporates the following characteristics:

- proposed Lot 1 will be increased in area by 800 square metres;
- proposed Lot 5 will be decreased in area by 800 square metres.”

2.2 Council Assessment

The proposed boundary alteration seeks to transfer 800m$^2$ of a Housing zoned allotment (134 Rifle Range Road) to a Rural zoned property (2 Dowdle Road). As a result, the proposal would create a Rural/Housing split zoning to the Dowdle Road property.
Efficient infill and consolidation of existing urban areas and their logical extension is listed as an overall outcome of the Reconfiguring a Lot Code.

The proposal results in an undesirable split zoning to a Rural zoned allotment via reduction of a Housing zoned (currently 2023m²) allotment with subdivision potential.

The existing development in the area has a distinct, logical boundary between Housing and Rural zoned allotments and the irregular shape of the proposed lot has the potential to compromise future efficient infill/logical extension of the area.

Availability of land above the Q100 flood level, for future urban expansion, in the area is limited to a narrow band east of the Housing zoned allotments along Rifle Range Road (see Zoning Map above). The broader development pattern in the area is likely to support an extension of the urban area where the provision of cost effective, adequately serviced (water and sewer reticulation etc) land is available.

Design Services Division have provided the following report:
Report: (Design Services Technical Officer – A.C. Walsh)

ENGINEERING COMMENTS
There are no engineering issues that would preclude the application from being approved. However, the following issues should be addressed.

STORMWATER DRAINAGE
Lot 5 on MPH24023 (Rifle Range Road) has a stormwater pipe from Rifle Range Road discharging onto this property. To formalise this stormwater discharge, an easement should be required to be registered in favour of Council through Lot 5 MPH24023 with a 10 metre long easement on Lot 1 MPH32346 to obtain a legal point of discharge onto that property.

SEWER CONNECTION
Lot 1 MPH32346 has a private pumping system installed with the rising main laid in Lot 5 MPH24023 and connected to Council’s gravity sewer system in that lot. Council should require an easement to be registered on Lot 5 in favour of Lot 1 to formalise the installation of this rising main.

3.0 CONCLUSION
The applicant has not provided sufficient planning grounds to support the boundary alteration. The location of the proposal is in an area where the 2005 Planning Scheme supports infill and consolidation of existing urban areas and their logical extension.

Creation of an irregular lot with a split Housing/Rural zoned does not comply with the overall outcome listed in the Reconfiguring a Lot Code. Furthermore, it has the potential to compromise the future development of the site.

P15/01/09 Moved: Cr R.A. Gâté Seconded: Cr L.J. Friske
Recommend that the matter be deferred at the request of the applicant’s Consultant to allow further information to be provided.
Carried.
Report: (Manager Development and Compliance – T.M. Stenholm)

1. Introduction

This application was previously reported to the Planning & Development Committee on the 5th November 2008 where it was resolved vide minute P39/11/08:

“Recommend that Council commission a safety audit of Repeater Station Road in relation to the approved development, including recommendations for any road upgrading considered necessary to facilitate the additional approved lots.

Further that a decision on the representations be held pending the results of the audit and that the applicant be advised of Council's actions accordingly.

Carried.”
2. **Previous report**

A copy of the previous report is reproduced below:

```
"1.0       INTRODUCTION

Development approval for Reconfiguring a Lot – Subdivision to Create Six (6) Standard Format Lots in a Community Titles Scheme was issued by Tiaro Shire Council on 7 March 2008.

The applicant suspended their appeal period on 18 March and lodged representations in relation to some of the conditions on 18 April 2008.

The conditions requested to be reconsidered are outlined below.
```
2.0 CONDITIONS

2.1 Condition 11

2.1.1 Council’s Condition

‘Comprehensive soil testing shall be carried out on each lot in preparation for any building work. The soil testing shall be taken over the building envelope in at least five (5) locations. A site works design shall be included by the engineer who designs the footings to include driveways, car parking, associated stormwater control, diversion mounds, rainwater tank overflow, the potential for landslip and landscaping requirements limiting cut and fill operations.’

2.1.2 Applicant’s Representations

‘The applicant does not intend to be responsible for the design of each dwelling within each new lot, however, does not object to Council including some requirements for building within advisory notes attached to this permit with relation to subsequent development applications for building works. As the footings of any building will not be designed until following the creation of the new lots, it is considered unreasonable for this to be a requirement prior to the signing and sealing of the subdivision plan.

The applicants are however, willing to include a requirement for soil testing and site design by an engineer to be contained within the advisory notes.’

2.1.3 Applicant’s Requested Amendment

‘The applicant requests that Council delete Condition 11 and insert this requirement in advisory notes relevant to the issue of a development permit for building works.’

2.1.4 Council Staff Comments

The previous Tiaro Council had concerns with regard to landslip and cut and fill operations.

The nominated dwelling platforms are on top of the ridge line and a preliminary soil testing report from a Consultant Engineer to identify potential slip erosion problems should be sought. A more detailed analysis would be required at the building permit stage.

Condition 11 should be modified to require only a preliminary report from a consult engineer addressing potential landslip and soil erosion prior to sealing of survey plan.
2.2 Condition 15

2.2.1 Council’s Condition

‘Access from the formed road to the property boundary shall be designed and constructed in accordance with QANTEC McWILLIAM Drawing Nos A3-M187/01 to 04.’

2.2.2 Applicant’s Representations

‘This condition is considered vague as it does not identify which accesses are being referred to noting that there are five new lots requiring access to be provided.’

2.2.3 Applicant’s Requested Amendment

‘Accesses to proposed lots 1, 2, 3, 4 & 5 shall be designed and constructed accordance with QANTEC McWILLIAM Drawing Nos A3-M187/01 to 04.’

2.2.4 Council Staff Comments

Agree with applicant’s modification to the condition.

2.3 Condition 16

2.3.1 Council’s Condition

‘Property accesses are to be located with sight distances appropriate to the design environment of the adjacent road.’

2.3.2 Applicant’s Representations

‘This condition is also unclear for similar reasons to those stated above.’

2.3.3 Applicant’s Requested Amendment

‘Access to proposed new lots shall be located with sight distances appropriate to the design environment of Repeater Station Road.’

2.3.4 Council Staff Comments

Agree with applicant’s modification to the condition.

2.4 Condition 17

2.4.1 Council’s Condition

All roads to be 6.5m seal on 6.5m formation.’
2.4.2 Applicant’s Representations

‘There is only one road potentially requiring some level of improvement and, this condition is also repeated in following conditions which clearly define the maximum parameters of widening recommended by Tiaro’s consulting engineer (i.e. 22 & 24).

In the engineer report to Tiaro Council, the existing road was described as unsafe in its current state and requiring full construction. Given the estimated amount of traffic generated by the proposal, and the existing condition of the road, this is considered to be an unclear requirement, and should it be interpreted the wrong way, an unreasonable requirement also.

The applicants have provided, numerous times that they are willing to either pay a reasonable contribution toward the required works or, to widen the bitumen surface in a certain number of locations along the road to allow for safe passing lanes given the amount of traffic using the road.’

2.4.3 Applicant’s Requested Amendment

‘The applicant requests that Council clarify Condition 17 to only require ‘necessary passing lanes’ to be designed and constructed in accordance with the minimum requirements for a rural road servicing less that 200 vpd. Alternatively, the applicant requests that Council delete this condition and, recommend a reasonable contribution toward all road works.’

2.4.4 Council Staff Comments

The approved subdivision is non-compliant with the planning lot sizes within the rural zone under the Tiaro Planning Scheme and the rural residential sized lots were approved as a trade off as the common area is being designated as a Nature Conservation Refuge under State Legislation. Therefore the potential to repeat a similar subdivision is unlikely to be favourably considered in the rural zone at this locality.

Having regard for the above, the proposed subdivision is not considered to generate additional traffic in excess of the rural capacity of the existing road infrastructure. Also any future potential of subdivision would not significantly increase future traffic generation with the locality zoned rural having regard for minimum lot size of 100 ha.

In view of the above, a contribution towards maintenance / upgrade of the existing road infrastructure would be more reasonable and relevant to the proposed development than widening the full length road due to the limited increase traffic generation.
Council’s Design Department is currently costing a suitable contribution towards maintenance / upgrade of the existing road infrastructure so that a contribution amount can be proportioned accordingly.

This amount will be presented to the Planning and Development Committee on the day of the meeting.

2.5 Condition 19

2.5.1 Council’s Condition

‘All roads to be designed with the following parameters:

i. Design traffic is \(2 \times 10^4\)

ii. Minimum pavement depth is 200mm

iii. All widening work shall be performed by widening the subbase, 100mm thick, then overlaying the existing pavement and the widening with 100mm base and two coat chip sealing with Multiphate C600/170 with 16mm and 10mm cover aggregates.’

2.5.2 Applicant’s Representations

‘The access (and frontage) road was not originally constructed by Council and has only been maintained to a minimum standard throughout its lifetime. As such, it is considered unreasonable to require the applications to completely rebuild the existing road, particularly when the road must be maintained to an all weather standard to provide safe access to the telecommunications tower and weather station on Kanigan Mountain.

The infrastructure items located on Mount Kanigan are of national importance and it is of interest that Council considers such access is unsafe it is current state and requiring full reconstruction. Council staff have advised that they thought a recent development proposal to upgrade the weather and telecommunications infrastructure had been conditioned to undertake certain works within the public road but, admitted that the permit had been worded incorrectly (with the relevant condition omitted) and as such, the infrastructure was upgraded without any works being required for the lead-in road.

Furthermore, the conditions are considered to refer to specific operational works requirements that are not relevant at the land use stage and will be determined by the engineer that designs the passing lanes.

As previously noted, the applicant would prefer to pay a reasonable contribution toward necessary widening works to provide a reasonable number of passing lanes to improve the safety of the road.’
2.5.3 Applicant’s Requested Amendment

‘The applicant requests that Council delete this condition and recommend a reasonable contribution toward all road works necessary as a result of this application.’

2.5.4 Council Staff Comments

As per comments in 2.4.4 a contribution should be levied and this condition deleted.

2.6 Condition 13, 14, 20

2.6.1 Council’s Conditions

Condition 13

‘No works shall commence on site (or any engineering works that will revert to Council upon completion unless and until:

i. A Development Application (with relevant fees) for Operational Works is lodged with Council, in accordance with the Integrated Planning Act 1997, and approved.

ii. Engineering Plans showing specifications and estimates of costs have been submitted to and approved by the Council Engineer for construction purposes.

iii. The name of the Principal Contractor has been advised to Council and that contractor has furnished to Council evidence that he has arranged for notification in relation to a notifiable Project required under the Workplace Health and Safety Act.

iv. The Principal Contractor shall have a second or third party Certification of their Quality Assurance system.’

Condition 14

‘All existing cross drainage culverts shall be extended as required and provided with heads and wingwalls for road widening.’

Condition 20

‘Practical Completion will not be granted until Council is in possession of As-Constructed Drawings, Quality Documentation, a Plan of the subdivision showing building envelopes and recommended minimum floor levels and a Construction Certificate; all certified by an R.P.E.Q. As-constructed survey is to be performed by an Engineering Surveyor approved by Tiaro Shire Council or a Licensed Surveyor. As constructed information is to include subgrade levels and widths, finished pavement levels and widths and culvert levels and widths (including access culverts) presented on marked up design drawings. Minimum table drain slopes shall be 0.5%.’
2.6.2 Applicant’s Representations

‘Should Council require a contribution rather than specified works, these conditions will not be necessary.’

2.6.3 Applicant’s Requested Amendment

‘The applicant requests that Council delete these conditions if they are willing to accept a reasonable contribution for external and frontage road works.’

2.6.4 Council Staff Comments

As per comments in 2.4.4 a contribution should be levied and these conditions deleted.

2.7 Condition 22

2.7.1 Council’s Condition

‘The road shall be 6.5m seal on 6.5m formation for a length of 25m, including 10m tapers at the access to properties 59 & 113 and for a length of 40m at 83 access and between these distances from the intersection with Shadbolt Road:

- 0.00km – 0.15km
- 0.230km – 0.255km
- 0.37km – 0.59km
- 0.68km – 0.72km.’

2.7.2 Applicant’s Representations

‘113 Repeater Station Road is the subject site. Six (6) accesses off Repeater Station Road will be provided. Property access 59 appears to be located at approximately 580 meters from the intersection of Shadbolt Road. Property access 83 appears to be located at approximately 780 meters from the intersection of Shadbot Road.

As such, this condition requires the applicant to widen the road in six locations and to upgrade approximately 500 metres within this 720 metre stretch of road. Given the current condition of the road and the traffic figures generated by this application, this request is considered to be unreasonable. In this regard, it is requested that Council note the recommendations of the traffic report submitted by the applicant and prepared by Dianne Hayes.'
Given the total amount of traffic on the road, the applicant considers that the provision of two passing lanes would be adequate in this 720 metre stretch of road as there are only two places where visibility is limited and could be improved by road widening.

Additionally, while the existing intersection of Repeater Station Road and Shadbolt Road is considered trafficable by regular cars, it is most likely inadequate to cater for the vehicles which occasionally service the telecommunications tower and weather station.

It is known that recent works where undertaken to upgrade the weather station which involved numerous trucks using Repeater Station Road on a daily basis over a period of approximately two months. This traffic made a significant contribution to the existing condition of the road and, while Tiaro Council intended to include conditions requiring Repeater Station Road to be upgraded, they were omitted from the relevant development permit.’

2.7.3 Applicant’s Requested Amendment

‘Should Council prefer to specify works rather than accept a reasonable contribution for upgrading Repeater Station Road the applicant requests that Council amend Condition 22 to require only two passing lanes to be provided in this section of the road, with the exact locations to be determined by an appropriately qualified engineer following road surveying.’

2.7.4 Council Staff Comments

As per comments in 2.4.4 a contribution should be levied and this condition deleted.

2.8 Condition 23

2.8.1 Council’s Condition

‘Accesses to 59, 83 & 113 Repeater Stn Rd shall be reconstructed to the standards given in prior clauses.’

2.8.2 Applicant’s Representations

‘It may not be feasible for road widening to be undertaken in the location of existing driveways, as such, there may be no need for the accesses to properties 59 and 83 to be upgraded.’
2.8.3 Applicant’s Requested Amendment

‘The applicant requests that Council amend this condition to state: The existing access to proposed lot 6 shall be designed and constructed in accordance with QANTEC MCWILLIAM Drawing No. A3-M187/01-04. Should any road widening works interfere with the existing access arrangements to 59 and 83 Repeater Station Road, these accesses shall also be designed and constructed in accordance with QANTEC MCWILLIAM Drawing No. A3-M187/01-04.’

2.8.4 Council Staff Comments

As per comments in 2.4.4 a contribution should be levied and this condition deleted.

2.9 Condition 24

2.9.1 Council’s Condition

‘The road shall be 6.5m seal on 6.5m formation for a length of 25m, including 10m tapers at all property accesses and between these distances from the intersection with Shadbolt Road:

- 1.226km – 1.286km
- 1.30km – 1.40km
- 1.60km – 1.70km
- 1.93km – 2.02km.’

2.9.2 Applicant’s Representations

‘This condition requires the applicant to widen the road in at least eight locations and to upgrade approximately 450 metres of road within this 800 metre stretch of road.

While the applicant accepts that the widening of the ‘blind corner’ (referred to as 1.226 km – 1.286 km) is necessary to improve the safety of the access road; the frontage road is considered to provide ample passing opportunities, particularly given the limited number of vehicles accessing this portion of the road.

The applicant would like to remind Council that the telecommunications and weather facilities are of national significance and as such, access and lead-in roads to the facilities should be of a suitable standard. As such, it is considered unreasonable for the applicant to upgrade the existing access to the telecommunications and weather facility.

Additionally, the access to 168 Repeater Station Road is considered to be provided with appropriate sight visibility in its current location.'
Given the topography, speed environment and potential number of vehicles accessing this part of the road, it is considered that, other than some works to improve the visibility and trafficability of the ‘blind corner’ only one passing lane will be required in the approximate vicinity of the access to 168 Repeater Station Road.’

2.9.3 Applicant’s Requested Amendment

‘Should Council prefer to specify works rather than accept a reasonable contribution for road works, the applicant requests that Council amend Condition 24 to require the blind corner to be widened and for only one passing lane to be provided in this section of the road, with the exact location to be determined by an appropriately qualified engineer following road surveying.’

2.9.4 Council Staff Comments

As per comments in 2.4.4 a contribution should be levied and this condition deleted.

2.10 Condition 25

2.10.1 Council’s Condition

‘All accesses shall be located with sight distances appropriate for the speed environment.’

2.10.2 Applicant’s Representations

‘It is considered unreasonable to request that existing accesses, servicing other properties located along Repeater Station Road re relocated in the process of road widening works. It is also relevant that the topography and speed environment of Repeater Station Road is not changing as a result of this proposal.

Condition 16 provides that accesses to the subject site are to be located with sight visibility appropriate to the design environment of the adjacent road. As such proposed new accesses will be located accordingly.’

2.10.3 Applicant’s Requested Amendment

‘The applicant requests that Council delete this condition.’

2.10.4 Council Staff Comments

Agree with applicant’s representation and delete condition.
2. **Traffic Advice**

Independent traffic advice was sought from Beard Traffic Engineering who provided the following:

“1. **General**

Repeater Station Road is currently substantially sub-standard for a dedicated, public road providing access to a number of rural properties as well as the repeater station installation.

Its intersection with the un-named service road at the lower end is deficient relative to Austroads standards in respect of sight distances over the crest to the south west, basic turn geometry and provision for right turning vehicles into Repeater Station Road.

The road itself is inadequate relative to Austroads minimum standards for rural road construction in respect of formation width, sight distances around curves, grades, and pavement condition.

In respect of both the intersection and the road generally, it appears that they perform without excessive accident rates because of the very low traffic volumes, the low vehicle speeds and the low proportion of unfamiliar users.

Never-the-less, it would reasonably be decided on the basis of traffic engineering considerations that no development should be approved which significantly increased usage of Repeater Station Road, prior to substantial upgrading of the road and its entrance intersection. The subject development would be expected to generate 50 to 60 vehicle movements per day, but total traffic volumes would probably remain below 200 vehicles per day. That is, the increase in traffic would be small in absolute terms but high as a percentage increase.

2. **Recommended Improvements**

Presumably, Repeater Station Road is on Council’s road network inventory and that some system exists to prioritise road network upgradings based on safety and benefit /cost criteria. I make no comments or recommendations in respect of those matters, which should be based on formal audit procedures.

I undertook an inspection of Repeater Station Road yesterday. This was not supported by any as-constructed plans or survey information. However, I make the following observations and recommend the following improvements to assist negotiations in respect of the conditions proposed to be attached to a development approval.

The grades and sight distances along the route are generally more satisfactory in the area of the proposed subdivision than they are in the eastern section of Repeater Station Road.
In order of priority, I would assess the existing deficiencies of Repeater Station Road, particularly in respect of the impact of the proposed subdivision as follows:

a. Intersection warning signs should be erected on the service road approaches to the Repeater Station Road intersection. The damaged STOP sign should be replaced and the line marking improved.

b. The geometry of the left turn into Repeater Station Road should be improved as far as the topography allows, so as to reconfigure the intersection as a T-junction rather than the current Y-junction. Shoulder construction opposite Repeater Station Road to allow bypass of a right turning vehicle would be desirable, but this appears to be difficult and expensive construction, and it might reasonably be judged to have a lower benefit / cost ratio.

c. A 40 km/hour speed limit sign followed by a steep grade sign with a 20 km/hour advisory plate should be erected immediately past the entrance intersection.

d. Approximately 1200 metres from the entrance intersection, shortly before the repeater station, there is a tight horizontal curve on a steep upgrade (and then a crest) with a steep embankment on the inside of the horizontal curve. Some clearing and benching in this area as well as appropriate curve warning signs would significantly improve safety. Without detailed survey, no precise recommendations are possible, but it certainly does not meet a 40 km/hour design speed now.

e. Warning signs with appropriate advisory speed plates should be erected at all sub-standard horizontal and vertical curves, particularly where sight distances would not allow design deceleration from 40 km/hour if an on-coming vehicle appears.

f. Currently, there are fences erected apparently well within the road reservation, and there are no locations where a vehicle can satisfactorily stand to allow an on-coming vehicle to pass. The road pavement is typically only approximately 3.0 metres wide with no shoulders and dense vegetation and steep crossfalls to the edge of the sealed pavement. Adjacent to the subject site, the proposed driveways will provide passing turn-outs, but a further two or three should be constructed on the steep upgrade prior to the subject site frontage.

g. The major inadequacy of the formation width and the pavement width and condition is considered to be beyond the resources of the subject development. These are issues better considered as part of Council’s ongoing road resource management program, although regular slashing of the road verges would assist traffic operations in the interim. Removal of fences within the road reservation might be necessary to allow slashing.

Please contact me if further advice is required in respect of this matter.”
3. **Assessment**

It is likely the work outlined in items (a) – (f) in the traffic engineering advice will exceed the $75,000 (i.e. $15 000 / additional lot) previously offered by the applicant in lieu of road upgrading.

Regardless, the work is considered reasonable and given the potential safety risk, should be undertaken prior to the lots being registered.

P16/01/09 Moved: Cr A.J. Perrett Seconded: Cr R.A. Gâté

Recommend that in relation to development application (R159/07) for Reconfiguring a Lot – Subdivision to Create Six (6) Standard Format Lots in a Community Titles Scheme at Repeater Station Road, Kanigan, Council issue a Negotiated Decision Notice incorporating the following amendments:

(i) Amend Condition 11 to read as follows:

Submission of a preliminary report by a consulting engineer addressing potential landslip and erosion areas. Such soil testing is to be undertaken over proposed building envelope areas and include any measures recommended to be implemented in conjunction with the construction of a dwelling on the lots.

(ii) Amend Condition 15 to read as follows:

Access to proposed Lots 1, 2, 3, 4 and 5 shall be designed and constructed in accordance with QANTEC McWILLIAM Drawing Nos A3-M187/01 to 04.

(iii) Amend Condition 16 to read as follows:

Access to the proposed new lots shall be located with sight distances appropriate to the design environment of Repeater Station Road.

(iv) Delete Conditions 14, 19, 20, 22, 23, 24 and 25.

(v) Add new condition:

‘The following works are to be undertaken on Repeater Station Road and the service road leading to it in accordance with a Development Permit for Operational Work:

(i) intersection warning signs erected on the service road approaches to the Repeater Station Road intersection, existing Stop sign replaced and line-marking instated;
(ii) geometry of the left turn into Repeater Station Road is to be improved to reduce the angle to a minimum 70°;

(iii) installation of a 40km/hour speed limit sign followed by a steep grade sign with a 20km/hour advisory plate immediately past the entrance intersection;

(iv) clearing and benching is to be undertaken approximately 1200 metres from the entrance intersection, shortly before the repeater station, and installation of curve warning signs;

(v) warning signs with appropriate advisory speed plates are to be erected at all sub-standard horizontal and vertical curves, particularly where sight distances would not allow design deceleration from 40km/hour if an on-coming vehicle appears;

(vi) fence reinstating, vegetation clearing and/or benching is to be undertaken within the Repeater Station Road reserve to facilitate at least two (2) appropriately separated passing turn-outs.’

Carried.

SECTION 4: PLANNING APPLICATIONS PENDING

Cr J.A. Walker declared a Material Personal Interest in the next matter due to being the applicant and left the meeting at 10.24 a.m.

<table>
<thead>
<tr>
<th>File Number &amp; Applicant</th>
<th>Location</th>
<th>Nature of Application</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008-0745 Walker (SJT)</td>
<td>63 Barsby Road, Imbil</td>
<td>Food and Entertainment Venue (Golf Course &amp; Ancillary Clubhouse) &amp; Accommodation Premises (Guest Cabins)</td>
<td>Amended proposal plan received 12/09/08. RFI sent 13/01/09. Concurrence Agency DNRW response received 16/09/08.</td>
</tr>
</tbody>
</table>

P17/01/09 Moved: Cr D.R. Neilson Seconded: Cr G.L. Engeman

Recommend that the information be received.

Carried.

Cr J.A. Walker returned to the meeting at 10.25 a.m.
Cr G.L. Engeman declared a Material Personal Interest in the next item due to business contacts and left the meeting at 10.25 a.m.

### 4/1 B Planning Applications Pending

**NOTE:** New Applications are in BOLD AND ITALICS

**Abbreviations:**

- **AN**  Acknowledgment Notice
- **RFI**  Request for Further Information
- **DMS**  Decision Making Stage
- **DN**  Decision Notice
- **ADN**  Amended Decision Notice
- **NDN**  Negotiated Decision Notice
- **PN**  Public Notification
- **PNS**  Public Notification Stage
- **SP**  Survey Plan

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</tr>
</thead>
<tbody>
<tr>
<td>DA09724 Rainbow Shores Pty Ltd (TMS)</td>
<td>Inskip Ave, Inskip</td>
<td>Preliminary Approval for Resort / Commercial Village</td>
<td>890 Submissions. DMR response received 07/03/07 – conditions. DNRW third party advice received 21/06/07. EPA extend assessment period to 19/12/08.</td>
</tr>
<tr>
<td>DA10291 Graham McCombe (TMS)</td>
<td>253 Gap Road, Cedar Pocket</td>
<td>Extractive Industry (Quarry) &amp; ERA #20 Extracting Rock &lt; 5000t</td>
<td>DMS. Four (4) Submissions received. Applicant to advise intention by 21/12/08.</td>
</tr>
<tr>
<td>DA11051 Argent Holdings Pty Ltd (TMS)</td>
<td>Litschner Road, Widgee Crossing South</td>
<td>Subdivision to Create 28 Additional Lots</td>
<td>DN sent 22/05/08. Two (2) Submissions. Representations received 09/07/08. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>DA13803 D Agnew (MKM)</td>
<td>132 Verne Road, Wolvi</td>
<td>Aquaculture (Redclaw &amp; Fish)</td>
<td>Amended AN sent 05/09/08. Concurrence Agency DPI.</td>
</tr>
<tr>
<td>DA13902 Integra (Qld) Pty Ltd (TMS)*</td>
<td>Lawson &amp; Groundwater Roads, Pie Creek</td>
<td>Change Land Use Entitlements to Rural Residential &amp; Subdivision to Create 53 Additional Lots</td>
<td>Awaiting Concurrence Agency DNR response.</td>
</tr>
<tr>
<td>DA14725 The Alvin Corbett Family Trust (SJT)</td>
<td>98 Woondum Road, Kybong</td>
<td>Special Industry (Manufacturing of Organic Compost) &amp; Environmentally Relevant Activity (ERA #53 – Soil Conditioner Manufacturing)</td>
<td>Two (2) Submissions. Representations received 05/06/08. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>File Number &amp; Applicant</td>
<td>Location</td>
<td>Nature of Application</td>
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<tr>
<td>DA15680 Kolbe M &amp; N (TMS)</td>
<td>75 Spring Rd Victory Heights</td>
<td>To change the Land Use Entitlements from the Rural Zone to the Rural Residential Zone</td>
<td>DN sent 20/11/08. Two (2) submissions</td>
</tr>
<tr>
<td>DA15705 Watson K &amp; R (TMS)</td>
<td>4b Pine Ave, Kandanga</td>
<td>To Change the Land Use Entitlements from the Rural Zone to Village Zone subdivision to create One Additional Lot</td>
<td>RFI sent 11/05/07. Awaiting applicant’s response. RFI period extended to 11/05/09.</td>
</tr>
<tr>
<td>DA15782 Mackenzie (MKM)</td>
<td>7 O’Connell Street, Gympie</td>
<td>Multi-Unit Accommodation (4 Dwelling Units)</td>
<td>PNS. ALOD sent 07/10/08.</td>
</tr>
<tr>
<td>DA15813 Heilbron R D (TMS)</td>
<td>Chatsworth Rd, Two Mile</td>
<td>To change the Land Use Entitlements from the Rural Zone to the Housing Zone</td>
<td>Extended RFI period to 15/05/09. Concurrence Agency: DMR response received 31/05/07.</td>
</tr>
<tr>
<td>DA15904 Towler J (MKM)</td>
<td>54 Flood Rd, East Deep Creek</td>
<td>General Industry (Wrecking &amp; Scrap Yard)</td>
<td>PNS. ALOD sent 24/11/08.</td>
</tr>
<tr>
<td>DA16504 Cooloola Scrap Metal (TMS)</td>
<td>24 Flood Road, East Deep Creek</td>
<td>General Industry (Ext to scrap Metal Yard &amp; ERA #27 (Metal Recovery))</td>
<td>Decision Notice sent 16/12/08. One (1) Submission.</td>
</tr>
<tr>
<td>DA17006 Edwards (MKM)</td>
<td>1021 Bruce Hwy Kybong</td>
<td>Transport Depot &amp; Caretakers Residence</td>
<td>6 month extension to RFI due 22/04/08. Concurrence Agency DMR. Applicants advise representations made to DMR’s conditions.</td>
</tr>
<tr>
<td>DA210 Kennedy (KMT)</td>
<td>223 Cloynes Road, Booubyjan</td>
<td>Intensive Animal Husbandry &amp; ERA 2c (999 SCU)</td>
<td>DMR RFI issued 18/12/07. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>DA17646 Buckleys Bulk Haulage (MKM)</td>
<td>9 Karoonda Road, Rainbow Beach</td>
<td>Special Industry (Concrete Batching Plant) &amp; ERA #62 – Concrete Batching Plant having a Design Capacity of more than 100t per annum)</td>
<td>DMS. Report to P &amp; D Committee Meeting. Refer to Item 2/5 in Today’s Agenda.</td>
</tr>
<tr>
<td>DA17716 Angela McDonald as Trustee Niduts Investment Trust (SAC)</td>
<td>Brisbane Road, Gympie</td>
<td>General Industry (Workshops) &amp; Display Yard</td>
<td>DN issued 15/12/08. One (1) Submission.</td>
</tr>
<tr>
<td>DA17751 Play Station (Qld) Pty Ltd (SJT)*</td>
<td>Exhibition Road, Southside</td>
<td>Education or Health Premises (School Age Care Facility)</td>
<td>Representations received 24/10/08. One (1) Submitter.</td>
</tr>
<tr>
<td>DA17897 Morris (KMT)</td>
<td>7-9 Power Road, Southside</td>
<td>Education or Health Premises (School Age Facility)</td>
<td>RFI sent 03/03/08. Awaiting applicant’s response. Proposal plan received 13/10/08. (In conjunction with DA13664)</td>
</tr>
<tr>
<td>DA18322 Ecorion Prop P/L (SJT)</td>
<td>1038 Bruce Highway, Kybong</td>
<td>Preliminary Approval to Override Planing Scheme for Master Planned Business Park</td>
<td>New AN issued 27/08/08. RFI due. Concurrence Agency DMR response issued 30/09/08. Advice Agency DIP response received 16/10/08.</td>
</tr>
<tr>
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<tr>
<td>DA253 Allen &amp; Dray (KMT)</td>
<td>Dray Rd Widgee</td>
<td>Extractive Industry (Rock Quarry) &amp; ERA # 20</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>MCU195/07 Curra Country Sandstone Supplies (KMT)</td>
<td>Gardners Lane, Tiaro</td>
<td>Extractive Industry &amp; MCU – Environmentally Relevant Activity ERA #20</td>
<td>DMS. Report to P&amp;D Committee Meeting. One (1) Submitter.</td>
</tr>
<tr>
<td>MCU172/07 Thrupp (KMT)</td>
<td>1 Queen St Guna</td>
<td>Apply Commercial Land Use Entitlements to Residential Lot</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>DA18435 Walker (KMT)</td>
<td>39 Manooka Dr &amp; 13 Carlo Rd, Rainbow Beach</td>
<td>COMBINED Multi-Residential (4 Dwelling Units) &amp; Boundary Alteration</td>
<td>RFI sent 16/09/08. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2008-0078 Corporation of the Trustees Roman Catholic Archdiocese of Brisbane (SJT)</td>
<td>Power Road, Southside</td>
<td>Education or Health Premises (Primary School)</td>
<td>DMS. Report to P&amp;D Committee Meeting. One (1) Submission.</td>
</tr>
<tr>
<td>2008-0515 Custodian Project Services (KMT)</td>
<td>45 Musgrave Street, Gympie</td>
<td>Multi-Residential (10 Units)</td>
<td>DMS. Report to P&amp;D Committee Meeting. (1) Submitter.</td>
</tr>
<tr>
<td>2008-0640 Blue Ridge Homes Pty Ltd (SJT)*</td>
<td>6 Shayduk Close, Gympie</td>
<td>Multi-Residential (4 Units)</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>2008-0667 McMackin &amp; Sarrinen (KMF)</td>
<td>22 Somerset Street, Gympie</td>
<td>Multi Residential – (3 Units)</td>
<td>RFI sent 23/10/08. Awaiting applicants response.</td>
</tr>
<tr>
<td>2008-0545 Thai Aust Nursery Enterprises P/L (KMT)</td>
<td>6A Mulcahy Terrace, Gympie</td>
<td>Multi-Residential (10 Dwelling Units)</td>
<td>RFI sent 30/09/08. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2008-0721 Salmucci (MKM)</td>
<td>43 Ashford Road, Gympie</td>
<td>Multi-Residential (6 Units)</td>
<td>DMS. Report to P&amp;D Committee Meeting. Two (2) Submissions.</td>
</tr>
<tr>
<td>2008-0775 The Bullen Family Trust (SJT)</td>
<td>4 &amp; 5 Shayduk Close, Gympie</td>
<td>Multi-Residential (8 Townhouses)</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>2008-0841 Cooloola Civil Constructions (MKM)</td>
<td>48 Corella Road, Gympie</td>
<td>Warehouse &amp; General Industry (Contractors Depot)</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>2008-1071 Christensen (MKM)</td>
<td>12 Glastonbury Road, Southside</td>
<td>Multi Residential (4 Units)</td>
<td>RFI sent 12/12/08. Awaiting applicant’s response. Concurrence Agency DMR response received 27/10/08.</td>
</tr>
<tr>
<td>2008-1102 JY Farm Family Trust (MKM)</td>
<td>1119 Tagigan Road, Wolvi</td>
<td>Aquaculture</td>
<td>RFI sent 06/01/09. Awaiting applicant’s response. Concurrence Agency DNRW advise referral late. Further AN to be sent.</td>
</tr>
<tr>
<td>File Number &amp; Applicant</td>
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<tr>
<td>2008-0911 Custodian Projects Services Pty Ltd (KMT)</td>
<td>74 Exhibition Road, Southside</td>
<td>Multi-Residential (10 Units including Existing Dwelling House)</td>
<td>RFI Sent 31/10/08. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2008-0837 Townhouse QLD Pty Ltd (KMT)</td>
<td>62 Old Maryborough Road, &amp; Shayduk Close, Gympie</td>
<td>Multi-Residential (8 Dwelling Units)</td>
<td>RFI sent 21/10/08. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2008-1225 Mills (KMT)*</td>
<td>266 Blackgate Road, Amamoor</td>
<td>Food or Entertainment Venue (Tavern) &amp; Accommodation Premises (10 Unit Motel &amp; Manager’s Residence)</td>
<td>RFI sent 27/11/08. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2008-1282 Custodian Project Services (TMS)</td>
<td>Heights Drive, Gympie</td>
<td>171 Townhouses &amp; Community Centre</td>
<td>RFI sent 08/01/09. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2008-1327 Crayford (MKM)</td>
<td>17 Violet Street, Gympie</td>
<td>Accommodation Premises (3 Motel Units)</td>
<td>AN sent 26/09/08. RFI due. Concurrence Agency DMR.</td>
</tr>
<tr>
<td>2008-1382 Wilson (SJT)</td>
<td>37 Apollonian Vale, Gympie</td>
<td>Multi-Residential Four (4) Units</td>
<td>AN sent 01/10/08. RFI due. Heritage Advisory Committee response received 15/10/08.</td>
</tr>
<tr>
<td>2008-1562 Millcross Unit Trust (KMF)</td>
<td>18 Somerset Street, Gympie</td>
<td>Multi-Residential (4 Units)</td>
<td>AN sent 15/10/08. RFI extended till 11/12/08.</td>
</tr>
<tr>
<td>2008-1583 Prior (MKM)</td>
<td>10 Flynn Road, Gympie</td>
<td>Multi-Residential (Three Dwelling Units)</td>
<td>AN sent 30/10/08. RFI due.</td>
</tr>
<tr>
<td>2008-1696 JMBS (SAC)</td>
<td>Kinbombi Road, Kinbombi</td>
<td>Dwelling House (on a Lot not less than 2,000m²)</td>
<td>AN sent 24/11/08. RFI due. Concurrence Agency DMR.</td>
</tr>
<tr>
<td>2008-1730 Daniels (SJT)</td>
<td>9 Wilsons Pocket Road, Goomboorian</td>
<td>Education or Health Care (Extension to existing Child Care Facility)</td>
<td>AN sent 18/11/08. RFI due. Concurrence Agency DMR.</td>
</tr>
<tr>
<td>2008-1830 Catalyst Securities Pty Ltd &amp; Hoskins &amp; Associated Pty Ltd (TMS)</td>
<td>David Drive, Curra</td>
<td>Caravan Park (60 Sites) &amp; ERA #15 (b) – Sewerage Treatment (Standard Works for 100 or more but less than 150 equivalent persons)</td>
<td>Amended AN sent 17/12/08. RFI due. Concurrence Agencies EPA, DMR &amp; DNRW. DNRW advise RFI period extended to 29/01/09. DMR advise response due 12/02/09.</td>
</tr>
<tr>
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</tr>
<tr>
<td><strong>2008-1899 Harris (MKM)</strong></td>
<td>34 Louisa Street, Gympie</td>
<td>Multi-Residential (5 Units)</td>
<td>AN sent 22/12/08. RFI due.</td>
</tr>
<tr>
<td>DA14737 Driver WB (MKM)</td>
<td>261 Brisbane Rd, Monkland</td>
<td>Home Business (Glazing &amp; Fabrication of Aluminum Screens)</td>
<td>Letter sent 21/11/08 requesting intentions.</td>
</tr>
<tr>
<td>DA15434 Chambers SP (MKM)</td>
<td>15 Mt Pleasant Road, Gympie</td>
<td>Home Business (Car Dealer)</td>
<td>DMS. Letter sent 02/07/07 raising concerns and seeking further advice prior to reporting to Council.</td>
</tr>
<tr>
<td>DA16074 Go West Gympie Pty Ltd (TMS)</td>
<td>27 Louisa Street, Gympie</td>
<td>General Industry (Motor Vehicle Workshop &amp; Environmentally Relevant Activity ERA #28 – Motor Vehicle Workshop)</td>
<td>RFI response due 17/05/09.</td>
</tr>
<tr>
<td>DA16344 Raw Ochre Design (KMT)</td>
<td>68 Duke Street, Gympie</td>
<td>Showroom (3 Tenancies)</td>
<td>DMS recommenced following EPA advice. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>DA16445 Keding Group Pty Ltd (KMF)</td>
<td>6 Hambleton Road, Gympie</td>
<td>Multi-Residential (Duplex)</td>
<td>DMS. Applicant to advise intentions by 19/12/08.</td>
</tr>
<tr>
<td>DA16643 Gympie Soft Wood Timbers Pty Ltd (TMS)</td>
<td>277 Tamaree Road, Tamaree</td>
<td>General Industry (Sawmill – Milling &amp; Processing of Pine Logs) &amp; Environmentally Relevant Activity (ERA #67 – Sawmilling)</td>
<td>RFI sent 31/08/07. Request to extend RFI to 03/03/09. Awaiting applicant’s response. Concurrence Agency EPA (ERA’s). EPA extend RFI to 08/04/08. DMR response received 28/08/07.</td>
</tr>
<tr>
<td>DA17123 Wilson DC &amp; JM (MKM)</td>
<td>26 Burns Road, Ross Creek</td>
<td>Accommodation Premises (Farm Cabins)</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>DA17246 Oaklands Management Pty Ltd (TMS)</td>
<td>68 Myall Street, Gympie</td>
<td>Multi-Residential (18 Units)</td>
<td>Letter sent 15/12/08. Application on hold pending further advice.</td>
</tr>
<tr>
<td>DA17560 Jones RW (MKM)</td>
<td>630 Wilsons Pocket Road, Wilsons Pocket</td>
<td>Multi-Residential (Second Dwelling)</td>
<td>RFI sent 14/12/07. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>DA17938 Power (TMS)</td>
<td>19 Hyne Street, Gympie</td>
<td>Shop</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>DA17908 Carter Holt Harvey (MKM)</td>
<td>Langton Rd, Monkland</td>
<td>General Industry (Relocating Burners in existing Wood Processing Plant)</td>
<td>Amended AN sent 13/10/08. Concurrence Agency EPA advise incomplete application 19/09/08. Qld Transport response received 23/10/08.</td>
</tr>
<tr>
<td>DA17944 Ellis (TMS)</td>
<td>258 East Deep Creek Rd, East Deep Creek</td>
<td>General Industry (Transport Depot &amp; Vehicle Storage Yard)</td>
<td>RFI sent 27/03/08. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>DA18050 Haring (TMS)</td>
<td>13 Spectrum St, Rainbow Beach</td>
<td>Commercial Premises (4WD Hire)</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
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</tr>
<tr>
<td>DA18104 Greenco Pty Ltd (SJT)</td>
<td>72 Chatsworth Rd, Gympie</td>
<td>General Industry</td>
<td>RFI response received 27/08/08. Concurrence Agency DMR.</td>
</tr>
<tr>
<td>DA18282 Eade (SJT)</td>
<td>230 East Deep Creek Rd, East Deep Creek</td>
<td>Warehouse</td>
<td>Application on hold pending further advice from the applicant.</td>
</tr>
<tr>
<td>DA18289 Gerhardt (TMS)</td>
<td>Jubilee St, Monkland Gympie</td>
<td>Multi-Residential (3 Units)</td>
<td>RFI sent 24/4/08. Awaiting applicant’s response. Health conditions received 26/05/08. Concurrence Agency - DMR response received 19/05/08.</td>
</tr>
<tr>
<td>DA18412 LAM Management P/L (SAC)</td>
<td>23 Federation Ct, Southside</td>
<td>Multi-Residential (Duplex)</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>MCU177/07 Lees B (SJT)</td>
<td>Balkin St Gunalda</td>
<td>Establishment of Motel (10 cabins) and Caretaker’s Residence</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>MCU260 KMM Quarries (KMT)</td>
<td>5167 Burnett Highway Goomeri</td>
<td>Extractive Industry &amp; Environmentally Relevant Activities</td>
<td>PN closes 09/02/09. ALOD sent 15/10/08. Concurrence Agencies EPA &amp; DMR.</td>
</tr>
<tr>
<td>DA243 Sterns (MKM)</td>
<td>472 Bular Road, Kilkivan</td>
<td>Certified Organic Poultry Farm – (Increase Capacity from 6,000 to 60,000 max)</td>
<td>Further RFI sent 06/10/08. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>DA247 Cotter (TMS)</td>
<td>555 Kimbombi Rd Goomeri</td>
<td>Feedlot</td>
<td>Awaiting response to information request. Concurrence Agency (DPI). Note: DPI RFI period expires 27/02/09.</td>
</tr>
<tr>
<td>DA252 Marlin Corp Pty Ltd (KMT)</td>
<td>Oakey Creek Rd Kilkivan</td>
<td>Light Industry</td>
<td>DMS. Report to P&amp;D Committee Meeting. Refer to Item 2/3 in Today’s Agenda.</td>
</tr>
<tr>
<td>DA256 PJ Burns Builder (MKM)</td>
<td>Rose Street, Kilkivan</td>
<td>Multiple Dwelling Units</td>
<td>AN sent 10/6/08. RFI due. DMR RFI sent 20/08/08.</td>
</tr>
<tr>
<td>2008-0279 Dean (MKM)</td>
<td>1 Suncrest Crt, Southside</td>
<td>Multi-Residential (2 Dwelling Units)</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2008-0280 Amaroo Properties (SJT)</td>
<td>23 Chatsworth, 22a Oak St &amp; 9 Adams St, Gympie</td>
<td>Accommodation Premises &amp; Food or Entertainment Venue</td>
<td>Reported to P&amp;D Committee Meeting. Awaiting EPA’s response.</td>
</tr>
<tr>
<td>2008-0378 Tim Developments (MKM)</td>
<td>168 Old Maryborough Rd, Gympie</td>
<td>To change the land use entitlements from Rural to Housing &amp; Reconfig – Subdivision to Create Thirty Six (36) Additional Lots</td>
<td>RFI sent 23/07/08. Awaiting applicant’s response. Concurrence Agency CLU response received 02/06/08.</td>
</tr>
<tr>
<td>2008-0399 Victory College (SJT)</td>
<td>173-175 Old Maryborough Rd, Araluen</td>
<td>Education or Health Premises (Alterations to Existing Education Premises – Childcare Centre)</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2008-0460 Fewtrell Family Trust (KMT)</td>
<td>18 Excelsior Road, Gympie</td>
<td>Commercial Premises</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
</tbody>
</table>

Gympie Regional Council
<table>
<thead>
<tr>
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<th>Nature of Application</th>
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</tr>
</thead>
<tbody>
<tr>
<td>2008-0474 Gympie Building Co (TMS)*</td>
<td>2 Little Channon Street, Gympie</td>
<td>Commercial Premises (Extension to Existing Veterinary Service)</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2008-0496 Vixen Dev Pty Ltd (SJIT)</td>
<td>78 Old Maryborough Road, Gympie</td>
<td>Multi-Residential (Duplex)</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2008-0516 Plowman (TMS)</td>
<td>11 &amp; 13 Phoenix Lane, Gympie</td>
<td>Multi Residential (14 Units)</td>
<td>RFI sent 02/09/08. Concurrence Agency - EPA</td>
</tr>
<tr>
<td>2008-0630 Baker (TMS)</td>
<td>Eel Creek Road, Pie Creek</td>
<td>General Industry &amp; Reconfiguring a Lot – Subdivision to Create Three (3) Additional Lots</td>
<td>RFI sent 31/10/08. Awaiting applicant’s response. Concurrence Agency – EPA (CLU) response received 22/07/08.</td>
</tr>
<tr>
<td>2008-0657 Rozynski (SAC)</td>
<td>Rozynski Road, Imbil</td>
<td>Dwelling House (Farm Worker’s Cottage)</td>
<td>AL sent 26/06/08. RFI due.</td>
</tr>
<tr>
<td>2008-0634 Reyloh Pty Ltd (KMT)</td>
<td>22 Chatsworth Road, Gympie</td>
<td>Accommodation Premises (60 Unit Motel &amp; Caretakers Residence) &amp; Food &amp; Entertainment Venue (Function Room &amp; Restaurant)</td>
<td>RFI sent 02/10/08. Concurrence Agency DMR conditions received 21/08/08.</td>
</tr>
<tr>
<td>2008-0526 Jones (SAC)</td>
<td>7 Edith Road, Mothar Mountain</td>
<td>Commercial Premises (Art Gallery, Sales &amp; Art Workshops &amp; Low Impact Industry (Picture Framing)</td>
<td>RFI sent 22/12/08. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2008-0761 Wiltshire Stevens Architects (KMT)*</td>
<td>Goondi Street, Rainbow Beach</td>
<td>Warehouse (8 individual storage units) and Caretaker’s Residence</td>
<td>RFI response received 05/12/08. Concurrence Agency EPA.</td>
</tr>
<tr>
<td>2008-0836 Mills (MKM)</td>
<td>Laurenceson Road, Glanmire</td>
<td>Warehouse</td>
<td>RFI sent 05/12/08. Awaiting applicant’s response. Concurrence Agency Qld T’port.</td>
</tr>
<tr>
<td>2008-0838 Hamerwill Pty Ltd (SJIT)*</td>
<td>22 Caledonian Hill, Gympie</td>
<td>Commercial Premises</td>
<td>RFI sent 12/11/08. Heritage Advisory Committee response received 14/8/08.</td>
</tr>
<tr>
<td>2008-1008 Aspire Developments Pty Ltd (SJIT)*</td>
<td>24 Caledonian Hill &amp; 9 Alma Street, Gympie</td>
<td>Accommodation Premises (Boarding House – 20 Units)</td>
<td>AL sent 06/08/08. RFI due. Heritage Advisory Committee response received 14/8/08.</td>
</tr>
<tr>
<td>2008-1006 B J Hogan Pty Ltd (MKM)</td>
<td>200 Queen Elizabeth Drive, Cooloola Cove</td>
<td>Low Impact Industry</td>
<td>RFI SENT 08/01/09. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2008-1145 Taxis (TMS)</td>
<td>18 Langara Drive, Southside</td>
<td>Multi-Residential (Duplex)</td>
<td>RFI sent 23/10/08. Awaiting applicant’s response.</td>
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<tr>
<td>2008-1056 Power Road P/L (SJT)</td>
<td>21 Exhibition Road, Southside</td>
<td>Commercial Premises (Medical Centre) &amp; Shop (Pharmacy)</td>
<td>AN sent 20/08/08. RFI due. Concurrence Agency DMR response received 27/10/08.</td>
</tr>
<tr>
<td>2008-1067 Devey P/L (SJT)*</td>
<td>42 Edwin Campion Drive, Monkland</td>
<td>Food &amp; Entertainment Venue (Children’s Play Centre) and Showroom</td>
<td>AN sent 20/08/08. RFI due. DMR conditions received 19/09/08.</td>
</tr>
<tr>
<td>2008-1183 Custodian Project Services Pty Ltd (TMS)*</td>
<td>Banks Pocket Road, Fauna Road, Heights Drive &amp; Old Maryborough Road, Gympie</td>
<td>Combined MCU &amp; Reconfig - Retirement Village, Community Centre, Shop (Convenience Store) &amp; Commercial Premises (Medical Centre) &amp; Boundary Alteration &amp; Subdivision to Create Four (4) Additional Lots (Nine (9) New Lots from Five (5) Existing Lots)</td>
<td>RFI sent 02/09/08. Awaiting applicant’s response. Concurrence Agency DMR, DNRW &amp; QT. DNRW issue RFI 05/09/08. QT issue RFI 08/09/08.</td>
</tr>
<tr>
<td>2008-1337 Brennan (SJT)</td>
<td>8 Du Rietz Court, Southside</td>
<td>General Industry (Mechanical Workshop)</td>
<td>DMS. Report to P&amp;D Committee Meeting. Refer to Item 2/1 in Today’s Agenda.</td>
</tr>
<tr>
<td>2008-0896 Raw Ochre Design (KMT)</td>
<td>88 River Road, Gympie</td>
<td>Shop &amp; Commercial Premises (Offices)</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2008-1226 Mills (KMT)*</td>
<td>Amamoor Street, Amamoor</td>
<td>Accommodation Premises (15 Cabins &amp; 50 Room Backpacker Accommodation Building)</td>
<td>RFI sent 27/11/08. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2008-Webber (KMT)</td>
<td>49 Duke Street, Gympie</td>
<td>Commercial Premises (Professional Offices)</td>
<td>DMS. Report to P&amp;D Committee Meeting. Heritage Advisory Committee response received 09/09/08. Refer to Item 2/4 in Today’s Agenda.</td>
</tr>
<tr>
<td>2008-1316 Southside Family Village (SJT)*</td>
<td>5 Rose Road, Southside</td>
<td>Combined MCU &amp; Reconfig - Multi-Residential (Community Village comprising 15 Units and Managers Residence) &amp; 3 Standard Format Lots &amp; 6 Building Format Lots in a Community Titles Scheme)</td>
<td>AL sent 26/09/08. RFI due.</td>
</tr>
<tr>
<td>2008-0699 Niduts Investment Trust (TMS)</td>
<td>54 Crescent Road, Gympie</td>
<td>Display Yard</td>
<td>AN sent 29/09/08. RFI due. Concurrence Agency DMR response received 14/10/08.</td>
</tr>
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<tr>
<td>2008-1272 Brennan (SAC)</td>
<td>213 Briere Road, The Palms</td>
<td>Environmentally Relevant Activity - #20 Extracting Rock or other Material (Extraction of up to 5000t of sand per annum)</td>
<td>AL sent 29/09/08. RFI due.</td>
</tr>
<tr>
<td>2008-1299 IJ &amp; LJ Silbery Superannuation (TMS)*</td>
<td>16 Wickham Street, Gympie</td>
<td>Accommodation Premises (26 Motel Units and Manager’s Residence)</td>
<td>AN sent 29/09/08. RFI sent 07/11/08. Awaiting applicant’s response. Concurrence Agency DMR response received 22/10/08.</td>
</tr>
<tr>
<td>2008-1009 Anderleigh Sandstone &amp; Slate (KMT)</td>
<td>270 Sorensen road, Gunulda</td>
<td>Environmentally Relevant Activity (ERA #20 (a) – Extracting Rock or Other Material not more than 5000t a Year)</td>
<td>AL sent 01/10/08. RFI due.</td>
</tr>
<tr>
<td>2008-1158 Devi (KMT)</td>
<td>11 Hall Road, Glanmire</td>
<td>Food or Entertainment Venue (Take-away Shop)</td>
<td>DMS. Report to P &amp; D Committee Meeting.</td>
</tr>
<tr>
<td>2008-1179 Brisbane Congregation Jehovah’s Witnesses (KMT)</td>
<td>5 Atlantis Avenue, Cooloola Cove</td>
<td>Community Services (Church)</td>
<td>RFI sent 05/11/08. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2008-1333 O’Dwyer (SAC)</td>
<td>290 Moy Pocket Road, Brooloo</td>
<td>Home Business (Hair Salon)</td>
<td>AN sent 01/10/08. RFI due. Concurrence Agency DNRW response received 20/11/08.</td>
</tr>
<tr>
<td>2008-1346 Rizzato (KMT)*</td>
<td>37 Nash Street, Gympie</td>
<td>Commercial Premises (Professional Offices)</td>
<td>AN sent 01/10/08. RFI due. Advice Agency EPA response received 10/12/08.</td>
</tr>
<tr>
<td>2008-1345 Stirling (KMT)*</td>
<td>67 Channon Street, Gympie</td>
<td>Commercial Premises (Health Care Clinic)</td>
<td>AN sent 02/10/08. RFI due. Concurrence Agency DMR response received 17/10/08. Heritage Advisory Committee response received 15/10/08.</td>
</tr>
<tr>
<td>2008-1445 MJB Gympie Pty Ltd (SAC)</td>
<td>47 Geordie Road, Monkland</td>
<td>Accommodation Premises (Additional Cabins incorporating 27 Additional Rooms)</td>
<td>AN sent 08/10/08. RFI due. Concurrence Agency DMR response received 23/10/08.</td>
</tr>
<tr>
<td>2008-1428 Thureson (MKM)</td>
<td>674 Kandanga Creek Road, Kandanga</td>
<td>Multi-Residential (Second Dwelling for Relative)</td>
<td>AN sent 08/10/08. RFI sent 19/12/08. Awaiting applicant’s response. Concurrence Agency DNRW response received 28/11/08.</td>
</tr>
<tr>
<td>2008-1574 Gerhardt (KMT)*</td>
<td>15 Stanley Street, Gympie</td>
<td>Commercial Premises</td>
<td>AL sent 14/10/08. RFI due.</td>
</tr>
<tr>
<td>2008-1551 Dalton (TMS)</td>
<td>Rosmore Road, Blacksnake</td>
<td>Dwelling House</td>
<td>AL &amp; RFI sent 21/10/08. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2008-1604 Edwards (MKM)</td>
<td>10 Wadell Road, Two Mile</td>
<td>General Industry &amp; Low Impact Industry</td>
<td>AL sent 03/11/08. RFI due.</td>
</tr>
<tr>
<td>File Number &amp; Applicant</td>
<td>Location</td>
<td>Nature of Application</td>
<td>Status</td>
</tr>
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</tr>
<tr>
<td>2008-1686 Amaroo Properties t/a The Phenix Trust (SJT)</td>
<td>22 Oak Street, 9 &amp; 11 Adams Street, Gympie</td>
<td>Accommodation Premises (Car Parking for Motel and Associated Restaurant and Functions Rooms)</td>
<td>AL sent 06/11/08. RFI due. Concurrence Agencies EPA &amp; DMR.</td>
</tr>
<tr>
<td>2008-1835 Buckley (TMS)</td>
<td>37 Stockden Road, The Palms</td>
<td>Shop (Wine Tastings and Sales)</td>
<td>AN sent 11/12/08. RFI due. Concurrence Agency DNRW.</td>
</tr>
<tr>
<td>2008-1886 Cooloola Christian College Ltd (SJT)</td>
<td>Davison Road, Southside</td>
<td>Education or Health Premises (Additional to College Campus – Multi Purpose Facility)</td>
<td>AN sent 12/12/08. RFI due. Concurrence Agencies DMR &amp; Qld T’Port.</td>
</tr>
<tr>
<td>2008-1888 Cooloola Christian College Ltd (SJT)</td>
<td>Davison Road, Southside</td>
<td>Education or Health Premises (Alterations &amp; Additions to School/College Campus)</td>
<td>AN sent 12/12/08. RFI due. Concurrence Agencies DMR &amp; Qld T’Port. DMR advise response due 29/01/09.</td>
</tr>
<tr>
<td>2008-1925 Corp of the Trustees of the Roman Catholic Archdiocese of Brisbane (SJT)</td>
<td>Bligh &amp; Church Street, Gympie</td>
<td>Education or Health Premises (Extension to Education Premises – Multi Purpose Centre)</td>
<td>AN sent 16/12/08. RFI due. Concurrence Agencies. DMR response received 08/01/09. Qld T’Port response received 08/01/09.</td>
</tr>
<tr>
<td>2008-1912 Lonken Pty ltd T/A Rainbow Beach Holiday Village &amp; BP Service Station (TMS)</td>
<td>13 Rainbow Beach, Rainbow Beach</td>
<td>ERA #11(a) Petroleum product storage 10,000L to 500,000L</td>
<td>AL sent 16/12/08. RFI due.</td>
</tr>
<tr>
<td>2008-1759 Widgee Welding Works (KMT)</td>
<td>25 Tooth Drive, Widgee</td>
<td>ERA #24</td>
<td>AL sent 17/12/08. RFI due.</td>
</tr>
<tr>
<td>2008-1866 Silich (KMT)</td>
<td>13 Alfred Street, Gympie</td>
<td>Food or Entertainment Venue (Restaurant)</td>
<td>AL sent 23/12/08. RFI due.</td>
</tr>
<tr>
<td>2008-1811 Massimo Designs T/A Anderleigh Sandstone &amp; Slate (KMT)</td>
<td>270 Sorensen Road, Gunulda</td>
<td>ERA #22 (a) Screening etc, materials more than 50t but less than 5,000t a year</td>
<td>AL sent 23/12/08. RFI due.</td>
</tr>
<tr>
<td>2008-1962 Rainbow Beach Sports Recreation &amp; Memorial Club Ins (MKM)</td>
<td>Cnr Double Island Drive &amp; Rainbow Beach Road &amp; Green Valley Drive, Rainbow Beach</td>
<td>Food or Entertainment Venue – Outdoor Aquatic Facility</td>
<td>AN sent 24/12/08. RFI due. Concurrence Agency DMR.</td>
</tr>
</tbody>
</table>

RECONFIGURING A LOT

<table>
<thead>
<tr>
<th>File Number</th>
<th>Applicant</th>
<th>Location</th>
<th>Nature of Application</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>DA03663 Andreassen (TMS)</td>
<td>Ballard Road, Imbil</td>
<td>Development Permit – Stage 6 (3 lots) and Stage 7 (18 and Balance)</td>
<td>Amended plans received 05/03/07. Further letter sent 24/05/07.</td>
<td></td>
</tr>
<tr>
<td>File Number &amp; Applicant</td>
<td>Location</td>
<td>Nature of Application</td>
<td>Status</td>
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</tr>
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<tr>
<td>DA14342 Christensen (MKM)</td>
<td>16-18 Glastonbury Road, Southside</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA14596 Chasob Pty Ltd (TMS)</td>
<td>Connection Road, Gympie</td>
<td>Subdivision to Create 28 Additional Lots</td>
<td>DIP extend assessment information request response period to 12/01/09. Concurrence Agencies DMR, NRW &amp; QT.</td>
<td></td>
</tr>
<tr>
<td>DA15669 Andreassen (TMS)</td>
<td>153 Ballard Road &amp; Michelle Court, Imbil</td>
<td>Subdivision to Create 16 Additional Lots</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
<td></td>
</tr>
<tr>
<td>DA15862 Nissen KR WJ DJ NL (TMS)</td>
<td>1 Currumbine Avenue, Gympie</td>
<td>Subdivision to Create one (1) Additional Lot &amp; Common Area(Community titles Scheme)</td>
<td>Application returned to Acknowledgement Stage at applicant’s request 11/02/08.</td>
<td></td>
</tr>
<tr>
<td>DA16162 Patrick FT &amp; MJ (MKM)</td>
<td>358 Eel Creek Road, Pie Creek</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due. Additional information received 08/09/08.</td>
<td></td>
</tr>
<tr>
<td>DA16327 Sutherland &amp; Rush (MKM)</td>
<td>134 &amp; 136 Greentrees Road, Pie Creek</td>
<td>Subdivision to Create Seven (7) Additional Lots</td>
<td>RFI received 30/06/09. DNR advise extension till 23/02/09.</td>
<td></td>
</tr>
<tr>
<td>DA16501 Edwards M &amp; P (MKM)</td>
<td>115 Jimhour Road, The Palms</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA16722 Brady (TMS)</td>
<td>Mackenzie Road, Tamaree</td>
<td>Boundary Alteration</td>
<td>DMS. Applicant requested on 21/11/07 and 11/02/08 for application to be held in abeyance.</td>
<td></td>
</tr>
<tr>
<td>DA17008 McHugh (MKM)</td>
<td>78 Tamaree Road, Tamaree</td>
<td>Subdivision to Create Two (2) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA17219 Rowan B &amp; S (TMS)</td>
<td>406-407 Wilton Road, Greens Creek</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA17222 Jorgensen P (TMS)</td>
<td>44 Minya Road, The Palms</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA17330 Cochrane J (SJT)*</td>
<td>48 Old Veteran Road, Veteran</td>
<td>Subdivision to Create Eight (8) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA17419 Bairnsdean Pty Ltd (TMS)</td>
<td>36 Diggings Road, Imbil</td>
<td>Subdivision to Create 17 Additional Lots</td>
<td>Response to RFI due 04/06/09.</td>
<td></td>
</tr>
<tr>
<td>DA17588 Echochamp Pty Ltd (TMS)</td>
<td>44-45 Esplanade, Tin Can Bay</td>
<td>Subdivision to Create Three (3) additional Lots</td>
<td>Response to RFI due 16/03/08.</td>
<td></td>
</tr>
<tr>
<td>DA17687 Dray (MKM)</td>
<td>223 Gibson Road, Moooloo</td>
<td>Boundary Alteration &amp; Access Easement</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA17847 Ryan (TMS)</td>
<td>410 Old Maryborough Rd, Araluen</td>
<td>Subdivision to Create Four (4) Additional Lots</td>
<td>Reported to General Meeting 10/12/08. Letter sent 16/12/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>DA17890 Drollinger (TMS)</td>
<td>126 Tamaree Road, Tamaree</td>
<td>Subdivision to Create Five (5) Additional Lots</td>
<td>RFI sent 27/03/08. Awaiting applicant’s response. Concurrence Agency DNRW response received 15/08/08.</td>
<td></td>
</tr>
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<tr>
<td>DA17905 Broomhall (TMS)</td>
<td>378 Eel Creek Road, Pie Creek</td>
<td>Subdivision to Create Two (2) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA17922 Beck (TMS)</td>
<td>162 Witham Road, The Dawn</td>
<td>Boundary Alteration</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA17953 Taylor (TMS)</td>
<td>256 Amamoor Dagun Road, Amamoor</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA18040 Teitze (SAC)</td>
<td>Happy Valley Rd, Kandanga Creek</td>
<td>Boundary Alteration</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA18112 Hanson (SAC)</td>
<td>1650 Kandanga Creek Rd, Upper Kandanga</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA18183 Bennett (KMF)</td>
<td>613 Old Maryborough Rd, Chatsworth</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>RFI sent 07/04/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>DA18236 Walker (KMF)</td>
<td>8 Old Veteran Rd, Veteran</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>RFI sent 21/04/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>DA18324 PKEL Investments (MKM)</td>
<td>16 Hilltop Avenue, Southside</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA18378 Rentsch (KMT)</td>
<td>271 Sandy Creek Rd, North Deep Creek</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA18347 Harris (KMT)</td>
<td>76 Sunrise Circle, The Dawn</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>RFI sent 06/05/08. Awaiting applicant’s response. Power Link advice received 18/04/08.</td>
<td></td>
</tr>
<tr>
<td>DA18398 Huha (KMT)</td>
<td>Rosewood Crt &amp; Kimberley Ave, Southside</td>
<td>Subdivision to Create Ten (10) Additional Lots</td>
<td>DMS. Report to P &amp; D Committee Meeting.</td>
<td></td>
</tr>
<tr>
<td>DA18449 Forde FM (TMS)</td>
<td>40 Elizabeth Street, Imbil</td>
<td>Subdivision to Create Four (4) Additional Lots</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>R174/07 Budgen K (SAC)</td>
<td>144 Kirsten Dve Curra</td>
<td>Reconfiguration of Lot (1 into 2)</td>
<td>DMS. DN due. Awaiting applicant to supply flooding information.</td>
<td></td>
</tr>
<tr>
<td>R175/07 Davis CV (MKM)</td>
<td>38 Atkinson Rd Curra</td>
<td>Reconfiguration of Lot (1 into 2) &amp; Access Easement</td>
<td>DN sent 20/11/08.</td>
<td></td>
</tr>
<tr>
<td>R177/07 Kelly (SAC)</td>
<td>31 Scrub Road, Gunalda</td>
<td>Reconfiguration of Lot (1 into 2) &amp; Boundary Alteration</td>
<td>Amended AN sent 06/08/08. RFI due. Concurrence Agency EPA response received 02/09/08.</td>
<td></td>
</tr>
<tr>
<td>R179/07 Corneliusen (KMF)</td>
<td>321 Hoopers Rd Curra</td>
<td>Reconfiguration of Lot (1 into 2) &amp; Boundary Alteration</td>
<td>DMS. DN due. Amended plans received 27/10/08.</td>
<td></td>
</tr>
<tr>
<td>R187/07 Moody (KMT)</td>
<td>6 Hermans Road, Gunulda</td>
<td>Reconfiguration of Lot (1 into 4)</td>
<td>Reported to P&amp;D Committee Meeting. Withdrawn from the agenda General Meeting 12.11.08 at applicant's request. On Hold pending advice from applicant.</td>
<td></td>
</tr>
<tr>
<td>R198/07 Thompson (TMS)</td>
<td>Kirsten Drive, Curra</td>
<td>Reconfiguration of Lot of (1 into 2)</td>
<td>RFI sent 15/01/08. Awaiting applicant’s response. DNWR RFI sent 13/02/08.</td>
<td></td>
</tr>
<tr>
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<tr>
<td>R200/07 Stafford P (SAC)</td>
<td>189 Lynne Dve Curra</td>
<td>Reconfiguration of Lot (1 into 2)</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>R205/08 KG &amp; JKL Knight Super Fund ATF (KMF)</td>
<td>Rodney Rd Curra</td>
<td>Reconfiguration of Lot (1 into 2)</td>
<td>RFI received 19/12/08. Concurrence Agency DNRW.</td>
<td></td>
</tr>
<tr>
<td>R206/08 Olsen S &amp; S (KMF)</td>
<td>74 Kirsten Dve Curra</td>
<td>Reconfiguration of Lot (1 into 2)</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>SD483 Conway (SJT)</td>
<td>Cnr Fraser &amp; Angel Sts, Kilkivan</td>
<td>Reconfiguration of Lot (1 into 4)</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>SD495 Allen (KMT)</td>
<td>2110 Gympie-Woolooga Rd Widgee</td>
<td>Reconfiguration of Lot (1 into 8 – Stage 2)</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>SD510 Ken McDonald Surveys (Emirc Ni Srentrap P/L) (MKM)</td>
<td>Gympie-Woolooga Rd Widgee</td>
<td>Reconfiguration of Lot (1 into 8)</td>
<td>AN &amp; RFI sent 13/11/07. Awaiting applicant’s response. Concurrence Agency DMR.</td>
<td></td>
</tr>
<tr>
<td>SD514 Janke (KMF)</td>
<td>2378 Gympie-Woolooga Rd Widgee</td>
<td>Boundary Realignment</td>
<td>AN &amp; RFI sent 12/03/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>SD518 Hawkins (KMF)</td>
<td>193 Power Rd Widgee</td>
<td>Boundary Realignment</td>
<td>Landowners consent received 20/11/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>SD520 Hobbs (KMT)</td>
<td>25 Janke Rd Widgee</td>
<td>Boundary Realignment</td>
<td>AN &amp; RFI sent 19/02/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>SD523 Gibbs (SAC)</td>
<td>2767 Gympie-Woolooga Road, Widgee</td>
<td>Boundary Alteration</td>
<td>Combined AN &amp; RFI sent 03/04/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>SD524 Steele (MKM)</td>
<td>22 Hawkins Rd Widgee</td>
<td>Reconfiguration of Lot (1 into 2)</td>
<td>RFI sent 01/10/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>SD525 Bulger (SJT)</td>
<td>53 Boundary Dve Widgee</td>
<td>Reconfiguration of Lot (1 into 2)</td>
<td>Awaiting response to co-owners consent letter sent 31/03/08</td>
<td></td>
</tr>
<tr>
<td>SD531 Grinter &amp; Nott (SAC)</td>
<td>6 Janke Rd Widgee</td>
<td>Reconfiguration of Lot (1 into 2)</td>
<td>RFI sent 01/10/08. Awaiting applicant’s response.</td>
<td></td>
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<tr>
<td>2008-0018 Parfitt (MKM)</td>
<td>Osborne Crt, Wallu</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-0031 Gabriel &amp; Richardson (KMT)</td>
<td>242 Cliff Jones Road, Curra</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>RFI response received 08/01/09. Concurrence Agency DNRW.</td>
<td></td>
</tr>
<tr>
<td>2008-0033 Oakvale Homes Building Group (KMT)</td>
<td>Clarkson Drive, Curra</td>
<td>Subdivision to Create Five (5) Additional Lots</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
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</tr>
<tr>
<td>2008-0076 Carmichael (KMT)</td>
<td>225 Allen Rd, Chatsworth</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>RFI sent 19/08/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>2008-0131 Parkin (KMF)</td>
<td>37 Witham Road, The Dawn</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>RFI sent 14/07/08. Awaiting applicant’s response.</td>
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</tr>
<tr>
<td>2008-0180 Keding Group Pty Ltd (KMF)</td>
<td>449 Eel Creek Rd, Pie Creek</td>
<td>Subdivision to Create Three (3) Additional Lots</td>
<td>RFI sent 04/07/11. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>2008-0187 Place (KMT)*</td>
<td>2 Schoolhouse Rd Amamoor</td>
<td>Subdivision to Create Two (2) Additional Lots &amp; Access Easement</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-0234 Urwin (KMT)</td>
<td>4 Roma St Monkland</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>RFI sent 19/06/08. Awaiting applicant’s response.</td>
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</tr>
<tr>
<td>2008-0151 Boatfield SP &amp; KJ (MKM)</td>
<td>553 East Deep Creek Rd Cedar Pocket</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-0147 Keeldale Pty Ltd (TMS)*</td>
<td>221 Zerner Rd &amp; Eel Creek Rd, Pie Creek</td>
<td>Subdivision to Create Thirteen (13) Additional Lots</td>
<td>Further request for additional information sent 22/10/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>2008-0239 Payne (SAC)*</td>
<td>1 Bull St, Gunalda</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>AN sent 21/05/08. RFI due. Concurrence Agency DMR conditions received 26/07/08.</td>
<td></td>
</tr>
<tr>
<td>2008-0371 Milligan (SAC)</td>
<td>250 &amp; 252 Sandy Creek Rd, Veteran</td>
<td>Subdivision to Create Four (4) Additional Lots</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-0414 Flemming (SJT)</td>
<td>45 Daniel Drive, Pie Creek</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>Amended AN sent 07/10/08. RFI sent 08/07/08. Advice Agency Energex response received 27/10/08.</td>
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<tr>
<td>2008-0419 Rajji Holdings Pty Ltd (MKM)</td>
<td>74 North Deep Creek Rd, North Deep Creek</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-0543 Garrett (MKM)</td>
<td>18 Samantha Drive, Pie Creek</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>File Number &amp; Applicant</td>
<td>Location</td>
<td>Nature of Application</td>
<td>Status</td>
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<tr>
<td>2008-0554 Cooper &amp; Sutherland (MKM)</td>
<td>43 Pine Valley Drive, Pie Creek</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>RFI sent 26/08/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>2008-0650 Hutchinson (SJT)</td>
<td>93 Grecian Bends Road, Greens Creek</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>RFI sent 19/11/08. Awaiting applicant’s response. DMR conditions received 01/08/08. Applicant negotiating with DMS conditions. 01/10/08.</td>
<td></td>
</tr>
<tr>
<td>2008-0670 Moylan Falls Pty Ltd (MKM)</td>
<td>Wallander Road, Imbil</td>
<td>Boundary Alteration</td>
<td>RFI sent 26/08/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>2008-0475 Cochrane (MKM)</td>
<td>38 Claffey Road, The Dawn</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-0527 Torrens (KMT)</td>
<td>723 Kandanga Imbil Road, Imbil</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>Reported to P &amp; D Committee Meeting.</td>
<td></td>
</tr>
<tr>
<td>2008-0629 Pagerose Pty Ltd (KMT)</td>
<td>12 Koumala Road, Southside</td>
<td>Subdivision to Create 21 Additional Lots</td>
<td>RFI sent 02/10/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>2008-0742 Bird (MKM)</td>
<td>15 Hillview Road, Cedar Pocket</td>
<td>Subdivision to Create Three (3) Additional Lots</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-0764 Rhee (MKM)</td>
<td>38 Lynne Drive, Curra</td>
<td>Subdivision to Create Three (3) Additional Lots</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-0796 McDonald (MKM)</td>
<td>40 Gerber Road, Widgee</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>RFI sent 01/10/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>2008-0771 Duff (KMT)*</td>
<td>56 Purell Road, Bells Bridge</td>
<td>Subdivision to Create 30 Additional Lots</td>
<td>RFI sent 19/11/08. Awaiting applicant’s response. DMR conditions received 28/08/08.</td>
<td></td>
</tr>
<tr>
<td>2008-0826 Murray &amp; Thrupp (MKM)</td>
<td>24 Birdwood Drive, Gunalda</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-0732 Lollback (SJT)*</td>
<td>170 Fisher Road, Banks Pocket</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
<td></td>
</tr>
<tr>
<td>2008-0821 Jones (MKM)</td>
<td>103 Fritz Road, Chatsworth</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-0872 Cobb (SJT)</td>
<td>143 Cootharaba Road, Victory Heights</td>
<td>Subdivision to Create Twenty One (21) Additional Lots</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
<td></td>
</tr>
<tr>
<td>SD532 Hendry (MKM)</td>
<td>75 Barrett Road, Widgee</td>
<td>Subdivision to Create Ten (10) Additional Lots</td>
<td>RFI sent 02/10/08.</td>
<td></td>
</tr>
<tr>
<td>2008-0822 Platinum 8 Developers (KMF)</td>
<td>18 Birdwood Drive, Gunulda</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>File Number &amp; Applicant</td>
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<tr>
<td>2008-0823 Stringer (KMF)</td>
<td>10 Jubilee Street, Monkland</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-1018 Coo (MKM)</td>
<td>160 Rodney Road, Curra</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>RFI sent 12/12/08. Awaiting applicant’s response. Concurrence Agency DNRW advise assessment period due 30/01/09. Further information provided 29/10/08.</td>
<td></td>
</tr>
<tr>
<td>2008-1080 Humphris (MKM)</td>
<td>22 Country View Drive, Chatsworth</td>
<td>Subdivision to Create Four (4) Additional Lots</td>
<td>RFI sent 05/12/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>2008-0835 Pearman (SAC)</td>
<td>Glastonbury Road, The Palms</td>
<td>Subdivision to Create 24 Additional Lots</td>
<td>AN sent 20/08/08. RFI due. Concurrence Agency DMR response received 01/09/08. DNRW issued RFI 02/09/08.</td>
<td></td>
</tr>
<tr>
<td>2008-1086 Ellis (SAC)</td>
<td>McIntosh Creek Road, McIntosh Creek</td>
<td>Boundary Alteration</td>
<td>AN sent 20/08/08. RFI due. Concurrence Agency EPA RFI sent 09/12/08.</td>
<td></td>
</tr>
<tr>
<td>2008-0866 Pradelia Developments Pty Ltd (TMS)</td>
<td>146 Bayside Road, Cooloola Cove</td>
<td>Subdivision to Create 84 Additional Lots</td>
<td>AN sent 20/08/09. RFI sent 05/11/08. Awaiting applicant’s response. Concurrence Agency DNRW advice RFI due 13/10/08. EPA response received 29/10/08.</td>
<td></td>
</tr>
<tr>
<td>2008-1573 Kastrissios (SAC)</td>
<td>Meads Road, Tandur</td>
<td>Boundary Alteration</td>
<td>AN sent 21/10/08. RFI due. Advice Agency EPA response received 05/11/08.</td>
<td></td>
</tr>
<tr>
<td>2008-1073 JKM Projects Pty Ltd (KMT)*</td>
<td>43 Hamilton Road, Gympie</td>
<td>Subdivision to Create 28 Additional Lots</td>
<td>DMS. Report to P&amp;D Committee Meeting</td>
<td></td>
</tr>
<tr>
<td>2008-1074 JKM Projects Pty Ltd (KMT)*</td>
<td>196 Old Maryborough Road &amp; 43 Hamilton Road, Gympie</td>
<td>Boundary Alteration</td>
<td>DMS on hold pending further advice and submission of amended plans.</td>
<td></td>
</tr>
<tr>
<td>2008-1172 Taylor (SAC)</td>
<td>Fleming Road, Two Mile</td>
<td>Subdivision to Create 2 Additional Lots</td>
<td>New Form F received 19/12/08 confirming subdivision not boundary alteration. DMS. Report to P&amp;D Committee Meeting.</td>
<td></td>
</tr>
<tr>
<td>2008-1238 Sutton (SAC)</td>
<td>2 Dowdle Road &amp; 134 Rifle Range Road, Gympie</td>
<td>Boundary Alteration</td>
<td>DMS. Report to P&amp;D Committee Meeting. Refer to Item 3/1 in Today’s Agenda.</td>
<td></td>
</tr>
<tr>
<td>2008-1222 Kirby HJ (MKM)*</td>
<td>545 Tagigan Road Goomboorian</td>
<td>Subdivision to Create Four (4) Additional Lot.</td>
<td>AN sent 12/09/08. RFI due. Concurrence Agency: EPA (CLU)</td>
<td></td>
</tr>
<tr>
<td>2008-1304 Odell J (MKM)</td>
<td>114 North Deep Creek Road, North Deep Creek</td>
<td>Subdivision to Create One (1) Additional Lot.</td>
<td>RFI sent 13/01/09. Awaiting applicant’s response. Concurrence Agency NRW</td>
<td></td>
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<tr>
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<tr>
<td>2008-1312 Kahman W (MKM)</td>
<td>22 Roselea Ave Southside</td>
<td>Subdivision to Create Two(2) Additional Lots and Access Easement</td>
<td>AL sent 08/09/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1314 Cignoli L (MKM)</td>
<td>8 Larkin Road Pie Creek</td>
<td>Access Driveway</td>
<td>AL sent 10/09/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1311 Haman (MKM)</td>
<td>163 Amamoor Creek Road, Amamoor</td>
<td>Boundary Alteration</td>
<td>AL sent 18/09/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1232 Allen-Co Holdings Pty Ltd (TMS)</td>
<td>Buckley Drive &amp; Imbil Road, Gtanmaare &amp; Brisbane Road, Monkland</td>
<td>Boundary Alteration</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
<td></td>
</tr>
<tr>
<td>2008-1307 Blakeney (TMS)</td>
<td>33 Gibson Road, Mooloo</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>AN sent 29/09/08. RFI due. Concurrence Agency – DMR.</td>
<td></td>
</tr>
<tr>
<td>2008-1335 Usmar (KMT)</td>
<td>168 Fritz Road, Chatsworth</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>DMS. Report to P &amp; D Committee Meeting.</td>
<td></td>
</tr>
<tr>
<td>2008-1348 Buchan (SAC)</td>
<td>James Dean Road &amp; 391 Widgee Crossing Road, Widgee Crossing South</td>
<td>Boundary Realignment</td>
<td>AN sent 01/10/08. RFI due. Advice Agency Energex response received 31/10/08.</td>
<td></td>
</tr>
<tr>
<td>2008-1392 Furneaux (MKM)</td>
<td>249 Kirsten Drive, Curra</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>AN sent 06/10/08. RFI due. Concurrency Agencies DMR response received 19/11/08 &amp; DNRW RFI issued 31/10/10.</td>
<td></td>
</tr>
<tr>
<td>2008-1431 MacKenzie Land Developments P/L (KMT)</td>
<td>Forest Ridge Drive, Tamaree</td>
<td>Subdivision to Create 24 Additional Lots</td>
<td>AN sent 07/10/08. RFI due. Concurrency Agencies DNRW. Qld Transport response received 03/11/08.</td>
<td></td>
</tr>
<tr>
<td>2008-1098 Allen-Co Holdings Pty Ltd (SJT)</td>
<td>2110 Gympie Woolooga Road, Widgee</td>
<td>Subdivision to 67 Lots in Two (2) Stages</td>
<td>Amended AN sent 02/12/08. RFI due. Concurrence Agency DMR.</td>
<td></td>
</tr>
<tr>
<td>2008-1545 Dunn (KMT)</td>
<td>163 Rammutt Road, Chatsworth</td>
<td>Subdivision to Create Eight (8) Additional Lots</td>
<td>DMS on hold pending further advise. Report to P&amp;D Committee Meeting.</td>
<td></td>
</tr>
<tr>
<td>2008-1545 Mills (MKM)</td>
<td>Daniel Drive, Pie Creek</td>
<td>Subdivision to Create Two (2) Additional Lots &amp; Access Easement</td>
<td>AN sent 17/10/08. RFI due. Advice Agency Energex response received 26/11/08.</td>
<td></td>
</tr>
<tr>
<td>2008-1187 Gympie Regional Council (MKM)</td>
<td>Scullet Drive, Tin Can Bay</td>
<td>Subdivision to Create 14 Additional Industrial Lots</td>
<td>AN sent 20/10/08. RFI due. Referral Agency DMR. Advice Agencies EPA &amp; Energex.</td>
<td></td>
</tr>
<tr>
<td>2008-1519 Los (MKM)</td>
<td>Chitticks Road, Greens Creek</td>
<td>Boundary Alteration</td>
<td>AN sent 21/10/08. RFI due. Concurrence Agency EPA response received 10/12/08.</td>
<td></td>
</tr>
<tr>
<td>2008-1640 D &amp; K Holdings Qld Pty Ltd</td>
<td>7 &amp; 11 Heritage Lane, Southside</td>
<td>Subdivision to Create 26 Additional Lots</td>
<td>AN sent 30/10/08. RFI due.</td>
<td></td>
</tr>
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<td>File Number &amp; Applicant</td>
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<tr>
<td>2008-1620 Mackellar (SAC)</td>
<td>580 &amp; 628 Traveston Road, Traveston</td>
<td>Boundary Alteration</td>
<td>AN sent 03/11/08. RFI due. Concurrence Agency Qld Transport. Advise Agency EPA.</td>
<td></td>
</tr>
<tr>
<td>2008-1656 Lehmann (SAC)</td>
<td>Lehmann Road, Tansey</td>
<td>Boundary Alteration</td>
<td>AL sent 03/11/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1641 Alcock (MKM)</td>
<td>746 East Deep Creek Road, Cedar Pocket</td>
<td>Subdivision to Create Two (2) Additional Lots in Two (2) Stages &amp; Access Easement</td>
<td>AL sent 05/11/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1755 Weier (SAC)</td>
<td>28 Lorige Drive, Tamaree</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>AL sent 24/11/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1694 Pearce (KMT)</td>
<td>Gympie Connection Road, Victory Heights</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-1775 Thorpe (KMT)</td>
<td>Craft Road, Veteran</td>
<td>Subdivision to Create One (1) Additional Lot &amp; Access Easement</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
<td></td>
</tr>
<tr>
<td>2008-1718 Yaroomba Pty Ltd (MKM)</td>
<td>Hoopers Road, Curra</td>
<td>Subdivision to Create 14 Additional Lots</td>
<td>AL sent 27/11/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1770 Stevens (MKM)</td>
<td>170 Herron Road, Pie Creek</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>AN sent 01/12/08. RFI due. Concurrence Agency DNRW.</td>
<td></td>
</tr>
<tr>
<td>2008-1829 Chain (MKM)</td>
<td>377 Power Road, Widgee</td>
<td>Subdivision to Create Seven (7) Additional Lots</td>
<td>AN sent 01/12/08. RFI due. Concurrence Agency DNRW RFI received 17/12/08.</td>
<td></td>
</tr>
<tr>
<td>2008-1822 Anderson (TMS)</td>
<td>416 Jimbour Road, The Palms</td>
<td>Subdivision to Create One (1) Additional Lot &amp; Boundary Alteration</td>
<td>AL sent 02/12/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1873 Scott (MKM)</td>
<td>440 Jimbour Road, The Palms</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>AL sent 16/12/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1948 Eleventh Trail Pty Ltd (SJT)</td>
<td>Lillis Road, Gympie</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>AL sent 19/12/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1753 Lawson (MKM)</td>
<td>70 Laird Street &amp; 3 Fulton Street, Goomeri</td>
<td>Boundary Alteration</td>
<td>Amended AN sent 22/12/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1863 Pitt (KMT)</td>
<td>3-5 Heritage Lane, Southside</td>
<td>Subdivision to Create 24 Additional Lots in Two (2) Stages</td>
<td>AL sent 22/12/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1818 Pittstock (KMT)</td>
<td>157 Boonaravale Road, Goomeri</td>
<td>Boundary Realignment</td>
<td>AL sent 23/12/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1931 Mary Valley Heritage Railway Assn Inc (KMF)</td>
<td>Dagun Road, Dagun</td>
<td>Access Easement</td>
<td>AN sent 23/12/08. RFI due. Concurrency Agency Qld T’port.</td>
<td></td>
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<tr>
<td><strong>2008-1928 Barlow</strong> (MKM)</td>
<td>Thomas Road, Curra</td>
<td>Subdivision to Create Two (2) Additional Lots &amp; AE</td>
<td>AN sent 24/12/08. RFI due. Concurrence Agency DNRW.</td>
<td></td>
</tr>
<tr>
<td><strong>OPERATIONAL WORK (Including Combined Building/Plumbing and Operational Work)</strong></td>
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</tr>
<tr>
<td>DA13337 Wagner (TMS)</td>
<td>391 Bruce Highway North, Two Mile</td>
<td>Earthworks</td>
<td>DMS. DN due. Letter sent requesting further information 26/10/07.</td>
<td></td>
</tr>
<tr>
<td>DA13568 Crampton (TMS)</td>
<td>10 Mitchell Street, Tin Can Bay</td>
<td>COMBINED Op Works – Site Works, Driveway Access, Carparking &amp; Landscaping</td>
<td>RFI sent 10/08/06. Part information received. Still awaiting some information. Hydraulics received.</td>
<td></td>
</tr>
<tr>
<td>DA13789 Geiszler (TMS)</td>
<td>Garowme Road, Tamaree</td>
<td>Earthworks Landscaping Sewerage &amp; Stormwater Drainage</td>
<td>Awaiting PLSL form. DN ready to be issued. Letter sent 03/09/07.</td>
<td></td>
</tr>
<tr>
<td>DA14354 Sunshine Coast Christian Fellowship (TMS)</td>
<td>2a Sorensen Road, Southside</td>
<td>Roadworks &amp; Stormwater Drainage</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA15565 Larsen (TMS)</td>
<td>Drummond Drive, Gympie</td>
<td>Roadwork, Water, Sewerage &amp; Excavation</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA15807 Sawrey (TMS)</td>
<td>128 Emperor Street, Tin Can Bay</td>
<td>COMBINED Building Work (Class 2-9) &amp; Boundary Relaxation, Plumbing (7 fixtures) &amp; Operational Works</td>
<td>Further RFI sent 28/05/07 re building over sewer.</td>
<td></td>
</tr>
<tr>
<td>DA15865 Zerner (MKM)</td>
<td>8 Wadell Road, Two Mile</td>
<td>Driveways, Stormwater Drainage, Retaining Wall, Carparking &amp; Earthworks)</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA16810 Qantec McWilliam (KMT)</td>
<td>98 Woondum Road, Kybong</td>
<td>Earthworks</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA17618 Webster (TMS)</td>
<td>38-40 Stephens Street, Kandanga</td>
<td>Roadworks, Kerb &amp; Channel &amp; Associated Drainage</td>
<td>RFI sent 27/03/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>DA17702 Kidd (TMS)</td>
<td>1A Power Street, Gympie</td>
<td>Driveway/Access &amp; Landscaping</td>
<td>DMS. DN due. Amended plans received 11/06/08.</td>
<td></td>
</tr>
<tr>
<td>DA17931 Garum Pty Ltd (MKM)</td>
<td>48 Corella Rd, Gympie</td>
<td>Siteworks, Roadworks &amp; Associated Drainage, Driveway &amp; Carparking</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>DA17996 Silich (TMS)</td>
<td>10 Carlo Rd, Rainbow Beach</td>
<td>Siteworks, Driveways, Carparking &amp; Landscaping</td>
<td>DMS. DN due.</td>
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<tr>
<td>DA18232 Howard (KMT)</td>
<td>Rifle Range Rd, Gympie,</td>
<td>Civil Works for Residential Subdivision (Stage 3)</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>OW102/07 Richardson (SAC)</td>
<td>484 Curra Estate Rd Curra</td>
<td>Excavation – Water Storage Dam</td>
<td>AN sent 18/07/07. Objection received. Letter sent to applicants 22/08/07. Awaiting further advice.</td>
<td></td>
</tr>
<tr>
<td>2008-0190 Keeldale Pty Ltd (TMS)</td>
<td>Eel Creek Rd, Pie Creek</td>
<td>Roadworks &amp; Associated Civil Works for Rural Residential Subdivision (Stages 2 and 3)</td>
<td>DMS. DN due. Request for clarification sent 07/11/08.</td>
<td></td>
</tr>
<tr>
<td>2008-0403 Kunst (TMS)</td>
<td>83 Panorama Dr, Long Flat</td>
<td>Roadworks &amp; Associated Drainage</td>
<td>RFI sent 04/07/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>2008-0524 Maudsley (SAC)</td>
<td>30 Lawrence Street, Gympie</td>
<td>Civil Works for Approved Commercial Premises (Medical Consulting Rooms)</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-0636 Zauner (MKM)</td>
<td>62 Channon St, Gympie</td>
<td>Landscaping Drainage Works Stormwater &amp; Earthworks for Approved Commercial Premises</td>
<td>RFI sent 03/10/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>2008-0639 Tyrenwhit Pty Ltd (KMT)*</td>
<td>20 Barter Street, Gympie</td>
<td>Bulk Earthworks (Fill)</td>
<td>AL sent 04/07/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-0273 Gympie Residential Golf Pty Ltd (SAC)</td>
<td>25 Corella Road, Gympie</td>
<td>Civil Works for Stages 3 &amp; 4 of Approved Multi-Residential Development</td>
<td>DMS. DN due. Stage 3 DN issued 26/11/08. Landscape plans Stage 3 received 19/12/08.</td>
<td></td>
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<tr>
<td>2008-0666 JKM Projects Pty Ltd (SAC)</td>
<td>196 Old Maryborough Road, Gympie</td>
<td>Civil Works for Approved 89 Lot Subdivision Gympie</td>
<td>DMS. DN due.</td>
<td></td>
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<tr>
<td>2008-0681 Gympie Regional Council (SJT)</td>
<td>17 Dart Street, Tin Can Bay</td>
<td>Stormwater, Water &amp; Sewerage Infrastructure, Earthworks, Drainage Works &amp; Landscaping</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>File Number &amp; Applicant</td>
<td>Location</td>
<td>Nature of Application</td>
<td>Status</td>
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<tr>
<td>2008-1047 Opus Qantec McWilliam (KMT)</td>
<td>Brisbane Road &amp; Buckley Drive, Glanmire 7 Old Imbil Road, Monkland</td>
<td>Bulk Earthworks</td>
<td>DMS. DN due.</td>
<td></td>
</tr>
<tr>
<td>2008-1435 Rainbow Shores Pty Ltd (SJT)</td>
<td>Wyvern Road, Rainbow Beach</td>
<td>Clearing, Earthworks &amp; Roadworks</td>
<td>AL sent 01/10/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1446 Christensen (SAC)</td>
<td>16 Glastonbury Road, Southside</td>
<td>Civil Works for Approved Multi-Residential Development (10) Units</td>
<td>AL sent 07/10/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1430 Cozen Regan Williams Prove Pty Ltd (TMS)</td>
<td>Cootharaba Road, Gympie</td>
<td>Roadworks, Stormwater Drainage, Water and Sewerage Infrastructure, Earthworks, Electrical Supply/Street Lighting and Landscaping for Approved Residential Subdivision</td>
<td>AL sent 07/10/08. RFI due.</td>
<td></td>
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<tr>
<td>2008-1507 Opus Qantec McWilliam (MKM)</td>
<td>Country View Drive, Chatsworth</td>
<td>Roadworks including modification to existing cul-de-sac and access; building pads &amp; retaining walls &amp; filling of existing dams</td>
<td>RFI sent 19/12/08.</td>
<td></td>
</tr>
<tr>
<td>2008-1400 Millers (TMS)</td>
<td>2 Tucker Street &amp; 20 Chapple Street, Gympie</td>
<td>Roadworks, Stormwater, Landscaping &amp; Earthworks</td>
<td>RFI sent 06/11/08. Awaiting applicant’s response.</td>
<td></td>
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<tr>
<td>2008-1675 GRC (KMT)</td>
<td>17 Ilga Road, Lagoon Pocket</td>
<td>Roadworks, Stormwater &amp; Earthworks</td>
<td>DMS. DN due.</td>
<td></td>
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<tr>
<td>2008-1682 Lohage (KMT)</td>
<td>Ian Drive, Curra</td>
<td>Dam</td>
<td>RFI sent 10/12/08. Awaiting applicant’s response.</td>
<td></td>
</tr>
<tr>
<td>2008-1891 Snowden (TMS)</td>
<td>Ian Drive, Curra</td>
<td>Roadworks for Approved Subdivision</td>
<td>AL sent 11/12/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>File Number &amp; Applicant</td>
<td>Location</td>
<td>Nature of Application</td>
<td>Status</td>
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<tr>
<td>2008-1861 Akers (MKM)</td>
<td>40 Bath Terrace, Gympie</td>
<td>Roadworks, Driveway &amp; Retaining Walls</td>
<td>AL sent 16/12/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1918 AHC Limited (TMS)</td>
<td>1-5 Woolgar Road, Southside</td>
<td>Carparking &amp; Access for Approved Shopping Centre</td>
<td>AL sent 16/12/08. RFI due.</td>
<td></td>
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<tr>
<td>2008-1916 Boyds Bay Landscaping &amp; Environment (TMS)</td>
<td>1-5 Woolgar Road, Southside</td>
<td>Landscaping for Approved Shopping Centre</td>
<td>AL sent 16/12/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1896 Dennis Jurss Family Trust &amp; Jensen Family Trust (TMS)</td>
<td>Eldorado Road, Monkland</td>
<td>Stormwater, Drainage Works, Landscaping, Carparking and Access Driveway for Approved General Industry</td>
<td>AL sent 17/12/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1914 Roman Catholic Archdiocese of Brisbane (SAC)</td>
<td>Manooka Drive, Rainbow Beach</td>
<td>Civil Work for Approved Community Services (Church)</td>
<td>AL sent 19/12/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1943 IG &amp; LJ Lobegeier (KMT)</td>
<td>17 Smerdon Road, Southside</td>
<td>Earthworks</td>
<td>AL sent 22/12/08. RFI due.</td>
<td></td>
</tr>
<tr>
<td>2008-1831 Gympie South Developments Pty Ltd (KMT)</td>
<td>Eagle Hawk Drive and 85 &amp; 93 Groundwater Road, Southside</td>
<td>Site Works, Roadworks, Kerb and Channel and Associated Drainage, Stormwater Drainage, Water and Sewer Mains and Landscaping for Approved residential Subdivision Stages 3 and 4)</td>
<td>AL sent 23/12/08. RFI due.</td>
<td></td>
</tr>
</tbody>
</table>

**OPERATIONAL WORK – ADVERTISING DEVICES**

| DA15079 | Brown (MKM) | 8 Jeremy Road, Widgee Crossing South | Advertising Device – Freestanding Non-Moving Sign) and Building Work (Class 10 Sign) | RFI sent 05/02/07. Applicant’s part response received 10/05/07. Advised applicant new site plan required – awaiting. |
| DA17758 | Keedale P/L | Eel Creek Road, Pie Creek | Advertising Device - & Class 10B - (Free Standing Non-Moving Sign) | DN drafted. Awaiting site plan. |

**SIGNS TO BE ASSESSED UNDER LOCAL LAW**

| DA17709 | Inall (MKM) | 11 Smyth St, Gympie | (Removal of Dwelling House within the Heritage and Character Overlay) | RFI sent 04/02/08. Awaiting applicant’s response. Heritage Sub-committee advise no concerns. |

Gympie Regional Council
<table>
<thead>
<tr>
<th>File Number &amp; Applicant</th>
<th>Location</th>
<th>Nature of Application</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008-1791 Silich (TMS)</td>
<td>39 Musgrave Street, Gympie</td>
<td>(Removal of Dwelling House within the Heritage and Character Overlay)</td>
<td>AL sent 02/12/08. RFI due.</td>
</tr>
<tr>
<td>2008-1865 Silich (TMS)</td>
<td>37 Musgrave Street, Gympie</td>
<td>(Removal of Dwelling House within the Heritage and Character Overlay)</td>
<td>AL sent 11/12/08. RFI due.</td>
</tr>
<tr>
<td>2008-1904 Lawless (TMS)</td>
<td>Boobhyjan Road, Boobhyjan</td>
<td>(Additions to Building on a Cultural Heritage Site)</td>
<td>AL sent 15/12/08. RFI due.</td>
</tr>
</tbody>
</table>

P18/01/09 Moved: Cr R.A. Gâté Seconded: Cr J.A. Walker

Recommend that the information be noted.

Carried.

Cr G.L. Engeman returned to the meeting at 10.27 a.m.

<table>
<thead>
<tr>
<th>4/2 Development Applications Approved</th>
</tr>
</thead>
</table>

File: DA14667
Applicant: AAA Adjustable Health Bed & Tilt-N-Lift Chairs Qld Pty Ltd
Site Address: 7 Du Rietz Court, Southside

The proposal is for Request to Change - Material Change of Use – General Industry (Storage Area/Contractors Yard) over Lot 12 RP802839.

The Decision Notice was approved on 23 December 2008 and issued on 23 December 2008 subject to conditions from the Assessment Manager.

File: DA15052
Applicant: Anna Jensen
Site Address: 32 Edinburgh Court, East Deep Creek

The proposal is for Request to Change - Reconfiguring a Lot – Subdivision to Create Two (2) Additional Lots over Lot 44 RP885788.

The Amended Decision Notice was approved on 15 December 2008 and issued on 15 December 2008 subject to conditions from the Assessment Manager.
File: DA15690
Applicant: Tim Developments Pty Ltd as Trustee
Site Address: 20 Browns Road, Victory Heights

The proposal is for Reconfiguring a Lot – Subdivision to Create Fourteen (14) Additional Lots over Lot 2 MCH835312.

The Decision Notice was approved on 10 December 2008 and issued on 15 December 2008 subject to conditions from the Assessment Manager.

File: DA16601
Applicant: Copp Rd Gympie Gospel Trust
Site Address: Copp Road, Southside

The proposal is for Operational Works – Siteworks, Water & Sewer Connection, Kerb & Roadworks, Carparking & Landscaping associated with Development of Church and School over Lot 1 MPH23344.

The Decision Notice was approved on 2 December 2008 and issued on 2 December 2008 subject to conditions from the Assessment Manager.

File: DA17849
Applicant: Stanley Langley
Site Address: 21 Main Street, Gympie

The proposal is for Operational Works – Sewer Main, Interallotment Drainage & Access Driveway over Lot 100 MPH14212.

The Decision Notice was approved on 23 December 2008 and issued on 23 December 2008 subject to conditions from the Assessment Manager.

File: DA17918
Applicant: Darren Humphris
Site Address: 104 Glenbar Road, The Palms

The proposal is for Reconfiguring a Lot – Subdivision to Create One (1) Additional Lot over Lot 20 on RP186533.

The Decision Notice was approved on 23 December 2008 and issued on 23 December 2008 subject to conditions from the Assessment Manager.
File: DA18109  
Applicant: Opus Qantec McWilliam  
Site Address: 2 Arnold Road, Veteran

The proposal is for Operational Works – Roadworks over Lot 16 MPH40845.

The Decision Notice was approved on 15 December 2008 and issued on 20 November 2008 subject to conditions from the Assessment Manager.

File: DA18168  
Applicant: Mr A J Kane  
Site Address: Craft Road, Veteran

The proposal is for Reconfiguring a Lot – Subdivision to Create Two (2) Additional Lots & Access Easement over Lot 1 MPH40671.

The Decision Notice was approved on 22 December 2008 and issued on 22 December 2008 subject to conditions from the Assessment Manager.

File: DA18337  
Applicant: Gympie Gardens Pty Ltd  
Site Address: 3-7 James Kidd, Monkland

The proposal is for Operational Work – Roadworks, Stormwater, Water & Sewerage Reticulation, Earthworks & Drainage over Lot 6 MCH5165.

The Decision Notice was approved on 8 January 2009 and issued on 8 January 2009 subject to conditions from the Assessment Manager.

File: DA18341  
Applicant: Murray Mahaffey  
Site Address: 73 Lymburner Road, Pie Creek

The proposal is for Reconfiguring a Lot – Subdivision to Create Two (2) Additional Lots over Lot 4 on RP193360.

The Decision Notice was approved on 5 December 2008 and issued on 5 December 2008 subject to conditions from the Assessment Manager.
File: 2008-0243  
**Applicant:** Seaspray Construction Pty Ltd  
**Site Address:** 12A Adams Street, Gympie

The proposal is for Material Change of Use – Multi-Residential (3 Dwelling Units) over Lot 2 SP162352.

The Decision Notice was approved on 9 January 2009 and issued on 9 January 2009 subject to conditions from the Assessment Manager.

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File: 2008-0266  
**Applicant:** Steven & Michelle Pooley  
**Site Address:** 47 Green Trees Road, Pie Creek

The proposal is for Reconfiguring a Lot – Subdivision to Create Two (2) Additional Lots & Access Easement over Lot 5 RP172554.

The Decision Notice was approved on 15 December 2008 and issued on 15 December 2008 subject to conditions from the Assessment Manager.

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File: 2008-0377  
**Applicant:** Profke Holdings Pty Ltd  
**Site Address:** 1 Rowe Street, 30-32 Barter Street & 33 Wickham Street, Gympie

The proposal is for Reconfiguring a Lot – Boundary Alteration over Lot 45 CP858581, Lot 23 SP196849 & Lot 1 RP128233.

The Decision Notice was approved on 4 December 2008 and issued on 4 December 2008 subject to conditions from the Assessment Manager.

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File: 2008-0431  
**Applicant:** Marika Hernandez  
**Site Address:** Hoopers Road, Curra

The proposal is for Reconfiguring a Lot – Boundary Alteration over Lot 69 RP825756 & Lot 40 RP882419.

The Decision Notice was approved on 10 December 2008 and issued on 10 December 2008 subject to conditions from the Assessment Manager.
The proposal is for Reconfiguring a Lot – Subdivision to Create Three (3) Additional Lots over Lot 14 RP854231.

The Decision Notice was approved on 9 January 2009 and issued on 9 January 2009 subject to conditions from the Assessment Manager.

The proposal is for Reconfiguring a Lot – Subdivision to Create One (1) Additional Lot over Lot 15 RP802282.

The Decision Notice was approved on 5 December 2008 and issued on 5 December 2008 subject to conditions from the Assessment Manager.

The proposal is for Operational Work – Roadwork, Drainage Works, Water and Sewerage Infrastructure for Approved Residential Subdivision over Lot 57 & 1 SP202504.

The Decision Notice was approved on 27 November 2008 and issued on 27 November 2008 subject to conditions from the Assessment Manager.

The proposal is for Material Change of Use - Accommodation Premises (Farm Stay) over Lot 2 RP198461.

The Decision Notice was approved on 23 November 2008 and issued on 23 November 2008 subject to conditions from the Assessment Manager.
File: 2008-1005  
**Applicant:** David Bartlett  
**Site Address:** Callistemon Court, Southside

The proposal is for Reconfiguring a Lot – Subdivision to Create One (1) Additional Lot over Lot 129 SP184279.

The Decision Notice was approved on 17 November 2008 and issued on 17 November 2008 subject to conditions from the Assessment Manager.

File: 2008-1048  
**Applicant:** Barlow Gregg VDM  
**Site Address:** 78 Old Maryborough Road, Gympie

The proposal is for Operational Work – Stormwater over Lot 2 MPH24060.

The Decision Notice was approved on 23 December 2008 and issued on 23 December 2008 subject to conditions from the Assessment Manager.

File: 2008-1329  
**Applicant:** KW, DC & WM Hayward  
**Site Address:** 881 Wilsons Pocket Road, Wilsons Pocket & 821 Kin Kin Road, Wolvi

The proposal is for Reconfiguring a Lot – Boundary Alteration over Lots 1 & 4 RP224184.

The Decision Notice was approved on 10 December 2008 and issued on 10 December 2008 subject to conditions from the Assessment Manager.

File: 2008-1381  
**Applicant:** Farr Engineers Associates Pty Ltd  
**Site Address:** 46 Queen Elizabeth Drive, Cooloola Cove

The proposal is for Operational Work – Roadworks over Lot 3 SP209132.

The Decision Notice was approved on 15 December 2008 and issued on 15 December 2008 subject to conditions from the Assessment Manager.
File: 2008-1442  
**Applicant:** Opus Qantec McWilliam  
**Site Address:** 9 Heather Street, Southside

The proposal is for Operational Work – Access Driveway for Approved Subdivision over Lot 32 MPH40299.

The Decision Notice was approved on 23 December 2008 and issued on 23 December 2008 subject to conditions from the Assessment Manager.

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File: 2008-1479  
**Applicant:** Colston Surveyors and Planners  
**Site Address:** 85 Rammultt Road, Chatsworth

The proposal is for Reconfiguring a Lot – Subdivision to Create One (1) Additional Lot over Lot 4 MPH31262.

The Decision Notice was approved on 2 December 2008 and issued on 2 December 2008 subject to conditions from the Assessment Manager.

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File: 2008-1872  
**Applicant:** TRW & JF Westlake  
**Site Address:** 5 Lukin Road, The Palms

The proposal is for Reconfiguring a Lot – Subdivision to Create 1 Additional Lot over Lot 60 RP193653.

The Decision Notice was approved on 10 December 2008 and issued on 10 December 2008 subject to conditions from the Assessment Manager.

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File: SD521  
**Applicant:** M Browne & L Finlayson-Browne  
**Site Address:** 52 Reid Road, Widgee

The proposal is for Reconfiguring a Lot – Subdivision to Create One (1) Additional Lot over Lot 10 RP814182.

The Decision Notice was approved on 26 November 2008 and issued on 26 November 2008 subject to conditions from the Assessment Manager.
File: SD529
Applicant: Phil & Nikki Lawson
Site Address: 23 Rose Street, Kilkivan

The proposal is for Reconfiguring a Lot - Subdivision to Create One (1) Additional Lot over Lot 2 MPH25145.

The Decision Notice was approved on 10 December 2008 and issued on 10 December 2008 subject to conditions from the Assessment Manager.

File: SD530
Applicant: Andrew McIntosh
Site Address: Ahern Road, Tansey & Kilkivan Tansey Road, Tansey

The proposal is for Reconfiguring a Lot to Create Five (5) Lots from Six (6) Existing Titles over Lots 26, 27 & 28 MZ530 & Lots 32, 33 & 44 MZ560.

The Negotiated Decision Notice was approved on 10 December 2008 and issued on 10 December 2008 subject to conditions from the Assessment Manager.

P19/01/09 Moved: Cr J. Watt Seconded: Cr A.J. Perrett

Recommend that the information be noted.

Carried.

SECTION 5: GENERAL MATTERS

5/1 Building Summary Report for the Months of November and December 2008

Re: Building Summary Report for the Months of November and December 2008
From: Director of Planning and Development – M. Hartley
File: BG94/00002
Date: November/December 2008

Report: (Director of Planning and Development - M. Hartley)

The Building Summary and Report for the Months of November and December 2008 is included as Attachment 1.
P20/01/09 Moved: Cr R.A. Gâté Seconded: Cr G.L. Engeman

Recommend that the Building Summary and Report for the months of November and December 2008 as presented, be received.

Carried.

5/2 Request to Cancel Conjoint Use Agreement – 1966 Kandanga Creek Road, Upper Kandanga – P & P O’Shea

Re: Minute: P21/01/09 Request to Cancel Conjoint Use Agreement – 1966 Kandanga Creek Road, Upper Kandanga – Lot 3 on RP836024 and Lot 28 on LX1024
From: Martoo Consulting Pty Ltd
File: 6/4/05/0009
Date: 13 October 2008
Report: (Administration Officer – S.A. Capell)

1.0 A letter to Council from Martoo Consulting, on behalf of Pat and Pam O’Shea, dated 13 October 2008 is reproduced below:

“Martoo Consulting has been engaged by Pat and Pam O’Shea as landowners of Lot 3 on RP836024 and Lot 28 on LX1024 to assist in arranging the cancellation of a conjoint use arrangement that is currently registered on the titles of these two lots.

As Council would be aware, a conjoint use agreement was possible under Section 4.17 of the now repealed Local Government (Planning and Environment) Act 1990 to, among other things, ensure that there was an agreement registered on the respective titles to join different lots if considered necessary by Council for the continued use of such lots for a particular purpose/s under a Council’s planning scheme.

Each lot in such a conjoint use agreement is a separate title and can still be used independently for other purposes as allowed under the relevant planning scheme. For example, a detached dwelling could be erected on each rural lot that is (sic) tied by such an agreement without any planning scheme approval from Council. It is also acknowledged that some local governments used this agreement to effectively tie an existing lot with a lot approved in a subdivision to allow the continued use of both lots where there were some operational advantages to do so. This should not be confused with completely different titling arrangements whereby separate lots (n.b. sometimes with separate areas shown) were created on the same plan of survey resulting from a subdivision of land approval and different lots were combined on one title by other means.

As Council records would indicate, Council conditioned the approval of the subdivision of Lot 79 on LX1680 that resulted in the registration of the plan of survey number RP836024 and in fact noted this plan of survey when endorsing this plan of survey in October 1991 to require that a conjoint use agreement be registered on both respective titles. Both Lot 3 on RP836024 and Lot 28 on LX1024 have always been and are currently separate titles since each was first created.

It would therefore appear that the cancellation of such an agreement is not “development” or more specifically not “reconfiguring of a lot” as defined under the Integrated Planning Act 1997, because, among other things, the cancellation will not result in any changes to any existing cadastral boundaries or to the creation of new or additional titles.

A recent telephone discussion with Council’s Tania Stenholm indicated that Council also did not consider the cancellation of a conjoint use agreement to be “development” and it would consider a request to cancel such an agreement upon receipt of a written request being lodged with Council.
Pam and Pat O’Shea no longer require the above conjoint agreement to exist and wish to sell one of the subject lots. The landowners therefore require the appropriate confirmation from Council that it will support a formal submission to the Department of Natural Resources and Water to cancel this conjoint use agreement.

Council is welcome to contact our office if it requires any further information and/or clarification of any aspect associated with this request.”

2.0 Retention of Lot 3 and 28 in common ownership via a ‘Conjoint Use’ agreement was a requirement of the former Widgee Shire Council’s approval to subdivide this land in 1991. The developer entered into an agreement under section 4.17 of the Local Government (Planning & Environment) Act 1990 (the applicable legislation at the time) and the agreement is binding on successors in title. The Plan of Survey is similarly endorsed noting the lots are to be used conjointly and preventing separate disposition of the lots.

3.0 The original subdivision file could not be located, however it would appear that the requirement to enter into a ‘Conjoint Use’ agreement may have been used incorrectly to facilitate a subdivision in accordance with section 34 (12G) of the repealed Local Government Act 1936.

4.0 The legislative framework and land use considerations applicable to subdivision in the rural zone have changed significantly since 1991. The planning provisions in section 4.17 of the Local Government (Planning & Environment) Act 1990 were replaced by the Integrated Planning Act in 1998. There is no longer any specific legislative provision for agreements of this nature, and rural lots are regulated in regard to utility and individual size, rather than tenure and ownership arrangements.

Importantly, under the current planning scheme, exactly the same use rights are conferred on Lot 28 as they are on Lot 3, which is currently improved by a dwelling, cottage, machinery sheds, stable and cattle yards. Depending upon its location, construction of a new dwelling on Lot 28 may be code assessable under the planning scheme, due to the property being affected by the Natural Waterways and Wetland Areas overlay.

5.0 Cancellation of the agreement would result in no material difference to the way in which the planning scheme applies to this land. Whilst cancelling the agreement may result in an increased likelihood of a dwelling being constructed on Lot 28 through separate disposal of the land, that right exists at present.
6.0 Any decision by Council to cancel the agreement would in no way affect Council’s policy position on small rural lots. The lots in question (Lots 3 & 28) exist, and the agreement linking the lots is more about tenure arrangements than land use considerations.

P21/01/09 Moved: Cr G.L. Engeman  Seconded: Cr J.A. Walker

Recommend that Martoo Consulting Pty Ltd be advised that:


2. An appropriate application (by the owners of the land) will need to be made to the Department of Natural Resources and Water for the Registrar of Titles to record that the agreement is cancelled and at no cost to Council.

Carried.
5/3 Request to Cancel Agreement Requiring Common Ownership – 49 Bambling Road, Scotchy Pocket – F. Farkas

Re: Minute: P22/01/09 Request to Cancel Agreement Requiring Common Ownership – 49 Bambling Road, Scotchy Pocket – Lots 2 and 3 on RP196982

From: F. E. Farkas
File: 6/4/05/0009
Date: 6 November 2008

Report: (Administration Officer – S.A. Capell)

1.0 A letter to Council dated 6 November 2008 is reproduced below:

“With reference to L2-3/RP196982-PAR Curra and the Local Government Agreement No. 601345910 preventing separate disposal of the two titles. I am seeking the relevant approval to have this agreement removed, thus leaving disposal issues unencumbered.”
2.0 Retention of Lots 2 and 3 in common ownership was a requirement of the former Tiaro Shire Council’s approval to subdivide this land in or around 1983. The developer entered into an agreement with the Tiaro Shire Council under relevant provisions of the *Local Government Act 1936* (the applicable legislation at the time) and the agreement is binding on successors in title. The Plan of Survey is similarly endorsed to ensure common ownership and prevent separate disposition of the lots.

An agreement under Section 34 (12G) of the *Local Government Act 1936* was entered into requiring Lot 3 to be retained in common ownership with Lot 2.

4.0 The legislative framework and land use considerations applicable to subdivision in the rural zone have changed significantly since 1983. The planning provisions in sections 33 and 34 of the *Local Government Act 1936* were replaced in 1991 by the Local Government (Planning and Environment) Act, which itself was replaced by the Integrated Planning Act in 1998. There is no longer any specific legislative provision for agreements of this nature, and rural lots are regulated in regard to utility and individual size, rather than tenure and ownership arrangements.

Importantly, under the current planning scheme, exactly the same use rights are conferred on Lot 2 as they are on Lot 3, which is currently improved by a dwelling and outbuilding. Depending upon its location, construction of a new dwelling on Lot 2 may be code assessable under the planning scheme, due to the property being affected by the Natural Features and Resources (Remnant Vegetation) overlay.

5.0 Cancellation of the agreement would result in no material difference to the way in which the planning scheme applies to this land. Whilst cancelling the agreement may result in an increased likelihood of a dwelling being constructed on Lot 2 through separate disposal of the land, that right exists at present.

6.0 Any decision by Council to cancel the agreement would in no way affect Council’s policy position on small rural lots. The lots in question (Lots 2 & 3) exist, and the agreement linking the lots is more about tenure arrangements than land use considerations.

7.0 A number of similar requests have been reported to Council previously and determination is of a straightforward nature which could be dealt with at a staff level.
It is recommended that the Gympie Regional Council Interim Delegation Register be amended to include the determination of such requests under delegation.

P22/01/09 Moved: Cr D.R. Neilson Seconded: Cr A.J. Perrett

Recommend that F Farkas be advised that:

1. Pursuant to section 34 (12G) (d) of the Local Government Act 1936 as amended, Council consents to the cancellation of the agreement dated 4 October 1984 preventing the separate disposal of Lots 2 and 3 on RP196982, County of March, Parish of Curra.

2. An appropriate application (by the owners of the land) will need to be made to the Department of Natural Resources and Water for the Registrar of Titles to record that the agreement is cancelled and at no cost to Council.

Further, that the Gympie Regional Council Interim Delegation Register be amended to include the following delegation:

<table>
<thead>
<tr>
<th>Description of Powers Delegated To CEO</th>
<th>Delegation Date</th>
<th>Authorising Legislation</th>
<th>Provision of the Act</th>
<th>Reference</th>
<th>Delegated Officers</th>
<th>Conditions / Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorisation to respond to correspondence requesting cancellation of Local Government Agreements requiring properties to be held in common ownership</td>
<td></td>
<td>Local Government Act 1993</td>
<td>Section 34 (12G) (d)</td>
<td></td>
<td>Director of Planning &amp; Development</td>
<td></td>
</tr>
</tbody>
</table>

Carried.
Re: Minute: P23/01/09 Marina Proposal – Tin Can Bay
From: Director of Planning and Development – M. Hartley
File: DA10931
Date: 15 January 2009

“F42/12/08 Moved: Cr I.T. PetersenSeconded: Cr J. Watt

Recommend that Council write to the Federal Environmental Dept. advising that Council has, for some time, been seeking a master planning exercise on the area.

Further that Council attaches relevant correspondence to the Queensland Department of Transport.

Further, that Council note that the Chief Executive Officer has been authorised to send this advice from today’s meeting and it is recommended that the Committee’s action in this matter be endorsed.

Further that Council responds to the email received, informing the writer of Council’s discussions.

Carried”

Report: (Director of Planning & Development – M. Hartley)

Letter from Council to Department of Environment, Water, Heritage and the Arts dated 17 December 2008:

“I refer to the abovementioned invitation for public comment and advise that this matter was considered by Council on 17 December 2008.

I have been directed to advise that Council remains committed to requiring the Queensland State Government to lead a master planning exercise for Snapper Creek, Norman Point foreshore and the Tin Can Bay Inlet before any further marina approvals are given in this area.

Council’s strong commitment to a master planning exercise has been conveyed to the State Government on a number of occasions in recent years. Correspondence dated 28 October 2008 to the Director-General of Queensland Transport clearly outlines Council’s position on this issue, and a copy of that correspondence is attached for your consideration.

I trust this information will be taken into account in determining whether the proposed marina constitutes a controlled action under the EPBC Act. Please contact Council’s Director of Planning and Development, Mike Hartley, on 54810644 should you wish to discuss this matter further.”

Gympie Regional Council
Letter from Federal Department of Environment, Water, Heritage and the Arts to Council dated 5 January 2009

Australasian Government
Department of the Environment, Water, Heritage and the Arts

Ms Tanis Stenhorn
Planning and Development Officer
Gympie Regional Council
PO Box 155
Gympie QLD 4570

Dear Ms Stenhorn

Decision on referral
Fraser Straits Marina

This proposed action, to construct a marina and associated infrastructure, in Snapper Creek, Tin Can Bay in Queensland has now been considered under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

We have decided that the proposed action is a controlled action and, as such, requires assessment and approval by the Minister for the Environment, Heritage and the Arts before it can proceed.

It appears that the proposed action is likely to have a significant impact on the following matters protected by the EPBC Act:

- Wetlands of international importance (sections 16 & 17B)
- Listed threatened species and communities (sections 18 & 18A)
- Listed migratory species (sections 20 & 20A)

For example, based on the information available in the referral, the proposed action is likely to have a significant impact because:

- it has the potential to impact on listed threatened and migratory species such as turtles and dugongs through increased boat traffic
- it has the potential to impacts on listed migratory shorebirds through increased disturbance, and
- it has the potential to impact on the ecological characteristics of a Ramsar wetland through contamination and pollution of water from the dredge material rehandling facility and boat effluent.

Please note that this decision only relates to the potential for significant impact on the specific matters protected by the Australian Government under Chapter 4 of the EPBC Act.

We have also decided that the project will need to be assessed through preliminary documentation.

A copy of the document recording these decisions is enclosed.

I have also written to the following parties to advise them of this decision:

Responsible Party: Peter Daly, K.S.9. Pty Ltd
Proponent: Doug Shooter, KBR Pty Ltd
State authority: Stuart Cameron, Qld Environmental Protection Agency
P23/01/09  Moved: Cr R.A. Gâté  Seconded: Cr G.L. Engeman

Recommend that the correspondence from Federal Department of Environment Water, Heritage and the Arts confirming the proposed Marina constitutes a controlled action under the EPBC Act, be noted.

Carried.

SECTION 6: MATTERS FOR COUNCIL’S INFORMATION

Nil

SECTION 7: “IN COMMITTEE” ITEMS

Nil
Late Item

Late Item 1 Letter of Approval of Land Use – Goomeri Swimming Pool

Re: Minute: P24/01/09 Letter of Approval of Land Use – Goomeri Swimming Pool
From: Belinda Bowman, Fundraising Coordinator, The Goomeri Penguins, 32 Laird Street, Goomeri QLD 4601
File: 3/3/3/1 – Doc ID 1001429
Date: 19 January 2009

Report: (Acting Director Community Services – Mr I D Wolff)

The matter of providing a letter of approval to the local Goomeri Swimming Club – “The Goomeri Penguins” for the construction of a Club House and facilities on Council owned land at the Goomeri Public Swimming Pool was considered at the Community and Economic Development Committee meeting held on Wednesday, 14 January 2009.

At this meeting, Council resolved as follows.

RECOMMEND THAT THE MATTER OF A LETTER OF SUPPORT FOR THE GOOMERI PENGUINS SWIMMING CLUB BE REFERRED TO THE NEXT PLANNING AND DEVELOPMENT MEETING TO BE HELD ON THE 21ST JANUARY 2009.

Minute CS07/01/09

Further to this Minute, contact was made with Ms Belinda Bowman from the Goomeri Penguins and Mr Allan McGrigor from the Burnett Inland Economic Development Organisation (BIEDO) who is assisting the Goomeri Penguins with their financial assistance grant application. Council’s Solicitor was also consulted.

Ms Bowman and Mr McGrigor both advised that the minimum tenure requirement over the subject land that would be accepted by the financial assistance grant administrator would be a letter of approval from Council, as the owner of the subject land.

Council Solicitor has confirmed that as a Management Agreement over the operations of the Goomeri Swimming Pool between Council and Ms Nicole Bastin will soon be finalised, it would not be appropriate to offer a lease over this site.
P24/01/09 Moved: Cr A.J. Perrett Seconded: Cr R.A. Gâté

Council write to the Goomeri Penguins Swimming Club approving the construction of a club house on Council owned land in the vicinity of the Goomeri Public Swimming Pool subject to the following conditions.

- The proposed siting and design of the club house and associated facilities to be approved by Council prior to the commencement of construction.

- The Goomeri Penguins Swimming Club be responsible for obtaining all necessary planning, building and plumbing approvals from Council’s Planning and Development Directorate.

- Once constructed, all buildings will become the property of Council however, whilst occupied by the swimming club, the swimming club will be responsible for maintenance and upkeep of these facilities in accordance with any management agreement over the site.

Further, that it be noted that the Chief Executive Officer has been authorised to send correspondence from this meeting and that the Committee’s actions in this respect be endorsed.

Carried.

SECTION 8: GENERAL BUSINESS

8/1 Profile Document – The Stafford Group

P25/01/09 Moved: Cr J. Watt Seconded: Cr R.A. Gâté

Recommend that the Profile Document from The Stafford Group be received and that Mr Stafford be invited to make a presentation to Councillors at a future P&D meeting.

Carried.
8/2 Future of Mary Valley

P26/01/09 Moved: Cr J. Watt Seconded: Cr I.T. Petersen

Recommend that Council formulate a preferred position on the future of the Mary Valley.

Carried.

There being no further business the meeting closed at 11.00 a.m.

CONFIRMED THIS THE 28TH DAY OF JANUARY 2009.

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Cr I.T. Petersen
Chairman