Gympie Regional Council

MINUTES

of the

PLANNING & DEVELOPMENT COMMITTEE MEETING

CHAIRMAN: Cr Ian Petersen

Held in the Boardroom
Town Hall
2 Caledonian Hill, Gympie Qld 4570

On Wednesday 19 January 2011
at 9.00 a.m.

For Adoption at the General Meeting
to be held on Wednesday 26 January 2011
PLANNING & DEVELOPMENT

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

APPOINTMENTS etc.

9.00 a.m. “In-Committee Briefing”

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The meeting opened at 9.00 a.m.


Also in attendance were Mr K.A. Mason (Chief Executive Officer), Mr M. Hartley (Director of Planning & Development), Mrs K.M. Toomey (Acting Manager Development and Compliance) and Ms K. Sullivan (Minutes Secretary).

Mrs K.M. Toomey was not present when the meeting commenced.

LEAVE OF ABSENCE

Nil

APOLOGIES

P01/01/11 Moved: Cr R.A. Gâté Seconded: Cr A.J. Perrett

That the apology from Cr R.J. Dyne be accepted

Carried.

DECLARATION OF INTERESTS BY COUNCILLORS

P27/01/11 Cr I.T. Petersen – Conflict of Interest
COUNCIL IN COMMITTEE

The Chairman advised the meeting that Council was going “Into Committee” to discuss
1. Briefing to Councillors by Directors on budgetary implications relative to the 2011 flood in the region.

P02/01/11 Moved: Cr J.A. Walker Seconded: Cr D.R. Neilson

That pursuant to the provisions of Section 463 of the Local Government Act, Council resolves to close the meeting to the public and move “into committee” to consider the following matter/s:-
1. Briefing to Councillors by Directors on budgetary implications relative to the 2011 flood in the region.

Further, that in relation to the provisions of Section 250 of the Act, Council resolves that following the closing of the meeting to the public and the moving ‘into committee’ that all matters and all documents (whether in hard copy, electronic, optical, visual or magnetic form) discussed, raised, tabled and/or considered whilst the meeting is closed and ‘in committee’, are confidential to the Council and the Council wishes to keep them confidential.

Carried.

Cr I.T. Petersen vacated the Chair to enable Cr A.J. Perrett to address Council on matters relating to the recent flood disaster.

Mr M. Grant (Director of Community Services) entered the meeting at 9.19 a.m. and left the meeting at 9.49 a.m.
Mr R. Fredman entered the meeting at 9.50 a.m.
Cr I.T. Petersen left the meeting at 10.22 a.m.
Mr R. Fredman left the meeting at 10.24 a.m.
Mr C Manson (Director Corporate Services) entered the meeting at 10.24 a.m.
Cr I.T. Petersen returned to the meeting at 10.27 a.m.
Mr C Manson left the meeting at 10.34 a.m.
Cr A.J. Perrett vacated the Chair and Cr I.T. Petersen resumed the role of Chairman of the meeting at 10.36 a.m.
COUNCIL OUT OF COMMITTEE

P03/01/11 Moved: Cr D.R. Neilson        Seconded: Cr J. Watt

That proceedings be resumed in Open Council.

Carried.

ADJOURNMENT OF MEETING
The meeting adjourned for morning tea at 10.37 a.m.

RESUMPTION OF MEETING
The meeting resumed at 10.45 a.m.

Mr M. Hartley was not present when the meeting recommenced.

Luke Diddams from DERM entered the meeting at 10.45 a.m. and provided a powerpoint presentation on the draft Natural Resource Management Regional Framework

Mr K Mason left the meeting 11.00 a.m. and returned to the meeting at 11.03 a.m.
Mr. M. Hartley returned to the meeting at 10.47 a.m.
Luke Diddams left the meeting at 11.12 a.m.

CONFIRMATION OF PREVIOUS MINUTES

P04/01/11 Moved: Cr L.J. Friske        Seconded: Cr D.R. Neilson

That the Minutes of the Planning & Development Committee Meeting held on 1 December 2010 be taken as read and confirmed.

Carried.
1/1 Recommendations from Council’s Heritage Advisory Committee Meeting held on the 26 October and 23 November 2010

Re: Minute: P05/01/11 Recommendation from the Heritage Advisory Committee Meetings
From: Planning and Development Directorate
File: 6/6/07/0001
Date: 26 October and 23 November 2010
Reference: Nil

EXECUTIVE SUMMARY

At Council’s Heritage Advisory Committee meetings held on 26 October 2010 and the 23 November 2010, the following issues were discussed:

- Local Heritage Listing of Goomeri Train Station;
- Heritage Art Competition;
- Commercial Development, Yabba Road, Imbil;
- In-Skip Point Burial Sites;
- Committee Membership;
- Old Lands Office, Channon St, Gympie.

The Committee resolved to make recommendations pertaining to each discussion item. This report requests that Council considers the committee’s recommendations.

PREVIOUS COUNCIL CONSIDERATIONS

P03/09/10

“Recommend that Council encourage MVHR to explore avenues for the conservation of the Tozer Railway Bridge.

Further that Council note that Cr A.J. Perrett is assisting the Goomeri Chamber of Commerce in relation to utilisation of the Goomeri Train Station, including making representations to Queensland Rail.”

Report: (Strategic Planning Officer – R. N. Halse)

1. INTRODUCTION

This report seeks Council’s consideration for the recommendations made by the Heritage Advisory Committee held on the 23 November 2010 and 26 October 2010.

Gympie Regional Council
2. DISCUSSION ITEMS

2.1 Local heritage listing of Goomeri train station

In August 2010, Council’s Heritage Advisory Committee heard a presentation by Goomeri community members on saving the Goomeri train station. The heritage committee resolved to have Cr Rae Gate and Cr Graham Engeman raise this matter with Council. Following on from this, on the 1 September 2010, Council resolved at the Planning and Development Committee meeting to “note that Cr A.J. Perrett is assisting the Goomeri Chamber of Commerce in relation to utilisation of the Goomeri Train Station, including making representations to Queensland Rail (P03/09/10)”.

Ancillary to the action taken by Cr Tony Perrett, the Committee considers that the heritage significance of the Goomeri Train Station warrants local heritage listing. The committee resolved to recommend to Council that during the planning scheme review, the Goomeri Train Station is considered for local heritage listing.

![FIG 01: PHOTOGRAPH OF GOOMERI TRAIN STATION](image)

2.2 Heritage art competition

Art Gallery Coordinator and Heritage Advisory Committee member, Ms. Joolie Gibbs, advised the committee that the National Trust theme for the 2011 heritage art competition is the ‘Heritage of Water’.

The committee resolved to recommend to Council, that Council endorse the 2011 theme of the Heritage Art Competition as the ‘Heritage of Water’.
2.3 Commercial Development, Yabba Rd, Imbil (2010-0456)

The committee considered the supplementary design plans submitted by the applicant for the proposed commercial development at Yabba Rd, Imbil. The committee was not entirely satisfied with the supplementary plans and resolved to recommend the following:

“The Committee does not accept the latest version of the design lodged by the applicant based on the following points:

1. This will be one of the bigger buildings in the town and it will be very prominent. It will become the “gateway statement” as one enters the CBD from the east.
2. The new proposal drops the bull nose verandas, but replaces them with a bulkier roof with reproduction decorative gables. The decorative columns and brackets remain. It will look a bit like a “birthday cake” compared with the “actual” heritage buildings in the town which make do with simple 4x4 posts.
3. The building should not try to visually overpower its heritage neighbours. It needs to “fit in” by having a sympathetic form, scale, material, rhythm etc, but the aim is not to transplant heritage details in an attempt to make a modern “reproduction”.

(Note: This is for Council’s information only as this development has already been approved.)

2.4 In-Skip Point Burial Site

Council received a letter in September 2010 from a Rainbow Beach resident who had undertaken research on burial sites at In-Skip Point. In summary the letter reads that the burial sites at In-Skip Point were in a state of disrepair and requested that someone take action to preserve the site.

After some investigation, it was revealed that the burial site in question is located on lands owned by the State government and managed by Queensland Parks and Wildlife Services. It was also revealed that the burial site dates back to 1891 and belongs to Emily Jane Reilly.

The committee resolved to recommend that a letter be sent to the Minister for the Department of Environment and Resource Management, requesting that the burial site at In-Skip Point be conserved and acknowledged with a memorial plaque.
2.5 Committee membership

The Committee Charter reads as follows:

An expectation exists that a Committee member will attend all designated meetings. Failure to attend three (3) consecutive meetings without notification of absence will result in Council sending a letter to that member requesting justification for their unexplained absence.

Upon receipt of the member’s response to the letter, Council must decide on whether to revoke the person’s membership and to begin the process to replace that member. If a response is not received within 30 business days, Council will assume that member has no interest in continuing their involvement in the Committee, and Council must begin the process to replace that member.

A committee member has not complied with the above clause. An email was sent to the Committee member on 9 September 2010, asking if they intend to remain as a committee member. No response was received.

The committee resolved to recommend to Council that the committee member in question is sent a letter acknowledging their contributions to the committee, further that Council begins the process to nominate a new committee member.
2.6 Old Lands Office, design plans

The committee considered the most recent design plans for the renovation works at the Old Lands Office.

![FIG 03: RECENT DESIGN PLANS FOR THE OLD LANDS OFFICE](image)

The committee resolved to recommend to Council the following:

“Recommend to Council that the Committee supports the design changes of the Old Land Office, with the exception of:

1. the ‘big guitar’ at the new entrance as it detracts from the heritage value of the building,

2. the use of AICM signage on the façade. The sign to be erected on the street boundary.

3. Plaque to be erected detailing the building significance and history.

Further that the Land Office sign be reinstated as per historical records. (Relief, same colour as current).”

3. CONCLUSION

In conclusion, it is recommended to Council that the recommendations by the Heritage Advisory Committee are endorsed.
4. STRATEGIC IMPLICATIONS

Corporate Plan

Outcome 3.5 - ‘Recognise and promote the history and heritage of the Gympie Region’.

Operational Plan

3.3 (ii) ‘Community Complexes’

Budget

No budget allocation required.

Legal/Statutory

Nil

Risks

Low

5. CONSULTATION

N/A

6. ATTACHMENTS

Minutes from Heritage Advisory Committee 26 October 2010 and 23 November 2010 (See Attachment 1)

P05/01/11 Moved: Cr G.L. Engeman Seconded: Cr J.A. Walker

Recommend that Council:

i) Endorse the National Trust theme for the 2011 heritage art competition as the ‘Heritage of Water’;

ii) Writes to the Minister for Environment and Resource Management requesting that the burial site of Emily Reilly at Inskip Point be conserved and acknowledged with a memorial plaque;

iii) Writes to a Heritage Advisory Committee member acknowledging their contributions, further, that Council begins the process to nominate a replacement member;
iv) Endorse the Heritage Advisory Committee comments pertaining to the recent design plans for the Old Lands Office, Channon Street, Gympie.

Carried.

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Review and consolidation of Council’s Open Space and Recreational Strategies

Re: Minute: P06/01/11 Review and consolidation of Council’s Open Space and Recreational Strategies
From: Planning and Development, Strategic Leisure Group
File: 6-6-10-0008
Date: 11 November 2010
Reference: P26/03/10

EXECUTIVE SUMMARY

On the 17 March 2010, Council at its Planning and Development Committee meeting resolved, vide P26/03/10, to undertake a review of the Cooloola Open Space and Recreational Strategy in relation to Imbil. Thirty thousand dollars ($30,000) has been allocated to undertake this project.

This report seeks Council endorsement to undertake the Imbil amendments in addition to the review and consolidation of the former Div 3 Tiaro, Kilkivan and Cooloola Shire Open Space and Recreational Strategies to form one Gympie Regional Council Open Space and Recreational Strategy.

PREVIOUS COUNCIL CONSIDERATIONS

P26/03/10 (17th March 2010, Planning and Development Committee)

“Recommend that Council undertake a review of the Open Space and Recreation Plan recommendations for Imbil, including an investigation of the suitability of Council owned land fronting Kandanga Imbil Road.”

Report: (Strategic Planning Officer – R. N. Halse)

1. INTRODUCTION

On the 17 March 2010, Council at its Planning and Development Committee meeting resolved, vide P26/03/10, to undertake a review of the Cooloola Open Space and Recreational Strategy in relation to Imbil. This report seeks Council endorsement to amend the Imbil component of the Cooloola Open Space and Recreation Strategy, in addition to reviewing and consolidating the former Div
2. PROJECT METHODOLOGY

The main priority of this project is to amend the Imbil component of the Cooloola Open Space and Recreation Strategy. The second priority is to review and consolidate all three (3) existing plans. The following timing was provided by the preferred consultant:

- Review existing Sport and Recreation Plans (former Cooloola, former Kilkivan, former Tiaro) (1 day);

- Update progress of all recommendations with officers and consider deletions or amendments based on work completed or in progress (1 – 2 days, depending on officer availability and content);

- Review updated demographic information and implications for recommendations (½ – 2 days, depending on extent of changes resulting from new population data);

- Discuss Imbil component with officers and revise recommendations (1 day);

- Meetings with senior officers to guide strategy development (½ - 1 day);

- Meetings with Councillors (½ - 1 day);

- Rewrite recommendations and format report with integrated recommendations (4 days – this would be done as an addendum containing a short preamble describing the process, and integrated and updated recommendations for the 3 former shires. The findings of the previous reports would be attached as Supporting Resources documents).

3. PROCUREMENT

*Procurement policy clause 1.2*

Where the value of goods or services purchased exceeds $15,000.00 but is less than $150,000.00 a minimum of three (3) quotations shall be invited to be opened at the appointed time.

**Three (3) quotations received for consultancy work:**

- **Strategic Leisure Group:** $10,880 (+ GST) to $15,460 (+GST).
- **Ross Planning:** $48,000
- **In Site Strategies:** $25,000
4. CONCLUSION

In conclusion it is recommended that Strategic Leisure Group is commissioned to undertake the amendment to the Imbil component of the Cooloola Open Space and Recreation Strategy, in addition to the review and consolidation of the three existing Open Space and Recreation Strategies for the Gympie region.

5. CONSULTATION

On the 14th December 2010, Council’s Sport, Recreation and Parks Coordinating Committee resolved to recommend to Council that Strategic Leisure Group is commissioned to undertake the work to Council’s Open Space and Recreational Strategies.

6. ATTACHMENTS

Nil.

7. STRATEGIC IMPLICATIONS

Corporate Plan

Outcome 2.1
*Strategic planning for the Region including a focus on planning and managing our infrastructure.*

Operational Plan

3.3 (v) Parks

*Aim*
*To provide and maintain recreation parks as appropriate for each location in accordance with the adopted strategy.*

Budget

Funded in 2010/11 Budget

Legal/Statutory

Nil
Risks

Medium – as we currently do not have a region wide document that outlines Council plans for Sport and Recreation, Council risks missing funding opportunities. This was demonstrated in 2009 when Council applied for funding to develop a Master Plan for One Mile Ovals, and was unsuccessful with the application as there was no documentation demonstrating how the proposed upgrades would benefit the entire region.

P06/01/11 Moved: Cr J. Watt Seconded: Cr R.A. Gâté

Recommend that Council commission Strategic Leisure Group to undertake amendments to the Imbil component of Cooloola Open Space and Recreation Strategy, in addition to the review and consolidation of the three existing Open Space and Recreation Strategies to form one Gympie Regional Council Open Space and Recreation Strategy.

Further that Council advise Strategic Leisure Group that considerable community consultation will be required in relation to amending the Imbil component of the Strategy.

Carried.

Mrs. K.M. Toomey (Acting Manager Development & Compliance) entered the meeting at 11.25 a.m.
## SECTION 2: PLANNING APPLICATIONS

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<thead>
<tr>
<th>FILE:</th>
<th>Minute: P07/01/11 2010-1125</th>
</tr>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>D &amp; L Bowser</td>
</tr>
<tr>
<td>RPD:</td>
<td>Lot 3 RP188774</td>
</tr>
<tr>
<td>SITE:</td>
<td>62 Happy Valley Road, Kandanga Creek</td>
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<tr>
<td>PROPOSAL:</td>
<td>Material Change of Use – General Industry (Light Engineering Workshop)</td>
</tr>
<tr>
<td>EXISTING ZONE:</td>
<td>Rural</td>
</tr>
<tr>
<td>PLANNING AREA:</td>
<td>Rural</td>
</tr>
<tr>
<td>REGULATORY PROVISIONS:</td>
<td>Regional Landscape &amp; Rural Production Area</td>
</tr>
<tr>
<td>LEVEL OF ASSESSMENT:</td>
<td>Impact</td>
</tr>
<tr>
<td>SITE AREA:</td>
<td>11.99 Ha</td>
</tr>
<tr>
<td>SUBMISSIONS:</td>
<td>Two (2)</td>
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</tbody>
</table>
Report: (Planning Officer – M. K. Matthews)

1.0 INTRODUCTION

This application seeks Council’s approval to establish a light engineering business. Access is from Happy Valley Road.

1.1 The Proposal

Application is made for Material Change of Use to establish a General Industry for a Light Engineering Workshop.

The business will be contained within a new building to the southern boundary of the site near the road frontage. The proposed building to house the operations is 180m², comprising a workshop area and office. There is also existing floor space that has been utilised for existing (unapproved) operations on site totalling approximately 150m². The applicant was asked about this, and it was conceded that there had been some casual arrangements for farm machinery maintenance over the past few years.

The light engineering workshop will offer on-site and off-site services for: repair work for local farm industries; fabrication of steel components for building sites and surrounding farms and industrial premises; fabrication of machines for factories and surrounding farms.
1.2 Site Description

The subject site is 11.99Ha, and can be described as generally undulating, with slopes of up to 30% in parts. The section of the subject site to house the proposed use is to the south adjacent to the road frontage and is located within close proximity to all other structures and services on site.
1.3 **Surrounding Land Uses**

Properties along Happy Valley Road are zoned Rural and located approximately 7 kilometres from the township of Kandanga.

1.4 **Site History**

There are building approvals over the site for the existing dwelling house, carport/shed and farm shed. There is no development history evident over the site from recent Council records for the general industry use. There has been some casual farm machinery maintenance undertaken by the applicant, and it has been conceded in a response to an information request that the operations were unlawful. This development application intends to formalise and rationalise any existing land use activities, while planning for further expansion.

2.0 **STATUTORY REQUIREMENTS**

2.1 **Planning Scheme**

General Industry ‘means the use of premises for any industrial activity that is not an extractive industry, a low impact industry, rural industry or a special industry. The term includes operating a workshop for carrying out motor vehicle mechanical or panel repairs. The term also includes the sale of goods resulting from, and administration work connected with, the operations provided that such sales and administration space is not more that 20% of the total use area.’

General Industry is identified as “Impact Assessable” development and is therefore assessable against the entire Planning Scheme, however the most relevant codes for assessment are listed below.

2.2 **Gympie Planning Area Code**

General Industry is not identified as an inconsistent use within the Rural Zone. The application was required to be formally notified as it is “Impact Assessable” development. Industrial developments need to demonstrate that no unacceptable adverse impacts will occur as a result of the use and the use creates a demonstrated community benefit and economic opportunity; be of a nature and scale precluding a location in other zones; or must be located in proximity to economic resources as outlined by the Code.

The proposal currently employs three (3) staff all of whom live on-site, and it is not anticipated that this will increase in the future.
Industrial uses are not identified as inconsistent uses within the Rural zone, and given that the application is for a relatively small scale operation and is anticipated to service the immediate locality, comprising farms and ancillary activities (i.e. servicing and maintenance of machinery etc.), it is considered an appropriate use of the site.

Two (2) properly made submissions were received from adjoining landowners for the application, and these have been subsequently summarised and considered throughout the assessment process.

2.3 Erosion and Sediment Control Code

Sediment control measures to minimise sediment loss from the site are included in the recommendation.

2.4 Infrastructure Works Code

Council’s Design Services Division requirements have been included within the recommendation.

2.5 Landscaping Code

Landscaping should be required along the road frontage of this proposal. Council should require these works to be undertaken in accordance with minimum standards prescribed in the Planning Scheme. A plan will need to be submitted with information regarding the species, to be in accordance with Planning Scheme Policy 4: Landscape Plans and Plant Species. Relevant conditions have been included in the recommendation. Landscaping areas have not been indicated on the proposal plan, but more specific detail will be required.

2.6 Vehicle Parking and Access Code

The minimum car parking requirements for general industry require 2 spaces per tenancy plus 1 space per 100m² of Gross Floor Area. There is one (1) proposed tenancy and 330m² Gross Floor Area including the existing areas utilised at present. Five (5) car parking spaces are required under Planning Scheme provisions. Four (4) are proposed as part of the application, which is a shortfall of one (1) vehicle space. However, given the relatively low scale level of operation, and size of the allotment it is considered that four (4) car parking spaces will be sufficient to service the proposed use. Loading and unloading areas and on-site manoeuvring are also available. It is considered that the proposal therefore satisfactorily complies with the requirements of Council’s Vehicle Parking and Access Code.
3.0 PLANNING CONSIDERATIONS

3.1 Appropriateness of the Proposal

When considering the Material Change of Use proposal for a light engineering business, there are several determinants to consider. The applicant proposes this use as it has been ongoing in an informal manner and on a relatively small scale for a few years, however this is not considered satisfactory from a planning perspective. The use services local farmers and their machinery, and is considered to be somewhat of an ad-hoc industry that has eventuated due to localised demand.

The applicant has applied to formalise the existing unlawful situation as well as plan for future expansion as the need arises. The nearest township is Kandanga, of which most land is zoned Village, and it is believed that if viable alternatives existed, there would be no need for workshops like this to operate. The operations have been conducted in the past as the demand has arisen, and the proposed location is in a zone in which the use is not identified as inconsistent.

Therefore it is considered that the use is appropriate at this location.

3.2 Impact on Amenity

Any amenity concerns for dust, noise, etc. can be mitigated through the imposition of appropriate conditions, given the location of the site.

3.3 Site Access and Traffic

The development is to be accessed via Happy Valley Road. Council’s Design Services Division report refers further in this regard.

3.4 Flooding

The site is not known to be subject to flooding.

3.5 Headworks

The existing dwelling is not connected to reticulated water and sewerage supply. Headworks charges are not applicable.
4.0 CONSULTATION

4.1 Internal

(a) Design Services Division

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

This engineering report is based on the report (dated June 2010) and additional information submitted by Martoo Consulting to operate a General Industry (light engineering workshop) at 62 Happy Valley Road, Kandanga Creek.

The only engineering issues regarding this proposed development relate to traffic generation and access to Happy Valley Road.

TRAFFIC
The consultant advised the business is operated by the family and an off-site employee is engaged for some jobs. The majority of the work is conducted off-site on the customer’s properties. A summary of the traffic generation as submitted by the consultant is as follows:

- One courier per week in 6 tonne truck
- One supplier representative per month in light vehicle to 6 tonne truck
- One 8 tonne truck for steel deliveries per month
- One customer per week visit site mostly called out to properties
- One semi-trailer every 6 months
- Mostly one staff vehicle per day, leaves and returns from customer jobs off-site

From the above figures, it is considered the workshop would generate no more traffic than the majority of rural properties and therefore a contribution for road improvement is not justified.

ACCESS
The current access to Happy Valley Road does not meet Council’s requirements and should be constructed to meet the requirements of Council’s Standard Drawing R-15.

SUBMISSIONS
Two (2) submissions were received in relation to the above development. One (1) raised concerns of the impact the proposed use would have on Happy Valley Road. From the traffic generation figures submitted by the consultant, it is considered the minor increase in traffic generated by the development will not adversely impact the safety of other road users.
(b) Health and Environmental Services

The application was discussed with Council’s Health and Environmental Services Unit and the proposal does not constitute an Environmentally Relevant Activity (ERA). It was outlined that the activities in their present form fell outside the definitions of ERA as the proposal will not exceed 200 tonnes of finished product per year. It was also a recommendation that in the event of a valid noise complaint, Council would require the submission of a noise report, however such an occurrence is considered unlikely and therefore a noise report was not considered necessary prior to determining the application.

5.0 PUBLIC NOTIFICATION

The proposed development is Impact Assessable and was therefore required to be publicly notified. The application was referred to adjoining landowners for comment and two properly made (2) submissions were received, objecting to the intended use.

SUBMISSION 1

<table>
<thead>
<tr>
<th>CONCERNS</th>
<th>PLANNING COMMENT</th>
</tr>
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<tbody>
<tr>
<td>1. Safety concerns from traffic entering and exiting the site on a narrow road.</td>
<td>1. Council’s Design Services Division comments refer in this regard. It is not considered a relevant consideration for the scale of operations outlined by the applicant.</td>
</tr>
<tr>
<td>2. Noise concerns from industrial activities in a rural area and prolonged hours of operation.</td>
<td>2. Hours of operation can be limited and in the event of a valid noise complaint, Council may require the submission of a noise report.</td>
</tr>
</tbody>
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SUBMISSION 2

<table>
<thead>
<tr>
<th>CONCERNS</th>
<th>PLANNING COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Extra traffic and noise concerns regarding the proposed use.</td>
<td>1. The proposal was referred to Council’s Design Services Division regarding traffic concerns and to Council’s Health and Environmental Services regarding noise concerns, and both issues have been addressed within this report.</td>
</tr>
</tbody>
</table>

6.0 CONCLUSION

This proposal is for a Material Change of Use to establish a General Industry located in the Rural Zone. The proposal is considered to be appropriate and any potential impacts are able to be adequately managed via conditions of approval.
P07/01/11 Moved: Cr L.J. Friske Seconded: Cr J.A. Walker

Recommend that Council, as Assessment Manager, APPROVE development application (2010-1125) for Material Change of Use – General Industry (Light Engineering Workshop) over Lot 3 RP188774 located at 62 Happy Valley Road, Kandanga Creek subject to the following conditions:

Assessment Manager’s Conditions

Section 1 Conditions to be Satisfied Prior to the Commencement of the Approved Use

1.1 The development shall be generally in accordance with the plans submitted with the application (Reference No’s. D-01099-01-C (Proposal Plan), D-01099-02-C (Proposal Plan), D-01099-03-C (Existing Elevations) and D-01099-04-C (Proposed Elevations) drawn by Martoo Consulting and dated 09/07/2010).

1.2 The development herein approved may not start until:
   (i) the following development permit has 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.

1.3 Access to the proposed development is to be constructed in accordance with the requirements of Council’s Standard Drawing No. R-15.

1.4 Access to the proposed development shall have a minimum visibility of 105 metres in each direction to the satisfaction of Council’s Chief Executive Officer.

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

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

1.7 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.
1.8 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.

1.9 Provide refuse containers approved by Council and an imperviously paved area on which to stand all refuse containers together with a suitable enclosure to enclose the refuse storage area in accordance with the Environmental Protection (Interim Waste) Regulations 1996.

1.10 Landscaping is required at a rate of:
   (a) to the Happy Valley Road frontage – a minimum 8 metres wide at any point and averaging 10 metres wide incorporating a minimum of:
      (i) 25% of species with an expected mature height of no less than 5 metres; and
      (ii) 50% of species with an expected mature height of no less than 2 metres with dense foliage from ground level upwards.

1.11 (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.
   (iv) Any landscaping works within public land (i.e. road reserves) shall be subject to a maintenance period commensurate with any other Council infrastructure works also constructed.

Section 2 General Conditions of Approval

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

2.2 Loading/unloading operations shall be conducted within the site and vehicles waiting to be loaded/unloaded shall stand entirely within the site.
2.3 In the event that a valid complaint of unreasonable noise emissions from the use is received, Council may require the submission of an environmental noise level study (prepared by an approved noise consultant); 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 2008*.

2.4 Hours of operation shall be from 8.00am – 5.00pm Monday to Friday. There are to be no operations conducted on Saturdays, Sundays or Public Holidays unless otherwise approved by Council.

Carried.

<table>
<thead>
<tr>
<th>2/2</th>
<th>2010-1035 – Material Change of Use of Premises – Private Airstrip and Associated Hangar – 295 Phillips Road, Lower Wonga – D. Roberts</th>
</tr>
</thead>
<tbody>
<tr>
<td>FILE NO:</td>
<td>Minute: P08/01/11 2010-1035</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>D Roberts</td>
</tr>
<tr>
<td>LANDOWNER:</td>
<td>Wonga Pastoral Pty Ltd</td>
</tr>
<tr>
<td>RPD:</td>
<td>Lot 242 LX496</td>
</tr>
<tr>
<td>SITE ADDRESS:</td>
<td>295 Phillips Road, Lower Wonga</td>
</tr>
<tr>
<td>PROPOSAL:</td>
<td>Material Change of Use of Premises – Private Airstrip and Associated Hangar</td>
</tr>
<tr>
<td>EXISTING ZONE:</td>
<td>Rural</td>
</tr>
<tr>
<td>LEVEL OF ASSESSMENT:</td>
<td>Impact</td>
</tr>
<tr>
<td>SUBMISSIONS:</td>
<td>Nil</td>
</tr>
<tr>
<td>SITE AREA:</td>
<td>98.743 Ha</td>
</tr>
</tbody>
</table>
KEY POINT SUMMARY

- Development application for Material Change of Use to establish a private airstrip.
- Property is located within the Rural Zone of Council’s Planning Scheme.
- Application lodged for assessment against Kilkivan Shire Council’s 2006 Planning Scheme.
- An Airstrip is not defined in the Kilkivan Shire Planning Scheme and as such is Impact Assessable.
- Application was referred to Powerlink as an advice agency given the site’s proximity to the Lower Wonga PowerStation.
- Powerlink have provided comments for the proposal.
- No submissions to the application were received.
- Application recommended for APPROVAL subject to conditions.

Report: (Planning Assistant – K. M. Fuller)

1.0 INTRODUCTION

1.1 The Proposal

This application seeks a development permit to establish a private airstrip for use to travel to and from work. It is the applicant’s intention to be up in the air between 6:00am-6:30am and to return home before 6:00pm, Monday to Friday.

The proposed airstrip runs north-east from the southern boundary of the site and measures 800m in length and 35m in width.
It is proposed for an associated hangar to be constructed to store the aircraft. The size of hangar is approximately 20m x 20m.

1.2 Site Description

The site (98.743 Ha) is improved by a dwelling and three (3) domestic outbuildings. The site has previously been cleared to facilitate agricultural uses however some vegetation exists along the creek boundary to the east of the site.
1.3 Surrounding Land Uses

The surrounding land uses generally comprise large rural lots being utilised for agricultural purposes.

2.0 PLANNING CONSIDERATIONS

2.1 Appropriateness of the Proposal

It is considered that the airstrip and associated building will not impede agricultural activities on the site or surrounding properties and as such is an appropriate use of the site.

2.2 Impact on Amenity

The airstrip is to be of grass construction and any adverse impacts can be adequately managed with appropriate conditions. The grass surface will maintain the scenic amenity of the rural landscape and have no significant environmental consequences.

The subject site and surrounding properties are all approximately 100 hectares or greater in size. The proposed development is not expected to unduly impact on the existing amenity of surrounding residents and relevant conditions should be included to ensure that the operation of aircraft only occurs between 6am to 6pm Monday to Friday as indicated in the proposal report.

2.3 Site Access and Traffic

The site gains access via Phillips Road which is constructed to a single lane gravel standard. It is not considered this proposal will have any impact on traffic to this local road.

2.4 Vegetation

The majority of the site has been cleared previously. Remaining vegetation on the site is not mapped as being of significance for conservation purposes.

2.5 Site Contamination

This site is not listed on the Environmental Management Register.

2.6 Local and/or State Planning Policies

There are no State or Local Planning Policies considered applicable to this application.
3.0 CONSULTATION

3.1 Internal

(a) Design Services Division

Design Services Division have no requirements.

3.2 External

(a) Public Notification

The application was advertised for public comment in accordance with the requirements of the Sustainable Planning Act and no submissions were received.

(b) Powerlink

This application required referral to Powerlink as an Advice Agency.

Initially Powerlink had some concerns with the close proximity and the alignment of the proposed airstrip to two transmission lines in the area. The applicant supplied further details to Powerlink who advised that they now have no objection to the proposal subject to some recommendations including both ends of the airstrip should be visibly and permanently marked, a no fly zone between and to the west of the alignment of Powerlink structure 1048-STR-5359 and the airstrip and the applicant should ensure compliance with the Electrical Safety Act 2002.

4.0 CONCLUSION

Subject to the operations of the airstrip in line with that outlined in the application no objection is raised to the proposal from a planning viewpoint.

P08/01/11 Moved: Cr A.J. Perrett Seconded: Cr D.R. Neilson

Recommend that Council, as Assessment Manager, APPROVE development application 2010-1035 for a Material Change of Use – Private Airstrip on Lot 242 LX496 located at 295 Phillips Road, Lower Wonga, subject to the following conditions:
Assessment Managers Conditions

Section 1.0 - Conditions to be satisfied prior to the commencement of the use

1.1 The development herein approved may not start until:
   (i) the following development permit has been issued and complied with as required -
       (a) Development Permit for Building Work.

Section 2.0 - General Conditions of Approval

2.1 The development shall be generally in accordance with the plan submitted with the application (Job No. 41811/A drawn by Murray & Associates (Qld) Pty Ltd and dated 16/06/10).

2.2 The airstrip is to be used for private use only.

2.3 The use of the facility is to be limited to aircraft owned or used regularly by the landowner except for the following:-
   (a) inspectors / assessors from the Civil Aviation Safety Authority.
   (b) emergency situations

2.4 Take-off and landings are to occur between the hours of 6am to 6pm Monday to Friday.

2.5 Flammable and Combustible Liquids stored on site are not to exceed limits prescribed for Minor Storage pursuant to AS 1940-2004, The storage and handling of flammable and combustible liquids. Quantities stored in excess of these limited will require a licence pursuant to the Dangerous Goods Safety Management Act 2001.

2.6 All aircraft operations are to be carried out in accordance with the “Civil Aviation Advisory Publication”.

2.7 Advice provided by Powerlink in correspondence dated 16/11/10, 04/08/10 and 19/10/10 is to be adhered to at all times.

Carried.
2/3

2010-0948 – Development Application for Material Change of Use – Community Services (Place of Worship) – 67 Groundwater Road, Southside – J. Eade

FILE NO: 2010-0948
APPLICANT: J. Eade
LANDOWNER: D. E. & C. E. Eade
RPD: Lot 67 LX838054
SITE ADDRESS: 67 Groundwater Road, Southside
SITE AREA: Parent Parcel - 1.19ha (Approved Subdivision Site Area - 2122m²)
PROPOSAL: Material Change of Use – Community Services (Place of Worship)
EXISTING ZONE: Rural
LEVEL OF ASSESSMENT Code Assessment (Consistent Use)
SUBMISSIONS: Nine (9) Submissions of Objection and Two (2) Submissions of Support

KEY POINT SUMMARY

- Application for a Material Change of Use to establish a “Community Services” (Place of Worship) at 67 Groundwater Road, Southside.
The site is currently within the Rural Zone, although is clearly situated within an urban setting.

“Community Services” are a ‘consistent’ use within the Rural Zone (Gympie Planning Area) and are also appropriate uses within urban residential settings, when appropriate siting and buffering occurs.

Proposal does not currently comply with the minimum boundary setbacks and landscaping provisions specified within the Planning Scheme. Conditions requiring an amended layout for the development, in order to achieve full compliance with these requirements, have been imposed.

Proposal complies with the remainder of the outcomes sought by the Planning Scheme or has been conditioned to do so.

Nine (9) submissions of objection and two (2) submissions of support were received.

The issues raised were considered throughout the assessment process and where appropriate, suitable conditions have been prepared and included within the recommendation.

Application APPROVED, subject to conditions.

**Report:** (Planning Officer – M.K. Matthews and Acting Manager Development and Compliance – K.M. Toomey)

**1.0 INTRODUCTION**

This application seeks Council’s approval for a Material Change of Use to establish Community Services (Place of Worship), on proposed Lot 1 of approved subdivision (DA17956), at Groundwater Road, Southside, properly described as Lot 67 LX838054 (parent parcel).

**1.1 Site Description**

The subject site is located on Groundwater Road, approximately 140 metres from its intersection with Heritage Lane, Southside.

The subject lot is situated within the Gympie Planning Area and is zoned Rural, although is clearly located within an urban setting. The topography of the site falls at a slope of approximately 10% towards the rear of the allotment (towards Waldock Road). The allotment fronts a sealed road and is generally clear of vegetation.

The site currently contains one (1) existing dwelling house, however approval has been given for Reconfiguring a Lot - Subdivision to Create Ten (10) Additional Lots, ranging in size from 700m² up to 1 410m² and a balance area of 2 122m² (proposed Lot 1), which is to contain the place of worship.
The approved plan of subdivision is reproduced below.
1.2 The Proposal

This application seeks a development permit for a Material Change of Use to establish a place of worship on land situated at Groundwater Road, Southside. Specifically, the proposed use involves a Church for the Exclusive Brethren to be used solely for a place of worship and it has not been proposed to make the facilities available for general hire. The development is proposed to consist of a single main building, with a total GFA of 250m²; a formalised carparking area consisting of 29 spaces (incorporating 27 standard spaces and two (2) disabled spaces); and a small amount of landscaping.
The proposed layout is reproduced below.
1.3 Surrounding Land Use

The surrounding land is characterised by residential allotments (as is generally the case on the Southside), generally improved with single detached dwelling houses and associated domestic outbuildings. The site itself has been approved for further subdivision, and on the opposite side of Waldock Road is the Eagle Heights Estate. Allotments Zoned for Housing and Rural purposes, are located within the general vicinity of the proposed development site.
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, the proposed use is defined as “Community Services”, which is determined to be a ‘Consistent Use’ within the Rural Zone.

2.1.2 Planning Scheme Provisions

Gympie Planning Area Code

The site is zoned Rural, however is located within what is unquestionably an urban setting on the Southside, for which a place of worship is identified as a ‘consistent’ land use. In order to achieve the performance criterion for the siting of commercial buildings in the Rural Zone, for which Specific Outcome 9 states that “buildings, structures and other works are appropriately sited with respect to boundary setbacks to protect the privacy of access to natural light and breeze of adjoining and surrounding premises,” the proposal needs to provide setbacks as if the land where Zoned Housing, which are as follows:

- Road Boundary – 6.0 metres
- Side Boundary (adjoining land used for or identified for residential purposes) – 5.0 metres
- Rear Boundary (adjoining land used for or identified for residential purposes) – 6.0 metres

The proposal in its current form falls short of the required minimum setbacks and in order to achieve this, conditions have been imposed, requiring a redesign to full compliance with Code requirements.

Infrastructure Works Code

The proposal is able to comply with the requirements of the Infrastructure Works Code or alternatively can be conditioned to do so. Council’s Design Services Division report provides further detail.

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.’

Further, the Landscaping provisions for “Community Services” development, on sites 1.0 hectare or less:

- Along all frontages – landscaped areas a minimum 2 metres wide at any point averaging 3 metres wide; and
- Along all boundaries with lots used for Accommodation Premises, Dwelling Houses or Multi-residential or Zoned Housing – landscaped areas a minimum 2 metres wide at any point and averaging 3 metres wide; and

- Car parking areas landscaped with shade trees, at a rate of one (1) tree per six (6) parking spaces, or five (5) trees per 1 000m² of site area.

Note: each planting bed for a shade tree is to be of a minimum area of 2m² and is to be unsealed, permeable and bollarded to exclude vehicles.

A limited amount of landscaping has been identified on the proposal plans, and there are some significant areas of non-compliance with minimum widths along most boundaries (some areas as narrow as 0.5 metres) and the absence of shade trees within the car park area. A condition requiring an amended development layout, in order to achieve full compliance with the above landscaping provisions has been imposed.

Erosion and Sediment Control Code

Suitable conditions can be imposed at the Building and Operational Works stages to ensure that the outcomes sought by the Erosion and Sediment Control Code are able to be met.

Vehicle Parking and Access Code

The outcomes of this Code are the provision of sufficient vehicle parking for users of the premises on site, adequate circulation space within the site and safe and efficient movement of vehicles at ingress or egress points.

The Planning Scheme nominates a car parking requirement of 1 space per 10m² of GFA for a Place of Worship (Church). For this development, this equates to 25 on-site car spaces. The proposal currently exceeds this requirement, by providing a total of 29 sealed spaces (incorporating 27 standard spaces and two (2) disabled spaces), however as the development layout requires amendment to comply with setback and landscaping provisions, the car park area will subsequently be reduced. A condition has been included requiring a revised layout to be submitted, providing a minimum of 1 space per 10m² of GFA, in addition to adequate manoeuvring areas.

Resource Areas Code

The Resource Areas Code relates to the site’s Rural Zoning and the presence of Good Quality Agricultural Land (GQAL). The code seeks to preserve such land for agricultural uses, however, given the previous Development Permit issued over the site for an urban subdivision and the surrounding urban setting, this matter is considered to have already been addressed.
2.2 Local and/or State Planning Policies

No State Planning Policies are considered applicable.

3.0 PLANNING CONSIDERATIONS

3.1 Appropriateness of the Proposal

The overall intent of the Rural Zone is primarily for rural activities, but it is also intended to accommodate a range of ancillary uses that respect the values of the land and amenity of the area. The proposed church is recognised by the Planning Scheme as a ‘consistent’ use in the Rural Zone and is also considered to be an appropriate use within an urban residential setting (which the site can be more accurately described as, despite the zoning), provided that the provisions in relation to appropriate siting and buffering are met.

Provided the development is appropriately sited, buffered, landscaped etc., as required by the conditions imposed seeking a revised layout, it is unlikely to cause any amenity impacts on neighbouring properties, or the area as a whole. Neighbouring residential activities are likely to remain unaffected by this proposal, and noise and traffic generation and stormwater management, can be appropriately managed through the conditions that have been imposed.

3.2 Impact on Amenity

A compliant noise report was submitted and appropriate measures and/or conditions have been imposed in order to minimise and/or mitigate any likely environmental impacts.

3.3 Site Access and Traffic

The development site has access to Groundwater Road, which is a sealed road. Council’s Design Services Division report refers.

3.4 Site Contamination

This site is not listed on the Environmental Management Register.
4.0 CONSULTATION

4.1 Internal

(a) Design Services Division

Report: (Manager, Major Projects – N. Weller)

This engineering report is based on information submitted with the original application (anonymous) and further information submitted by David Sabiston by letter of 19 October 2010 (Transport Assessment Report, October 2010, TTM Consulting and Revision K of the “Church Site” 21/7/10, OPUS).

TRAFFIC
The Traffic Assessment report by TTM Consulting is accepted. From this report it is calculated that the use will generate an average of 40 vehicle trips per day. Queensland references are silent on Traffic Generation from Places of Worship but the figures do correlate with figures from San Diego and Florida.

Roadworks Infrastructure Charges apply.

FRONTAGE ROADS / ACCESS
The property will access Groundwater Road. TTM Consulting recommend the provision of a standard commercial two (2) lane cross-over with no further treatment (other than installation of kerb and channel and widening the pavement and seal to the kerb and channel) on Groundwater Road. This widening has been done as part of the prior lot realignment. The applicant has not addressed sight distances. Sight distances have been checked by Council staff and considered adequate. A footpath has been constructed on the Groundwater Road verge as part of the prior Reconfiguration of a Lot.

FLOODING / SITE DRAINAGE
The site is above Mary River Q100. The predominately hardstand development will drain to existing stormwater drainage easements.

CAR PARKING
The car park has been designed to comply with Australian Standards.

WATER AND SEWERAGE
The lot was connected to water services and sewerage as part of the prior Reconfiguration of a Lot. Headworks charges are applicable.

OTHER SERVICES
Telecommunications and power are available.
SUBMISSIONS
The engineering aspect of the submissions are:
(a) Additional traffic;
(b) Additional traffic to that declared by the applicant;
(c) Degradation of Groundwater and Waldock Roads;
(d) Access located close to a ‘dangerous crest’.

(a) The traffic report by TTM Consulting is based on information supplied by the applicant and is consistent with a normal place of worship.
(b) Should the generated traffic be greater than that declared by the applicant, the applicant is in breach of the Planning Scheme.
(c) The Roadworks Infrastructure charge is the “payment” for the increased traffic on these roads.
(d) Sight distances for the proposed access have been checked by Council staff and are considered adequate.

Design Services Division conditions have been incorporated into the recommendation.

(b) Health & Environmental Services

Health & Environmental Services conditions have been incorporated into the recommendation.

(c) Access Advisory Committee

The Access Advisory Committee’s conditions have been incorporated into the recommendation.

4.2 External

(a) Public Notification

The application was determined to be “Code Assessable” only and as such was not required to be publicly notified. The Development Application was however, included within Council’s regular advertisement in the Gympie Times and nine (9) submissions of objection and two (2) submissions of support were received, which do not attract appeal rights.
### SUBMISSION 1

<table>
<thead>
<tr>
<th>CONCERNS</th>
<th>PLANNING COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Property devaluation from a commune type development.</td>
<td>1. The use is identified as consistent within the Rural zone. Council cannot make land use decisions based on hypothetical real estate market forces, nor discriminate between distinct land uses as they are defined in the Planning Scheme unless they are inconsistent within any given zone.</td>
</tr>
<tr>
<td>2. Traffic concerns due to the church attendances on Mondays, Tuesdays, Wednesdays, Saturdays and Sundays from 6am with three (3) services throughout the day.</td>
<td>2. Design Services Division report refers.</td>
</tr>
</tbody>
</table>

### SUBMISSION 2

<table>
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<tr>
<th>CONCERNS</th>
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<tbody>
<tr>
<td>1. The access point is proposed in a dangerous location onto a busy road.</td>
<td>1. Groundwater Road is not identified as a main road, arterial road or sub-arterial road under Council road hierarchy. Design Services Division report further refers.</td>
</tr>
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</table>

### SUBMISSION 3

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<tr>
<td>2. Property devaluation.</td>
<td>2. The use is identified as consistent within the Rural zone. Council cannot make land use decisions based on hypothetical real estate market forces, nor discriminate between distinct land uses as they are defined in the Planning Scheme unless they are inconsistent within any given zone.</td>
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**SUBMISSION 4**

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</thead>
<tbody>
<tr>
<td>1. Confusion regarding the application in 2008 making mention of dwellings and residential housing.</td>
<td>1. It is assumed that the submitter refers to the original subdivision application to create ten (10) additional lots under DA 17956 which has already been mentioned. This is a new and separate application for Material Change of Use.</td>
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<tr>
<td>2. Noise and traffic concerns.</td>
<td>2. The proposal was referred to Council’s Design Services Division regarding traffic concerns and to Council’s Health and Environmental Services regarding noise concerns. A compliant noise report was submitted and these concerns can be appropriately conditioned.</td>
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<tr>
<td>3. Disregard for neighbouring residents.</td>
<td>3. The proposal is identified as Code Assessable under Council’s Planning Scheme in the Rural Zone and as such, formal public notification was not required under SPA.</td>
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<tr>
<td>4. Property devaluation.</td>
<td>4. The use is identified as consistent within the Rural zone. Council can not make land use decisions based on hypothetical real estate market forces, nor discriminate between distinct land uses as they are defined in the Planning Scheme unless they are inconsistent within any given zone.</td>
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**SUBMISSION 5**

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2. Property devaluation. 2. The use is identified as consistent within the Rural zone. Council cannot make land use decisions based on hypothetical real estate market forces, nor discriminate between distinct land uses as they are defined in the Planning Scheme unless they are inconsistent within any given zone.

### SUBMISSION 6

<table>
<thead>
<tr>
<th>CONCERNS</th>
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<tbody>
<tr>
<td>1. Extra traffic flow concerns regarding the proposed use on Groundwater Road and Waldock Road.</td>
<td>1. Design Services Division report refers.</td>
</tr>
<tr>
<td>2. Property devaluation due to the demographic the Exclusive Brethren attracts and subsequent ongoing impacts.</td>
<td>2. Council can not make a land use decision discriminating on the denomination of any specific religion, race or otherwise.</td>
</tr>
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### SUBMISSION 7

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### SUBMISSION 8

<table>
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<tbody>
<tr>
<td>1. Concern regarding the timing of Council information regarding the development.</td>
<td>1. The use is identified as Code Assessable within Council’s Planning Scheme, and therefore does not require any formal notification, however Council still advised nearby landowners to seek comment.</td>
</tr>
<tr>
<td>2. Work on site has been proceeding for many months.</td>
<td>2. There are no structures as yet on site. The only work visible after inspection is assumed to be undertaken as the applicant may need to satisfy conditions of their previous subdivision approval under DA17956.</td>
</tr>
</tbody>
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SUBMISSION 9

<table>
<thead>
<tr>
<th>CONCERNS</th>
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<tbody>
<tr>
<td>1. Appearance of the building of the church itself.</td>
<td>1. When dealing with this Material Change of Use proposal, Council will require a subsequent building approval to be issued. Building standards will be required to be adhered to at this stage.</td>
</tr>
<tr>
<td>2. Lack of landscaping when the place of worship starts operating and fencing that is not aesthetically pleasing.</td>
<td>2. Council can reasonably require standards of landscaping to be adhered to as a condition of approval. Any shortfall would be a breach of a condition of a Development Approval. Screening through fencing follows a similar process through the imposition of conditions.</td>
</tr>
<tr>
<td>3. Extra traffic flow concerns regarding the proposed use and an apparent lack of car parking.</td>
<td>3. Design Services Division report refers.</td>
</tr>
<tr>
<td>4. Confusion regarding a lack of appeal rights to Council’s decision.</td>
<td>4. The use is identified as Code Assessable within Council’s Planning Scheme, and therefore does not require any formal notification, however Council still advised nearby landowners to seek comment. The imposition of appropriate conditions aims to appease these concerns.</td>
</tr>
</tbody>
</table>

b) Referral Agencies

No Referral Agencies are applicable to this application.

5.0 CONCLUSION

The application proposes a Material Change of Use to establish a Place of Worship on a site at Groundwater Road, Southside, described as Lot 67 LX838054.

This application is “code assessable” under the arrangements of the Planning Scheme. The Sustainable Planning Act 2009 (SPA) requires Council, as assessment manager, to approve applications for development consistent with the applicable codes. The foregoing assessment demonstrates that the subject proposal either satisfies, or can be conditioned to satisfy, the applicable codes in the planning scheme, and appropriate conditions can also be imposed to manage the ongoing effects of the proposed use at this location.
Additionally, the applicant served a “Deemed Approval Notice” on Council on 6 January 2011, at the same time as providing an earlier requested noise report. Under the relevant provisions of SPA, Council has ten (10) business days after receiving a deemed approval notice to notify the applicant of conditions, failing which the application is taken to be approved, subject to “standard conditions” determined by the Minister. Whilst such conditions are reasonably comprehensive, they are not customised to suit particular circumstances and should be relied upon as a last resort only.

The development proposal requires an amended layout in order to ensure appropriate compliance is achieved with regards to siting and landscaping.

The ten (10) business day period expires on 20 January 2011 and it is necessary to issue a Development Permit before that date to ensure appropriate conditions, including a revised layout achieving full compliance with siting and landscaping provisions, are imposed on the development.

P09/01/11 Moved: Cr R.A. GâtéSeconded: Cr A.J. Perrett

Recommend that in relation to Development Application 2010-0948 for Community Services (Place of Worship) over Lot 67 LX838054, located at 67 Groundwater Road, Southside, Council note that a Decision Notice has been issued, APPROVING the application, subject to the following conditions:

Assessment Manager’s Conditions

Section 1 Conditions to be Satisfied Prior to the Commencement of the Approved Use

1.1 (i) The plan/s submitted with the application (Plan Nos. GY N-Y9018.00/M0.1 Issue K, GY N-Y9018.00/M0.2 Issue A and GY N-Y9018.00/M0.2 Issue B), drawn by Opus Qantec McWilliam and dated 15-09-09, 08-06-10 and 08-06-10 respectively), shall be amended as required by the Conditions of this Development Permit.

(ii) Prior to lodging a development application for Building Works three (3) copies of amended development plans showing the above modification/s 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 has been issued and complied with as required -

(a) Development Permit for Building Work (Church);
(ii) development authorised by the above permit has been completed to the satisfaction of Council’s Chief Executive Officer.

1.3 The layout is to be amended to achieve the following minimum setbacks:
(i) 6.0 metres from road boundary;
(ii) 5.0 metres from side boundary (adjoining land used for or identified for residential purposes); and
(iii) 6.0 metres from rear boundary (adjoining land used for or identified for residential purposes).

1.4 Landscaping shall be undertaken in accordance with an approved landscaping plan and is to incorporate the following requirements:
(i) Along all frontages, side and rear boundaries – landscaped areas a minimum 2 metres wide at any point averaging 3; and
(ii) car parking areas landscaped with shade trees in accordance with Schedule Table 9: Minimum Landscaping Requirements.

Note: Landscaping is to consist of three tiered planting, include 70% locally endemic species and is to be in accordance with the minimum planting densities specified in Schedule 8 – Minimum Landscaping Dimensions and Works.

1.5 (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.

1.6 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 will be in accordance with Council’s Policy and the amount applicable at the time of payment.

1.7 A contribution of $750 is to be paid to Council towards the provision of street lighting in the vicinity of the site.

1.8 Contribution is to be made towards Water Supply Headworks in accordance with Council’s Planning Scheme Policy 7: Water Supply and Sewerage Headworks Contributions, Works External and Works Internal. The contribution will be based on Council's policy and the rate applicable, at the time of payment.
1.9 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 will be based on Council's policy and the rate applicable, at the time of payment.

1.10 A 1.8 metre high timber paling fence (or similar) is to be constructed along all side and rear boundaries and shall incorporate the two (2) acoustic barriers, which are to be constructed in accordance with the specifications outlined in the Environmental Noise Level Study prepared by David Moore & Associates Pty Ltd, report no. R10148/D2503/Rev.0/24.12.10.

1.11 Access to the proposed development is to be constructed in accordance with the requirements of Council’s Standard Drawing No. R-05.

1.12 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.

1.13 Provide a minimum of one (1) off-street car parking space per 10m² of Gross Floor Area, including access and manoeuvring areas, for the development.

1.14 Provide an accessible car parking bay which complies with the requirements of AS 2890.6, particularly, but not limited to, gradient, dimensions and signage.

1.15 Provide a continuous path of travel between the accessible parking bays and the main entrance of the building which complies with AS 1428.1 including construction of the finished ground surface from slip resistant materials and a clear width of 1000mm.

1.16 The main entrance doorway to the building is to comply with AS1428.2 and is to allow independent access by people using wheelchairs or other mobility aids. 
Note: This includes no steps at the front entrance and independently accessible front doors.

1.17 Provide unisex accessible toilet facilities that comply with AS 1428.1, including, but not limited to, circulation space requirements, fittings, fixtures and signage.
1.18 The proposed internal fit-out of the building is to provide appropriate access and circulation space for members and visitors who may use wheelchairs and other mobility aids to all parts of the building.  
*Note: This includes a continual accessible path of travel to all facilities with appropriate circulation space and adequate clear doorway widths.*

1.19 Provide that every area and facility open to the public is available and accessible to people with a disability. This includes male and female access to baby change facilities and parenting facilities.

1.20 All cleared vegetation is to be suitably processed or removed from the site at no cost to Council. Prior to the commencement of clearing works on site the preferred means of disposal of cleared vegetation is to be approved by Council’s Chief Executive Officer. The following means of disposal are acceptable, but are not limited to:

(i) Processing through a woodchipper.
(ii) Disposal for firewood.
(iii) Disposal for landscaping.
(iv) Transport to alternative site for breaking down materials.  
*Burning off is not an acceptable means of disposal and will not be approved.*

*Note: Bulk green waste is no longer accepted at any Council landfill site.*

1.21 Approved refuse containers are to be kept in an imperviously paved area provided with a hose and cock and a suitable enclosure to enclose the refuse storage to the satisfaction of Council’s Chief Executive Officer.

1.22 The number and type of refuse containers provided on site is to be determined in accordance with Council’s Rating Policy.

1.23 Servicing of refuse containers is to be at a location approved by Council’s Chief Executive Officer.

1.24 Roof and surface water is to be collected on site and is to be discharged through an underground drainage line into the existing drainage easement.

1.25 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.
1.26 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.

1.27 Connection is to be made to Council’s Water Supply and Sewerage reticulation systems at no cost to Council to the satisfaction of Council’s Chief Executive Officer.

1.28 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.

1.29 Erosion and sediment control measures 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 Sites”. The design shall be submitted to Council for approval with subsequent development applications for operational work.

1.30 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 of Approval

2.1 The emission of noise from this development must not exceed the levels specified below:

<table>
<thead>
<tr>
<th>Period</th>
<th>Noise level measured as the Adjusted Maximum Sound Pressure Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>7am to 10pm</td>
<td>Background Noise Level plus 5dB(A)</td>
</tr>
<tr>
<td>10pm to 7am</td>
<td>Background Noise Level plus 3dB(A)</td>
</tr>
</tbody>
</table>

2.2 All signs are to be within the property boundary and shall comply with the relevant provisions of Council’s Advertising Devices Code as applicable.

Note: Further Development Permits for Operational Work may be required in this regard.

2.3 There is to be no detrimental effect upon the amenity of the neighbourhood by reason of the creation of excessive noise, lighting nuisance or other emissions at any time in Council’s opinion.
2.4 Hours of operation shall be from 5.30pm – 9.00 pm Monday to Friday (for no more than three (3) nights within this five (5) day period), 7.00am – 11.00am Saturdays, and 6.00am – 6.00pm on Sundays unless otherwise approved by Council.

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 All appliances and equipment including air conditioner units shall be installed and/or housed so as to prevent the emission of unreasonable noise.

2.7 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.

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

Notes

(i) In carrying out your activity you must take all reasonable and practicable measures to ensure that it does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”). You will comply with the cultural heritage duty of care if you are acting in accordance with the gazetted cultural heritage duty of care guidelines. An assessment of your proposed activity against the duty of care guidelines will help determine whether or to what extent Aboriginal cultural heritage may be harmed by your activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from the Department of Natural Resources and Water ~ phone (07) 3238 3838 or website www.nrw.qld.gov.au.

Carried.
Re: **Minute: P10/01/11**  
Request to Change an Existing Approval for Material Change of Use – Multi-Unit Accommodation (43 Dwelling Units) and Reconfiguring a Lot (to create 43 lots)  
Site: Community Title’s Scheme SP167404, 20 Gympie Road, Tin Can Bay  
From: Eaglemont Nominees c/- GHD  
File: DA07113

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

1.0 **Introduction**

Application is made to change an existing approval for multi-residential development at Tin Can Bay, at the Tuncunba Gardens residential estate.
2010 Aerial Photo of Site
2.0 History

This development was originally approved in 2002 as a ‘Relocatable Home Park’. In 2003 a subsequent application was made over the site for multi-unit accommodation, comprising 43 slab on ground units on individual titles. This approval incorporated 8 x 2 storey buildings on sites 10-17.

A condition of the approval also restricted the plot ratio of units within individual sites to 0.6.

A request to amend the application was made in 2005 to permit an additional 10 x 2 storey units to that previously approved. Overall, two storey units were permitted on lots 5, 7, 10-17, 19, 21, 27, 29, 32, 34, 38 and 41.

The approved plan for the development nominated the setbacks to be achieved for each unit. A copy of this plan follows.
A complaint was made to Council late 2009, alleging the required setbacks for lot 4 were not being adhered to, as construction on this lot had commenced. Investigations indicated the building had been privately certified and the approved building work plans conflicted with the setbacks nominated on the approved material change of use plan. Additionally, the unit constructed on lot 30 appeared to encroach the approved setbacks.

Subsequent meetings with the applicant resulted in this ‘request to change’ application being lodged.
3.0 **Requested Changes**

The requested changes include:

- extend the currency period to 1 January 2015;
- approval of amended plan to legitimise buildings constructed over lots 4-6 and 30 and allow reduced setbacks;
- further approve reduced setbacks on lots 8, 18-21, 28, 32, 33 which are yet to be constructed;
- delete the restriction in condition 7.2 to a 0.6 plot ratio; and
- amend condition 9.6 to allow the development already completed not to have water meters.
The approved and proposed setbacks are summarised in the following table.

<table>
<thead>
<tr>
<th>Lot</th>
<th>Approved Setbacks</th>
<th>Proposed Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Side Boundary</td>
<td>Front Boundary</td>
</tr>
<tr>
<td>4</td>
<td>3.5m - 1.7m at the corner</td>
<td>2m internally 3m (Bream St)</td>
</tr>
<tr>
<td>5</td>
<td>0m</td>
<td>2m internally 3m (Bream St)</td>
</tr>
<tr>
<td>6</td>
<td>0.75m 0m</td>
<td>2m internally 3m (Bream St)</td>
</tr>
<tr>
<td>8</td>
<td>0.75m</td>
<td>2m (internally) 3m (Bream St)</td>
</tr>
<tr>
<td>18</td>
<td>1.85m (except 0.4m at the cnr with lot 17)</td>
<td>2m internally 3.2m (Whiting St)</td>
</tr>
<tr>
<td>19</td>
<td>1.5m</td>
<td>2m (internally) 3.2m (Whiting St)</td>
</tr>
<tr>
<td>20</td>
<td>1.5m</td>
<td>2m (internally) 3.2m (Whiting St)</td>
</tr>
<tr>
<td>21</td>
<td>1.5m</td>
<td>2m (internally) 3.2m (Whiting St)</td>
</tr>
<tr>
<td>28</td>
<td>1.5m</td>
<td>2m</td>
</tr>
<tr>
<td>30</td>
<td>0m</td>
<td>2m (except cnr at 0.5m 2m)</td>
</tr>
<tr>
<td>32</td>
<td>1.5m</td>
<td>2m</td>
</tr>
<tr>
<td>33</td>
<td>1.5m</td>
<td>1.9m</td>
</tr>
</tbody>
</table>

Grounds submitted to support the amendments include:

- ‘The variations to the development setbacks are minor when viewed from the sites road frontages;’
- ‘The number and location of two (2) storey buildings remains unchanged;’
- ‘The development type and use remains unchanged;’
- ‘The overall site plot ratio is about 0.43 which is well below the maximum allowable by the Planning Scheme of 0.60. In our clients view the restriction in the last sentence of condition 7.2 was never intended to limit the two (2) storey plot ratio as it could be interpreted;’
- ‘Some of the buildings have greater articulation in the façade and setbacks and there is some give and take which probably improves the overall appearance;’
- ‘The amount of private open space remains similar with some open space lost due to the setback changes but with the inclusion of additional decks/patios the net outcome or result will be similar;’
- ‘The extent of community open space and facilities remains unchanged and is more than is normal for this type of development. In addition the development is adjacent to the town reserve which provides an added amenity which would have been in Council’s mind when the approval was granted.’
Units built over lots 4-6 backing onto Bream Street

Gympie Regional Council
Dwelling Units constructed on Lots 29 and 30
4.0 Assessment

Water Meters
Previous Council minute P17/11/10 resolved to support an amendment of the approval to delete the requirement for individual water meters to be provided to those houses that were the subject of a plumbing assessment application before 1 January 2008.

Extension of Currency
The request for an extension of the currency period is supported given 23 of the 43 approved dwelling units are built and occupied and all the civil works and common facilities have been completed.

Amended Development Plan
The reduced setbacks and increased plot ratio result in a substantially denser development to that initially approved by Council and, as indicated by complaints from existing residents, cannot be considered expected by those that bought into the estate. Additionally, the site is not included within the ‘mixed housing preferred use area’ in the 2005 Cooloola Planning Scheme nor does it comply with the setbacks for multi-residential development in this Scheme.

This multi-residential development was initially supported in 2003 on the basis that it was similar to the previously approved Relocatable Home Park and was to adopt the previously determined development parameters established in that development. It is considered unlikely, particularly given Council’s more recent decisions on unit proposals outside the designated area at Tin Can Bay, that a fresh development application proposing units at this density would be supported today.

The scale and bulk of the amended development plan is also much greater than that of the immediate surrounding area.

Concerns raised by a complainant of the increased density include:

- inappropriateness of having 2 storey buildings less than 1.5m from the Bream Street road frontage;
- reduced garden space;
- fire protection from reduced setbacks;
- blind corners created internally due to minimal setbacks;
- reduction in views externally to those dwelling units constructed as single storey;
- no consultation from the developer to existing residents/owners;
- the proposal was not anticipated when they bought into the estate.

The majority of these concerns raised are considered legitimate, however building regulations would dictate fire protection requirements in relation to the reduced setbacks.
Some other concerns have also been raised with the overall development, including:

- pedestrian and vehicle conflict on the internal driveways;
- no boat parking; and
- narrow internal roads,

however these are design issues that should have been addressed during the original assessment.

Based on the reasons outlined above, support for the amended development plan is not considered warranted and the setbacks and plot ratio parameters imposed on the original approval should remain for the dwelling units still to be constructed.

Any action to make those units already built accord with the approval could be lengthy and costly, but ultimately needs to be a decision of Council.

**DTMR Referral**
The request was referred to Department of Transport and Main Roads given they were a Concurrence Agency for the original application. This Agency has offered no objection to the change, including an extension of the currency period to 2015.

**P10/01/11 Moved: Cr G.L. Engeman Seconded: Cr J.A. Walker**

Recommend that the application be held over until the next Planning & Development Committee Meeting on 2 February 2011.

Carried.

**SECTION 3: RECONFIGURING A LOT APPLICATIONS**

Nil

Cr L.J. Friske left the meeting at 11.37 a.m.
## SECTION 4: PLANNING APPLICATIONS PENDING

### 4/1 Planning Applications Pending

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

**Abbreviations:**
- **AN** Acknowledgment Notice
- **AL** Acknowledgement Letter
- **RFI** Request for Further Information
- **DMS** Decision Making Stage
- **DN** Decision Notice
- **ADN** Amended Decision Notice
- **NDN** Negotiated Decision Notice
- **ALOD** Adjoining Land Owners Details
- **PN** Public Notification
- **PNS** Public Notification Stage
- **SP** Survey Plan

<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><strong>MATERIAL CHANGE OF USE – IMPACT ASSESSMENT</strong></td>
<td></td>
<td></td>
<td></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>DA253 Allen &amp; Dray (KMT)</td>
<td>Dray Road, Widgee</td>
<td>Extractive Industry (Rock Quarry) &amp; ERA # 20</td>
<td>DMS. Application on hold pending applicant’s advice.</td>
</tr>
<tr>
<td>2009-0748 Orica Quarry Services (TMS)</td>
<td>720 Moy Pocket Road, Moy Pocket</td>
<td>Special Industry (Bulk Storage Depot &amp; Magazine Facility) and Environmentally Relevant Activity (ERA# 8 Chemical Storage (Threshold 4)</td>
<td>DMS. Report to P&amp;D Committee Meeting. (160) Submissions. (2) Petitions.</td>
</tr>
<tr>
<td>2009-1859 Christensen (MKM)</td>
<td>14 Glastonbury Road, Southside</td>
<td>2 x Two (2) Storey Town Houses &amp; 2 x Two (2) Unit Apartments</td>
<td>DMS. Report to P&amp;D Committee Meeting. (1) Submission.</td>
</tr>
<tr>
<td>2009-1935 Elliot (MKM)</td>
<td>1866 Kin Kin Road, Wolvi</td>
<td>Extractive Industry (Removal of up to 3000 tonnes of Material per Annum)</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2010-0827 Gear Family Investments Pty Ltd (KMT)</td>
<td>6A Parsons Road, Gympie</td>
<td>Multi-Residential (Nine (9) Units)</td>
<td>RFI sent 27/07/10. Awaiting applicant’s response.</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>2010-0860 Tim Developments Pty Ltd (MKM)</td>
<td>168 Old Maryborough Road, Gympie</td>
<td>COMBINED Preliminary Approval (Industrial &amp; Commercial Development) &amp; Subdivision to Create 18 Additional Lots &amp;</td>
<td>PNS. ALOD to be sent.</td>
</tr>
<tr>
<td>2010-0891 Roberts Bros Pty Ltd (KMT)</td>
<td>600 Bruce Highway, Chatsworth</td>
<td>Preliminary Approval to Effect the Local Planning Scheme</td>
<td>Application on hold till 05/01/11. DTMRFri issued 15/07/10 &amp; DI&amp;P rfi issued 05/07/10.</td>
</tr>
<tr>
<td>2010-1035 Roberts White Bros Pty Ltd (SFC)</td>
<td>295 Phillips Road, Lower Wonga</td>
<td>Private Airstrip and Associated Hangar</td>
<td>DMS. Report to P&amp;D Committee Meeting. Refer to Item 2/2 in Today’s Agenda.</td>
</tr>
<tr>
<td>2010-1125 Bowser White Bros Pty Ltd (MKM)</td>
<td>62 Happy Valley Road, Kandanga Creek</td>
<td>General Industry (Engineering Workshop)</td>
<td>DMS. Report to P &amp; D Committee Meeting. Refer to Item 2/1 in Today’s Agenda.</td>
</tr>
<tr>
<td>2010-1280 Venaglia Enterprises Pty Ltd (SFC)</td>
<td>105 Duke Street, Gympie</td>
<td>Multi-Residential (Four (4) Dwelling Units)</td>
<td>RFI sent 14/10/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2010-1348 Newman White Bros Pty Ltd (SFC)</td>
<td>149 Tagigan Road, Goomboorian</td>
<td>Food or Entertainment Venue (Function Venue)</td>
<td>DMS. Report to P&amp;D Committee Meeting. Four (4) Submissions.</td>
</tr>
<tr>
<td>2010-1362 Barton White Bros Pty Ltd (SFC)</td>
<td>27 Dan Meurant Drive, Curra</td>
<td>Low Impact Industry (Storage Shed for Four (4) School Buses)</td>
<td>PNS. ALOD to be sent.</td>
</tr>
<tr>
<td>2010-1870 Canty Venaglia Enterprises Pty Ltd (SFC)</td>
<td>Bella Creek Road, Bella Creek.</td>
<td>Accommodation Premises (Camping &amp; Cabins) Food or Entertainment Venue (Multi Sports Park &amp; Kiosk) and ERA #63 Sewage Treatment (2) (a) 21ep to 100epPremises</td>
<td>RFI sent 10/01/11. Awaiting applicant’s response. Concurrence Agencies DERM, DTMRFri &amp; DIP. Advice Agency DERM.</td>
</tr>
<tr>
<td>2010-1921 Nargoon Cattle Co (SFC)</td>
<td>Old Boonara Road, Cinnabar</td>
<td>MCU - Intensive Animal Husbandry (Increasing Existing 100 to 499 SCU Feedlot) &amp; ERA #21(b) Intense Animal Feed Lotting Cattle 150-1000scu</td>
<td>AN to be issued 10/12/10. RFI due. Concurrence Agency DEEDI.</td>
</tr>
<tr>
<td>2010-1978 Weeks Nargoon Cattle Co (MKM)</td>
<td>2 Channon Street, Gympie</td>
<td>Food or Entertainment Venue (24 Hour Gymnasium)</td>
<td>AN issued 22/12/10. RFI due. Concurrence Agency DTMRFri.</td>
</tr>
<tr>
<td>File Number &amp; Applicant</td>
<td>Location</td>
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</tr>
<tr>
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</tr>
<tr>
<td>2010-1948 Optus Pty Ltd C/- Aurecon Group (MKM)</td>
<td>Bayside Road, Tin Can Bay</td>
<td>Public Utility (Telecommunication s Facility)</td>
<td>AN issued 22/12/10. RFI due.</td>
</tr>
<tr>
<td>2010-2019 G &amp; G Securities (TMS)</td>
<td>Cootharaba Road, Gympie</td>
<td>Seeking a Preliminary Approval Varying the Effect of the Local Planning Instrument</td>
<td>AN issued 10/01/11. RFI due. Concurrency Agencies DTMR, DIP, Energex.</td>
</tr>
<tr>
<td>2010-2055 Anderleigh Enterprises Pty Ltd (MKM)</td>
<td>270 Sorensen Road, Gunulda</td>
<td>Extractive Industry (Extraction &amp; Screening of Soil, Sand &amp; Gravel) and Environmentally Relevant Activity (ERA #16, 2 (c) – Screening 100,000t to 1,000,000t pa)</td>
<td>AN to be issued. RFI due. Concurrency Agency DERM.</td>
</tr>
<tr>
<td>2010-2014 Monkira Dev P/L AFT Tilt Family Trust (SFC)</td>
<td>3 &amp; 7 Flynn Road, Gympie</td>
<td>MCU – Multi-Residential (23 Dwelling Units) &amp; RAL – Boundary Realignment.</td>
<td>RFI due.</td>
</tr>
</tbody>
</table>

**MATERIAL CHANGE OF USE – CODE ASSESSMENT**

<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>DA16074 Go West Gympie Pty Ltd (MKM)</td>
<td>27 Louisa Street, Gympie</td>
<td>General Industry (Motor Vehicle Workshop &amp; Environmentally Relevant Activity ERA #28 – Motor Vehicle Workshop)</td>
<td>Part RFI response received 16/12/10.</td>
</tr>
<tr>
<td>DA17123 Wilson (MKM)</td>
<td>26 Burns Road, Ross Creek</td>
<td>Accommodation Premises (Farm Cabins)</td>
<td>Letter sent 08/10/10 requesting intentions to finalise.</td>
</tr>
<tr>
<td>2008-1574 Gerhardt (TMS)</td>
<td>15 Stanley Street, Gympie</td>
<td>Commercial Premises</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>2008-1835 Buckley (TMS)</td>
<td>37 Stockden Road, The Palms</td>
<td>Shop (Wine Tastings and Sales)</td>
<td>RFI sent 10/02/10. Awaiting applicant’s response. Concurrency Agency DNRW response received 01/09/09. Advice Agency EPA.</td>
</tr>
<tr>
<td>2008-1962 Gympie Regional Council (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>Concurrency Agency DTMR response received 11/02/10. Application on hold pending plans.</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>
<tr>
<td>2009-1312 SSJ Bay Developments Pty Ltd (TMS)</td>
<td>20 Nautilus Drive, Cooloola Cove</td>
<td>Eight (8) Dwelling Units</td>
<td>Letter sent 16/06/10 application held in abeyance.</td>
</tr>
<tr>
<td>2009-1648 Reyloh (KMT)</td>
<td>17,19,21, &amp; 23 Oak Street and 22 Chatsworth Road, Gympie</td>
<td>Accommodation Premises (84 Motel Units and Caretaker’s Residence) and Food or Entertainment Venue (Restaurant and Function Room)</td>
<td>Applicant negotiating with DTMR.</td>
</tr>
<tr>
<td>2009-2130 CJ Black Medical Pty Ltd aft CJ Black Investment Trust (SFC)</td>
<td>63 King Street, Gympie</td>
<td>Combined – MCU - Multi-Residential Six (6) Units &amp; Reconfiguring a Lot - Subdivision to Create One (1) Additional Lot</td>
<td>RFI sent 10/02/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2009-2121 Campbell (MKM)</td>
<td>53 Violet Street, Gympie</td>
<td>Display Yard (Extension to existing Landscape Supplies Centre)</td>
<td>RFI sent 17/02/10. Awaiting applicant’s response. Concurrence Agency DTMR response received 17/02/10.</td>
</tr>
<tr>
<td>2010-0744 Gympie Cooloola Pet Resort (MKM)</td>
<td>37 Woondum Road, Kybong</td>
<td>Cattery or Kennel (Extension to Existing Kennel) &amp; Community or Open Space (Pet Cemetery)</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>2010-0903 Woolworths Pty Ltd TFA Project Group (TMS)</td>
<td>92 &amp; 94 River Road, Gympie</td>
<td>Service Station and ERA #8 (Chemical Storage Threshold 3(a) – Storing 10m³ to 50m³ of Chemicals of Class C1 or C2 Combustible Liquids under as 1940 or Dangerous Goods Class 3</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>2010-0948 Eade (MKM)</td>
<td>67-69 Groundwater Road, Southside</td>
<td>Community Service (Place of Worship)</td>
<td>DMS. Report to P &amp; D Committee Meeting Refer to Item 2/3 in Today’s Agenda.</td>
</tr>
<tr>
<td>2010-1017 The Apostolic Church of Queensland (SFC)</td>
<td>Old Maryborough Road, Araluen</td>
<td>Community Service (Place of Worship)</td>
<td>RFI sent 28/07/10. Awaiting applicant’s response.</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>
<tr>
<td>2010-1209 Gympie Regional Council (TMS)</td>
<td>Bayside Road, Tin Can Bay</td>
<td>Public Utility (Waste Transfer Station) &amp; ERA # 62 (Waste transfer station operation)</td>
<td>RFI sent 22/09/10. Awaiting applicant’s response. Concurrence Agency DERM (ERA).</td>
</tr>
<tr>
<td>2010-1257 Greenco Pty Ltd (MKM)</td>
<td>33 Pinewood Avenue, Gympie</td>
<td>General Industry (Wrecking Yard)</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2010-1281 Woodward (KMT)</td>
<td>3 Queen Street &amp; 68 Channon Street, Gympie</td>
<td>Commercial Premises (Medical Facility) &amp; RAL (Access Easement)</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2010-1351 Medialoco (SFC)</td>
<td>29A Shields Street, Gympie</td>
<td>Multi-Residential Three (3) Dwelling Units</td>
<td>RFI sent 23/09/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2010-1489 Prestwood &amp; Simpson (SAC)</td>
<td>Queens Park Drive, Gympie</td>
<td>Preliminary Approval to Apply the Land Use Entitlements of the Industry Zone</td>
<td>AN issued 18/11/10. RFI due. Concurrence Agency DERM.</td>
</tr>
<tr>
<td>2010-1555 Robmark Homes Pty Ltd (SFC)</td>
<td>7 Smith St, Glenmire</td>
<td>General Industry Engineering Workshop (Vehicle Conversions)</td>
<td>RFI issued 08/11/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2010-1553 I3 Consulting (MKM) eDA</td>
<td>3 Langton Rd, Monkland</td>
<td>General Industry (Commercial showroom for the sale of building and hardware products)</td>
<td>RFI response received 09/12/10. Concurrence Agency DTMR rfi issued 02/11/10.</td>
</tr>
<tr>
<td>2010-1651 Pacific Hyundai (KMF)</td>
<td>18 Rowe Street, Gympie</td>
<td>Display Yard</td>
<td>DMS. DN due.</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>
<tr>
<td><strong>2010-1703</strong> Anderson (SFC)</td>
<td>98-102 River Road &amp; 29 Excelsior Road, Gympie</td>
<td>Combined MCU Commercial Premises (Service Station, Showroom &amp; Shop), RAL Subdivision to Create (2) Lots and Two (2) Access Easements from Four (4) Existing Lots &amp; ERA #8.</td>
<td>RFI sent 08/12/10. Concurrence Agency DTMR rfi issued 26/11/10.</td>
</tr>
<tr>
<td><strong>2010-1729</strong> Optus Mobile Pty Ltd C/- Daly International Pty Ltd (MKM)</td>
<td>21 Olive Street, Goomeri</td>
<td>Public Utility (Telecommunications Facility)</td>
<td>PNS. ALOD sent 16/12/10.</td>
</tr>
<tr>
<td><strong>2010-1752</strong> Morrison (MKM)</td>
<td>2 Stanley Street, Gympie</td>
<td>Multi-Residential (Seven (7) Units in Two (2) Stages</td>
<td>RFI issued 15/12/10. Awaiting applicant’s response. Concurrence Agency DTMR response received 09/12/10.</td>
</tr>
<tr>
<td><strong>2010-1551</strong> Monckton (MKM)</td>
<td>577 Rossmore Road, Kilkivan</td>
<td>Caretakers Residence</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td><strong>2010-1765</strong> Gympie Regional Council (TMS)</td>
<td>Bonnick Road, Gympie</td>
<td>Public Utility – (Expansion of Waste Management Facility)</td>
<td>RFI sent 21/12/10. Awaiting applicant’s response. Concurrence Agency DERM.</td>
</tr>
<tr>
<td><strong>2010-1782</strong> Hart (SFC)</td>
<td>Cnr McVey Road &amp; James Kidd Drive, Gympie</td>
<td>Multi-Residential (Four (4) Units)</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td><strong>2010-1785</strong> Jensen (SFC)</td>
<td>101 Stumm Road, Southside</td>
<td>Multi-Residential (Retirement Village 42 Units) &amp; Dwelling House (Caretakers Residence) and Subdivision to Create Four (4) Additional Lots.</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td><strong>2010-1850</strong> Kimlin (PKM)</td>
<td>1679 Kin Kin Road, Wolvi</td>
<td>Multi-Residential (Second Dwelling)</td>
<td>RFI response received 24/12/10. Concurrence Agencies DERM, DTMR.</td>
</tr>
<tr>
<td><strong>2010-1637</strong> Bath &amp; Thorogood (PKM)</td>
<td>535 Burridge Road, Tandur</td>
<td>Multi-Residential (Second Dwelling - Relatives Accommodation)</td>
<td>RFI issued 20/12/10. Awaiting applicant’s response. Concurrence Agency DERM (VMA).</td>
</tr>
<tr>
<td><strong>2010-1874</strong> Gympie Regional Council (MKM)</td>
<td>32 Rainbow Beach Road, Rainbow Beach</td>
<td>Community Hall and Associated Carparking</td>
<td>AN issued 22/12/10. RFI due. Concurrence Agency DTMR.</td>
</tr>
<tr>
<td><strong>2010-1981</strong> Kahmann (PKM)</td>
<td>22 Roselea Avenue, Southside</td>
<td>Multi-Residential (Second Dwelling)</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td><strong>2010-1925</strong> Gasmith Investments (MKM)</td>
<td>25 Dennis Little Drive, Glanmire</td>
<td>General Industry</td>
<td>AN issued 10/01/11. RFI due. Concurrence Agency DTMR.</td>
</tr>
<tr>
<td>File Number &amp;</td>
<td>Location</td>
<td>Nature of Application</td>
<td>Status</td>
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<tr>
<td>Applicant</td>
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<tr>
<td>2010-2026</td>
<td>5 Woolgar Road, Southside</td>
<td>Commercial Premises (Service Station, &amp; Shop)</td>
<td>AN to be issued. RFI due. Concurrence Agency DTMR.</td>
</tr>
<tr>
<td>AHC Ltd</td>
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<td>(TMS)</td>
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<tr>
<td>2010-1998</td>
<td>Kandanga Amamoor Road, Amamoor</td>
<td>Removal House</td>
<td>RFI due.</td>
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<tr>
<td>Wildman</td>
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<tr>
<td>(SAC)</td>
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<tr>
<td>2011-0002</td>
<td>88 Mellar Street, Gympie</td>
<td>ERA #8 (Chemical Storage)</td>
<td>RFI due.</td>
</tr>
<tr>
<td>Green</td>
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<tr>
<td>(EHO)</td>
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<tr>
<td>Allen-Co Holdings Pty Ltd</td>
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<tr>
<td>(KMT)</td>
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<tr>
<td>RECONFIGURING A LOT – IMPACT ASSESSMENT</td>
<td></td>
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<tr>
<td>DA03663</td>
<td>Ballard Road, Imbil</td>
<td>Development Permit – Stage 6 (3 Lots) and Stage 7 (18 and Balance)</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>Andreassen</td>
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<tr>
<td>(TMS)</td>
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<tr>
<td>DA14342</td>
<td>16-18 Glastonbury Road, Southside</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. Report to P&amp;D Committee Meeting. Letter sent to DTMR 14/04/10. Awaiting response.</td>
</tr>
<tr>
<td>Christensen</td>
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<tr>
<td>(MKM)</td>
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<tr>
<td>DA17847</td>
<td>410 Old Maryborough Road, Araluen</td>
<td>Subdivision to Create Four (4) Additional Lots</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>Ryan</td>
<td></td>
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<tr>
<td>(TMS)</td>
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<tr>
<td>SD495</td>
<td>2110 Gympie-Woolooga Road Widgee</td>
<td>Subdivision to Create Seven (7) additional Lots (Stage 2)</td>
<td>RFI sent 11/11/09. Awaiting applicant’s response. Concurrence Agency DTMR response received 23/11/09.</td>
</tr>
<tr>
<td>Allen</td>
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<tr>
<td>(KMT)</td>
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<tr>
<td>SD518</td>
<td>Hawkins Road Widgee</td>
<td>Boundary Realignment</td>
<td>Reported to P&amp;D Committee Meeting 03/06/09. Letter sent 15/06/09 on hold pending amended plans.</td>
</tr>
<tr>
<td>Hawkins</td>
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<tr>
<td>(KMT)</td>
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<tr>
<td>2008-0076</td>
<td>225 Allen Road, Chatsworth</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>Meeting held 08/03/10. Application held pending amended proposal plan and geotech report.</td>
</tr>
<tr>
<td>Carmichael</td>
<td></td>
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<tr>
<td>(KMT)</td>
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<tr>
<td>2008-1187</td>
<td>Scullett Drive, Tin Can Bay</td>
<td>Subdivision to Create 14 Additional Industrial Lots</td>
<td>Response to RFI received 24/06/09. Referral Agency DMR rfi issued 23/03/09. Advice Agency Energex response received 20/03/09.</td>
</tr>
<tr>
<td>Gympie Regional Council</td>
<td></td>
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<tr>
<td>(MKM)</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>2008-1873</td>
<td>440 Jimbour Road, The Palms</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>Scott</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>(PKM)</td>
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<td></td>
</tr>
<tr>
<td>2009-0838</td>
<td>76 Cliff Jones Road, Curra</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>RFI response due 28/01/11.</td>
</tr>
<tr>
<td>Mitchell</td>
<td></td>
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<tr>
<td>(SFC)</td>
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<tr>
<td>2009-1487</td>
<td>Griffin Road, Victory Heights</td>
<td>Subdivision to Create (22) Additional Lots</td>
<td>RFI sent 05/11/09. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>Cochrane</td>
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<tr>
<td>(MKM)</td>
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</tr>
<tr>
<td>2009-1717</td>
<td>885 Glastonbury Road, Glastonbury</td>
<td>Subdivision to Create Four (4) Additional Lots</td>
<td>DMS. Applicant negotiating with DTMR. Amended proposal plan received 21/12/10.</td>
</tr>
<tr>
<td>Hood</td>
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<tr>
<td>(KMF)</td>
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<tr>
<td>File Number &amp; Applicant</td>
<td>Location</td>
<td>Nature of Application</td>
<td>Status</td>
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</tr>
<tr>
<td>2009-1902 Bay Survey Consultants c/- Greenco Dev P/L (MKM)</td>
<td>Ranson Road, Gympie</td>
<td>Subdivision to Create 156 Lots in 7 Stages</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>2009-2072 Koutek (SFC)</td>
<td>152 Scrubby Creek Road, Scrubby Creek</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2010-0248 Degen (MKM)</td>
<td>159 Tamaree Road Tamaree</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>RFI not required. Concurrence Agency DERM advice application not properly made 23/03/10. Amended proposal plans received 01/12/10.</td>
</tr>
<tr>
<td>2010-0290 Stacey (MKM)</td>
<td>37 - 41 Kiaka Road, Lagoon Pocket</td>
<td>Subdivision to Create Eight (8) Additional Lots</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2010-0539 Keeldale Pty Ltd (TMS)</td>
<td>95 Mooloo Road, Pie Creek</td>
<td>Subdivision to Create 29 additional Lots</td>
<td>RFI response received 20/08/10. Concurrence Agency DERM (VMA). Advice Agency DERM (Wetlands) rfi issued 09/11/10. Amended AN sent 21/09/10.</td>
</tr>
<tr>
<td>2010-0625 Job (MKM)</td>
<td>46 Herron Road, Pie Creek</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>Concurrence Agency DERM. Amended proposal plans received 07/09/10.</td>
</tr>
<tr>
<td>2010-1009 Whaite &amp; Clutterbuck (SFC)</td>
<td>4-6 Harding Street, Kilkivan</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. Report to P&amp;D Committee Meeting.</td>
</tr>
<tr>
<td>2010-1184 Lobegeier (TMS)</td>
<td>17 Smerdon Road, Southside</td>
<td>Subdivision to Create (27) Additional Lots</td>
<td>RFI sent 16/08/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2010-1300 Johnston (SAC)</td>
<td>37 Settlement Road, Curra</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2010-1317 Massam (PKM)</td>
<td>187 Rodney Road, Curra</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2010-1325 Martoo Consulting (SAC)</td>
<td>11 Kauri Court, Chatsworth</td>
<td>Subdivision to Create (3) Three Additional Lots in Two (2) Stages</td>
<td>RFI sent 27/09/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2010-1409 Ellis (MKM)</td>
<td>Lawson Road, McIntosh Creek</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</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>
<tr>
<td>2010-1621 Murray &amp; Associates (QLD) Pty Ltd (PKM) eDA</td>
<td>92 Robert Rd, Chatsworth</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2010-1596 James &amp; Alexander (SAC)</td>
<td>72 Old Veteran Rd, Gympie</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>RFI issued 08/11/12. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2010-1601 Ahern James Naismith (Gympie) (SFC)</td>
<td>53 Upper Widgee Road, Widgee</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>RFI issued 23/11/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2010-1614 Macalister (MKM)</td>
<td>28 Ashford Road, Gympie</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2010-1525 Dowling (SFC)</td>
<td>Scrub Rd &amp; Miva Rd, Theebine</td>
<td>Subdivision to Create Two (2) New Lots from Two (2) Existing Lots</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2010-1617 Pearlbury Pty Ltd (KMF)</td>
<td>690 &amp; 692 Bruce Highway, Kybong</td>
<td>Boundary Realignment</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2010-1566 Martin (PKM)</td>
<td>16 Charles Place, Curra</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>RFI issued 18/11/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2010-1690 Snow (SAC)</td>
<td>383 Nash Road, Tamaree</td>
<td>Subdivision to Create Six (6) Additional Lots</td>
<td>AN issued 05/11/10. Concurrence Agency DERM (VMA).</td>
</tr>
<tr>
<td>2010-1772 Jenkins (MKM)</td>
<td>Lehman Road, Traveston</td>
<td>Boundary Realignment</td>
<td>RFI issued 17/11/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2010-1788 N &amp; C Properties Pty Ltd (MKM)</td>
<td>68 Belvedere Road, Veteran</td>
<td>Subdivision to Create (3) Additional Lots</td>
<td>DMS. Report to P &amp; D Committee Meeting.</td>
</tr>
<tr>
<td>2010-1802 Boaden (PKM)</td>
<td>201 Herron Road, Pie Creek</td>
<td>Subdivision to Create Two (2) Additional Lots</td>
<td>RFI issued 09/12/10. Awaiting applicant’s response. Advice Agency DERM response received 03/12/10.</td>
</tr>
<tr>
<td>2010-1732 Podberscek &amp; Griffiths (SAC)</td>
<td>30 Diamondfield Road &amp; 4 Busby Street, Amamoor</td>
<td>Boundary Realignment</td>
<td>AN issued 30/11/10. Concurrence Agencies DTMR &amp; DERM. Advice Agencies DERM &amp; DTMR.</td>
</tr>
<tr>
<td>2010-1724 Silich &amp; Cole (MKM)</td>
<td>7 Kitts Lane, Gympie</td>
<td>Subdivision to Create (1) Additional Lot</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>File Number &amp; Applicant</td>
<td>Location</td>
<td>Nature of Application</td>
<td>Status</td>
</tr>
<tr>
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</tr>
<tr>
<td><strong>2010-2012 Thomas (PKM)</strong></td>
<td>480 Mary Valley Road, Jones Hill</td>
<td>Access Easement</td>
<td>RFI due.</td>
</tr>
<tr>
<td><strong>2010-2058 LJ CW WJ &amp; D Dickson (TMS)</strong></td>
<td>308 Carlo Road, Rainbow Beach</td>
<td>Subdivision to Create (46) Additional Lots</td>
<td>AN to be issued. RFI due. Concurrence &amp; Advice Agency DERM.</td>
</tr>
<tr>
<td><strong>2010-1944 Bentley (TMS)</strong></td>
<td>66 Emperor Street, Tin Can Bay</td>
<td>Subdivision to Create (2) Two additional Lots</td>
<td>RFI due.</td>
</tr>
<tr>
<td><strong>2010-1955 Ward (PKM)</strong></td>
<td>40 Grecians Bend Road, Greens Creek</td>
<td>Subdivision to Create One (1) Additional Lot</td>
<td>RFI due.</td>
</tr>
</tbody>
</table>

**OPERATIONAL WORK (Including Combined Building/Plumbing and Operational Work)**

<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>DA13337 Wagner (TMS)</td>
<td>391 Bruce Highway North, Two Mile</td>
<td>Earthworks</td>
<td>Part response to RFI received 07/08/09.</td>
</tr>
<tr>
<td>DA13568 Crampton (TMS)</td>
<td>10 Mitchell Street, Tin Can Bay</td>
<td>Op Works – Site Works, Driveway Access, Carparking &amp; Landscaping</td>
<td>Request for additional information sent 05/08/10. Awaiting applicant’s response.</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>
</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>Request for additional information sent 21/01/10. Awaiting applicant’s response.</td>
</tr>
<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>
</tr>
<tr>
<td>2009-0297 Niduts Investment Trust (KMF)</td>
<td>Power Road, Widgee</td>
<td>Roadworks</td>
<td>RFI extended until 18/03/11. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2009-0970 Ken Hudson &amp; Associates (SAC)</td>
<td>449 Eel Creek Road, Pie Creek</td>
<td>Civil Works for Approved Subdivision</td>
<td>Request for additional information sent 06/10/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2009-1438 Opus Qantec McWilliam (TMS)</td>
<td>Old Imbil Road, Monkland</td>
<td>Roadworks, Stormwater Drainage, Water and Sewerage Infrastructure</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2009-1630 Gympie Horse &amp; Rodeo Assoc Inc (KMF)</td>
<td>Brewery Road, Gympie</td>
<td>Earthworks (Filling)</td>
<td>RFI sent 23/12/09. Awaiting applicant’s response. Concurrence Agency DTMR response received 22/01/10.</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>
<tr>
<td>2009-1663 Sheehy &amp; Partners (TMS)</td>
<td>Queen Elizabeth Drive, Cooloola Cove</td>
<td>Roadworks, Water Infrastructure, Sewerage Infrastructure, Earthworks for Residential Subdivision Stage 3</td>
<td>Request for additional information sent 21/09/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2009-2058 Pagerose Pty Ltd (KMT)</td>
<td>Hoopers Road, Curra</td>
<td>Roadworks, Stormwater &amp; Earthworks</td>
<td>RFI sent 26/02/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2009-2104 Tompkins (SAC)</td>
<td>124 Corella Road,</td>
<td>Roadworks, Stormwater, Earthworks, Water &amp; Sewerage Infrastructure for Approved Subdivision</td>
<td>RFI sent 25/02/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2010-0918 Campbell (KMF)</td>
<td>6-10 Peaceful Close, Curra</td>
<td>Earthworks for Proposed Dam</td>
<td>RFI sent 28/06/10. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2010-1259 AECOM (TMS)</td>
<td>Queen Elizabeth Drive, Cooloola Cove</td>
<td>Landscaping for Approved Subdivision.</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>2010-1425 Northern Resources Pty Ltd (SFC)</td>
<td>Gate Rd &amp; West Break Roads, Canina</td>
<td>Roadwork &amp; Stormwater Drainage</td>
<td>RFI issued 03/11/12. Awaiting applicant’s response.</td>
</tr>
<tr>
<td>2010-1697 L &amp; S Lindsay (SAC)</td>
<td>Power Road, Southside</td>
<td>Roadwork &amp; Stormwater Drainage for Approved Subdivision</td>
<td>DMS. DN due.</td>
</tr>
<tr>
<td>File Number &amp; Applicant</td>
<td>Location</td>
<td>Nature of Application</td>
<td>Status</td>
</tr>
<tr>
<td>-------------------------</td>
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</tr>
<tr>
<td>2010-1761 Wewer &amp; Starkey (KMF)</td>
<td>116 &amp; 146 Fritz Road, Chatsworth</td>
<td>Earthworks, Roadworks and Stormwater</td>
<td>RFI sent 07/01/11.</td>
</tr>
<tr>
<td>2010-1738 Manage Design Construct Pty Ltd (TMS)</td>
<td>Curra Estate Road, Curra</td>
<td>Roadworks, Earthworks, Stormwater &amp; Drainage Works</td>
<td>RFI due.</td>
</tr>
<tr>
<td>2010-1801 Rainbow Beach Adventure Centre (KMF)</td>
<td>13 Spectrum Street, Rainbow Beach</td>
<td>Footpath Works</td>
<td>RFI due.</td>
</tr>
</tbody>
</table>

**OPERATIONAL WORK – ADVERTISING DEVICES**

<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>2010-1993 Kelton Signs Qld (PKM)</td>
<td>56 Clematis Street, Gympie</td>
<td>OW - Advertising Device (One (1) Freestanding Non-Moving Sign &amp; Building Work (Class 10b Sign))</td>
<td>RFI due.</td>
<td></td>
</tr>
</tbody>
</table>

**SIGNS TO BE ASSESSED UNDER LOCAL LAW**

**BUILDING WORK ASSESSABLE AGAINST THE PLANNING SCHEME**

<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>2008-1904 Lawless (TMS)</td>
<td>Boobubyan Road, Boobubyan</td>
<td>(Additions to Building on a Cultural Heritage Site)</td>
<td>DMS. DN due. Assessed (State Act) refer 2009-0353 Building Application</td>
<td></td>
</tr>
</tbody>
</table>

**COMPLIANCE ASSESSMENT**

P11/01/11 Moved: Cr J. Watt Seconded: Cr D.R. Neilson

Recommend that the information be noted.

Carried.
P12/01/11  Moved: Cr J. Watt  Seconded: Cr R.A. Gâte

Recommend that Council contact all property owners whose property will be back zoned from rural living to regional landscape and rural production under the Statutory Regional Plan and advise accordingly.

Carried.

Cr L.J. Friske returned to the meeting at 11.44 a.m.

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

**File:** DA13566  
**Applicant:** Opus International Consultants (Australia) Pty Ltd  
**Site Address:** 110 Allen Road, Chatsworth

The proposal is for Reconfiguring a Lot – Subdivision to Create 14 Additional Lots over Lot 657 MCH5288.

The Decision Notice was approved on 7 January 2011 and issued on 7 January 2011 subject to conditions from the Assessment Manager.

| File: R179/07  
| **Applicant:** G & S Corneliusen  
| **Site Address:** Hoopers Road, Curra |

The proposal is for Reconfiguring a Lot – Boundary Realignment and Subdivision to Create Eight (8) Additional Lots in Three (3) Stages over Lots 1 RP846190 & Lot 84 on SP206119.

The Amended Decision Notice was approved on 1 December 2010 and issued on 1 December 2010 subject to conditions from the Assessment Manager.

| File: 2009-1226  
| **Applicant:** Suzanne Geissler & Gerald Geissler  
| **Site Address:** 41 Mary Street, Gympie |

The proposal is for Reconfiguring a Lot - Subdivision to Create One (1) Additional Lot over Lot 2 RP46034.

The Decision Notice was approved on 6 December 2010 and issued on 6 December 2010 subject to conditions from the Assessment Manager.
File: 2009-2131  
**Applicant:** P.E Allan ATF Allan Family Trust  
**Site Address:** 35 Oak Street, Gympie

The proposal is for Material Change of Use - Display Yard (Secure Vehicle Storage Yard) over Lot 1 SP106569.

The Decision Notice was approved on 10 December 2010 and issued on 10 December 2010 subject to conditions from the Assessment Manager.

---

File: 2010-0624  
**Applicant:** Velmac Pty Ltd  
**Site Address:** 110 Duke Street, Gympie

The proposal is for Material Change of Use for an Environmentally Relevant Activity - ERA #21 (Motor Vehicle Workshop) over Lot 1 MPH32157.

The Decision Notice was approved on 13 December 2010 and issued on 13 December 2010 subject to conditions from the Assessment Manager.

---

File: 2010-0767  
**Applicant:** Alan Hendry  
**Site Address:** 35 Barrett Road, Widgee

The proposal is for Reconfiguring a Lot – Subdivision to Create One (1) Additional Lot over Lot 43 RP181952.

The Negotiated Decision Notice was approved on 13 December 2010 and issued on 13 December 2010 subject to conditions from the Assessment Manager.

---

File: 2010-0831  
**Applicant:** John O'Sullivan  
**Site Address:** Curra Estate Road, Curra

The proposal is for Reconfiguring a Lot – Subdivision to Create Ten (10) Additional Lots over Lots 1 and 2 on SP236876 (Formerly Lot 1 on RP225035).

The Decision Notice was approved on 29 November 2010 and issued on 29 November 2010 subject to conditions from the Assessment Manager.
The proposal is for Reconfiguring a Lot – Subdivision to Create Four (4) Additional Lots over Lot 18 RP134451.

The Negotiated Decision Notice was approved on 30 November 2010 and issued on 30 November 2010 subject to conditions from the Assessment Manager.

The proposal is for Reconfiguring a Lot – Subdivision to Create Two (2) Additional Lots and Access Easement Lot 3 RP203019.

The Negotiated Decision Notice was approved on 13 December 2010 and issued on 13 December 2010 subject to conditions from the Assessment Manager.

The proposal is for Reconfiguring a Lot – Subdivision to Create Two (2) Additional Lots over Lot 1 MPH31223.

The Decision Notice was approved on 14 December 2010 and issued on 14 December 2010 subject to conditions from the Assessment Manager.

The proposal is for Operational Work – Roadworks, Stormwater, Earthworks, and Driveway Access over Lot 3 RP179085.

The Decision Notice was approved on 30 November 2010 and issued on 30 November 2010 subject to conditions from the Assessment Manager.
The proposal is for Reconfiguring a Lot – Access Easement over Lot 2 RP176437.

The Decision Notice was approved on 24 November 2010 and issued on 24 November 2010 subject to conditions from the Assessment Manager.

The proposal is for Operational Work – Stormwater, Earthworks, Drainage Works for Industrial Development over Lot 272 SP124314.

The Decision Notice was approved on 10 December 2010 and issued on 10 December 2010 subject to conditions from the Assessment Manager.

The proposal is for Reconfiguring a Lot – Subdivision to Create One (1) Additional Lot over Lot 10 RP183428.

The Decision Notice was approved on 17 December 2010 and issued on 17 December 2010 subject to conditions from the Assessment Manager.

The proposal is for Material Change of Use – ERA #8 Chemical Storage (Threshold (3)(a) storing 10m3 to 500m3 of chemicals of class C1 or C2 combustible liquid under AS1940 or dangerous goods class 3) over Lot 20 T73146.

The Decision Notice was approved on 25 November 2010 and issued on 25 November 2010 subject to conditions from the Assessment Manager.
The proposal is for Operational Works – Roadworks, Stormwater & Earthworks for Approved Education or Health Premises (Flexible Learning Centre) over Lot 2 MPH24364.

The Decision Notice was approved on 17 December 2010 and issued on 17 December 2010 subject to conditions from the Assessment Manager.

The proposal is for Material Change of Use – Dwelling House (11 Display Homes and Ancillary Car Park) over Lot 42 L371042.

The Decision Notice was approved on 24 November 2010 and issued on 24 November 2010 subject to conditions from the Assessment Manager.

The proposal is for Material Change of Use – Accommodation Premises (Guest House) over Lot 1 SP215940.

The Decision Notice was approved on 16 December 2010 and issued on 16 December 2010 subject to conditions from the Assessment Manager.

The proposal is for Reconfiguring a Lot – Boundary Realignment over Lot 1 RP 23079 & Lot 10 RP867414.

The Decision Notice was approved on 9 December 2010 and issued on 9 December 2010 subject to conditions from the Assessment Manager.
File: 2010-1735
Applicant: T & S Tramacchi
Site Address: Johnson Road & Kia Ora Road, Kia Ora

The proposal is for Boundary Realignment over Lot 1 RP219694 & Lot 1 RP204162.

The Decision Notice was approved on 15 December 2010 and issued on 15 December 2010 subject to conditions from the Assessment Manager.

File: 2010-1736
Applicant: M. Kratzmann
Site Address: Murgon Gayndah Road, Windera

The proposal is for Reconfiguring a Lot – Boundary Realignment over Lot 68 MZ750 & Lot 69 MZ474.

The Decision Notice was approved on 26 November 2010 and issued on 26 November 2010 subject to conditions from the Assessment Manager.

File: 2010-1743
Applicant: Paul & Sherree Kerr
Site Address: 6 Bull Street, Gunalda

The proposal is for Building Work made assessable by the Planning Scheme – (Domestic Outbuilding - Bushfire Overlay) over Lot 5 RP222567.

The Decision Notice was approved on 25 November 2010 and issued on 25 November 2010 subject to conditions from the Assessment Manager.

File: 2010-1764
Applicant: Arthurs Building Solutions Pty Ltd
Site Address: 175 Rodney Road, Curra

The proposal is for Material Change of Use Building Work made assessable by the Planning Scheme (Bushfire Overlay & Non Compliance with the Dwelling House Code) over Lot 97 RP214718.

The Decision Notice was approved on 25 November 2010 and issued on 25 November 2010 subject to conditions from the Assessment Manager.
File: 2010-1773
Applicant: A J & K J Lucken
Site Address: 1460 Tin Can Bay Road, Goomboorian

The proposal is for Material Change of Use for an Environmentally Relevant Activity ERA #8 Chemical Storage (Threshold (3)(a) - storing 10m³ to 500m³ of chemicals of class C1 or C2 combustible liquids under AS1940 or dangerous goods class 3) over Lot 1 RP176432.

The Decision Notice was approved on 7 December 2010 and issued on 7 December 2010 subject to conditions from the Assessment Manager.

File: 2010-1779
Applicant: Kimlin Building Pty Ltd
Site Address: 15 & 17 Environ Avenue, Cooloola Cove

The proposal is for Reconfiguring a Lot – Boundary Realignment over Lot 130 & 131 SP207315.

The Decision Notice was approved on 3 December 2010 and issued on 3 December 2010 subject to conditions from the Assessment Manager.

File: 2010-1788
Applicant: Neuman Petroleum Pty Ltd
Site Address: Bruce Highway (South), Kybong

The proposal is for Advertising Device (Three-Dimensional Sign) and Building Work (Class 10b Sign) over Lot 1 RP203762.

The Decision Notice was approved on 25 November 2010 and issued on 25 November 2010 subject to conditions from the Assessment Manager.

File: 2010-1795
Applicant: Silax Pty Ltd & Pegasus Biz Pty Ltd
Site Address: Willow Grove Road Southside

The proposal is for Building Work made assessable against the Planning Scheme (Siting Variations for Proposed Dwelling Houses) over Lot 131 SP184279.

The Decision Notice was approved on 23 December 2010 and issued on 23 December 2010 subject to conditions from the Assessment Manager.
The proposal is for Reconfiguring a Lot Subdivision to Create One (1) Additional Lot over Lot 1 on MPH31005.

The Decision Notice was approved on 6 December 2010 and issued on 6 December 2010 subject to conditions from the Assessment Manager.

The proposal is for Materia Change of Use – ERA#8 Chemical Storage (Threshold (3) (a) – storing 10m3 to 500m3 of chemicals of class C1 or C2 Combustible liquids under AS1940 or dangerous goods class 3) over Lot 2 MPH23431, Lot 3 MPH244041 & Lot 1 MPH24175.

The Decision Notice was approved on 15 December 2010 and issued on 15 December 2010 subject to conditions from the Assessment Manager.

The proposal is for Material Change of Use – Dwelling House within a Bushfire Prone Area over Lot 69 SP184697.

The Decision Notice was approved on 23 December 2010 and issued on 23 December 2010 subject to conditions from the Assessment Manager.

Recommend that the information be noted.

Carried.
SECTION 5: GENERAL MATTERS

5/1 Building Summary and Report for the Month of November 2010

Re: Building Summary and Report for the Month of November 2010
From: Director of Planning and Development – M. Hartley
File: BG94/00002
Date: November 2010

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

The Building Summary and Report for the Month of November 2010 is included as Attachment 2.

P14/01/11 Moved: Cr L.J. Friske Seconded: Cr G.L. Engeman

Recommend that the Building Summary and Report for the month of November 2010 as presented, be received.

Carried.

5/2 Building Summary and Report for the Month of December 2010

Re: Building Summary and Report for the Month of December 2010
From: Director of Planning and Development – M. Hartley
File: BG94/00002
Date: December 2010

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

The Building Summary and Report for the Month of December 2010 is included as Attachment 3.

P15/01/11 Moved: Cr J.A. Walker Seconded: Cr D.R. Neilson

Recommend that the Building Summary and Report for the month of December 2010 as presented, be received.

Carried.
Re: Minute: P16/01/11  Proposed Development – Extension to Existing
From: Rainbow Beach Surf Lifesaving Club
File: 6/4/06/2
Date: 24 November 2010
“Further to our previous letter of the 4/10/2010, we herewith request Gympie Regional Council to waive the development assessment fees that may be associated with our development application for material change of use. The application is necessary to obtain a land use approval from Council for the staged development of the following:-

- additional facilities for the storing of rescue and first aid equipment for both club members and Council lifeguards;
- training facilities for our volunteers and club members;
- improved emergency care facilities for use by volunteer lifesavers and other private and public providers;
- improved accommodation facilities for our lifesavers; and
- improved club facilities necessary to attract club members and supporters as well as visitors to patronise our public facilities.

Council would understand that the above facilities are required, among other things, to improve the safety of the public bathing reserve and many surrounding areas within which our club members have previously attended to search and rescue operations throughout the Cooloola Coast. As Council would appreciate, the community and the life saving association, to name a few, require increasing levels of training, continual maintenance of a required level of proficiency as well as the increasing and more sophisticated levels of services. This requires increased Club facilities to provide this training, storage of the equipment and attract funds so as to minimise the reliance of the Club on the funds from government organisations such as Council.
The Club can not rely solely on residents from Rainbow Beach to regularly patrol the public beach. Many of our members travel to Rainbow Beach from throughout the Gympie Regional Council area purely to donate their personal time to community services such as patrolling the surface beach and training and maintaining the required levels of proficiency. It is necessary therefore for the club to provide overnight bunkhouse style accommodation for many of our volunteers who are not residing permanently in Rainbow Beach.

We are mindful and very appreciative of the Council’s assistance to our Surf Club over the past years and with the immense benefit that our proposed extensions will bring to Rainbow Beach we again must on(sic) Council’s generosity to assist our club by granting our request for the relief from the development assessment fees.

Thanking you in anticipation,”

Letter of 4 October 2010

I write on behalf of the Rainbow Beach Surf Life Saving Club Inc. to formally request Gympie Regional Council’s consent (as trustee of the reserve/land, being Lot 14 on MCH3811) for the lodgement of the development application for the material change of use, and permission to seek the landowners consent resource entitlement from the State Department of Environment and Resource Management for the proposed extension as per the plans attached.

As you may be aware our Surf Club has a responsibility to patrol the beach at Rainbow Beach over the weekends during the months from October to the following May each and every year. To enable us to provide this service we recruit members from across the Cooloola Region and with the distances they have to travel to fulfil their obligations each weekend we need to provide these members with decent accommodation as well as a proper training facility.

Our current facilities are over 40 years old and are totally inadequate for the number of members we now need to accommodate and therefore we need to embark upon a building program that will meet our needs into the years ahead. It is our intention to do this development as a staged development as the funds become available and the attached plan shows the footprint of the overall proposed development.

Since our meeting with some of your development assessment staff back on the 6th May 2010 we have finally devised a plan that we feel will meet the requirements of our members.

Trusting we will gain Council’s consent.

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

1.0 Introduction

A development application is proposed by the Rainbow Beach Surf Life Saving Club seeking a significant extension to their clubhouse as shown on the plans above. The extensions will accommodate female and male dormitories, a training room, kitchen, pantry, washdown area, patio and balcony with the following floor areas:
2.0 Fee Quote

The fee is calculated under Council’s 2010/11 Schedule of Fees as follows:

Community Services $1,955 (up to 250m²) +
$1,164 (352.9m² x $3.30)
Sub-total $3,119
x 0.8 (Code assessable multiplier)
Sub-total $2,495
- 60% (discount for community groups)
TOTAL $998

The development site is zoned ‘Community’ in the planning scheme and the proposal is a consistent use.

3.0 Assessment

A discount for not-for-profit community groups is allowed for in Council’s published Schedule of Fees and Charges.

Any further discount would need to be a decision of Council.

4.0 Conclusion

No further reduction in application fees is recommended.

P16/01/11 Moved: Cr L.J. Friske Seconded: Cr G.L. Engeman

Recommend that Council advise the Rainbow Beach Surf Life Saving Club that a 60% discount on application fees will apply to their proposed clubhouse extension in accordance with Council’s published fees and charges, however no further reduction can be granted.

Further, that based on the plans submitted to Council in October 2010, the material change of use application fee is calculated to be $998, current until 30 June 2011.

Carried.
SECTION 6: MATTERS FOR COUNCIL’S INFORMATION

The following item is for Council’s Information (see Attachment 4).

<table>
<thead>
<tr>
<th>No</th>
<th>Date Received</th>
<th>Received from</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Dec 2010</td>
<td>DERM – Cultural Heritage Branch</td>
<td>Heritage Applications for Gympie</td>
</tr>
</tbody>
</table>

P17/01/11 Moved: Cr R.A. Gâté Seconded: Cr J.A. Walker

Recommend that Council notes the contents of the correspondence.

Further that Council object to the listing of the building at 242 Mary Street based on the significant internal changes to the building that have occurred since construction.

Further that Council apply for an exemption certificate for internal alterations for the former Qld National Bank Building on the corner of Nash and Channon Streets.

Carried.

SECTION 8: GENERAL BUSINESS

8/1 Future of the Mary Valley

Email to Cr I.T. Petersen received on 19 January 2011

'We thank you for your time at a meeting with business owners and community members of Kandanga.

We discussed the currently unknown status of the future of the Mary Valley land use planning, the devastating floods across Queensland and the possibility that the Queensland Government owned land purchased for the Traveston Crossing Dam in the Mary Valley may present a possible opportunity for those who may need to relocate or rebuild their future.

The Mary Valley is still in limbo fourteen months post the No Dam announcement and needs to establish its businesses, primary production and communities urgently.'
The Mary Valley Community opens its arms to those who wish to relocate as a result of the floods and devastation in Queensland and calls upon the State Government to explore opportunities to allow this to happen.

Mary Valley community asks that Council makes representations to the State Government regarding our proposal as follows:

- Consider a mechanism to allow relocation of flood impacted families to the Mary Valley.
- Communicate with both the Mary Valley community and Gympie Regional Council on this concept prior to announcement of any planning policy.
- Acknowledge that a permanent population would facilitate a sustainable economic outcome for the Mary Valley.
- To enable the Gympie Regional Council and the Mary Valley communities to undertake sustainable social and economic planning, the State Government quantify and qualify the availability of land, businesses and homes for both sale or lease.
- That the State Government work in conjunction with Mary Valley Community and Gympie Regional Council to determine an appropriate and beneficial timeline for the staggered release of properties.

We ask that Council lead this advocacy to State Government and hence forge an alliance in a mutual commitment to make measurable differences for both the Mary Valley community and those affected by flood.”

P18/01/11 Moved: Cr J. Watt Seconded: Cr J.A. Walker

Recommend that Council contact the State Government (The Premier, The Minister for Infrastructure and Planning and Col Bunker) advising that the Mary Valley would welcome farming families considering relocating in the aftermath of the recent widespread floods.

Further, that Council request the State Government to implement as a matter of urgency, land use policies and tenure arrangements to facilitate that process.

Further, that Council suggest that this is an opportune time for the State Government to develop a relocation scheme utilising currently State owned land to reintroduce farming families and help to restore the productivity of the Mary Valley.

Carried.
8/2 2011 PIA National Congress

P19/01/11 Moved: Cr R.A. Gâté  Seconded: Cr G.L. Engeman

Recommend that the Director of Planning & Development be authorised to attend the 2011 PIA National Congress 6-9 March 2011.

Carried.

ADJOURNMENT OF MEETING
The meeting adjourned for lunch at 12.16 p.m.

RESUMPTION OF MEETING
The meeting resumed at 12.50 p.m.

PRESENT: Crs I.T. Petersen (Chairman), G.L. Engeman, L.J. Friske, R.A. Gâté, D.R. Neilson, A.J. Perrett, J.A. Walker & J. Watt, Mr M. Hartley (Director of Planning & Development) and Ms K. Sullivan (Minutes Secretary).

Ms S Green (Administration Officer) entered the meeting to take over the role of Minutes Secretary at 12.50 p.m.

Cr J. Watt was not present when the meeting recommenced and returned to the meeting at 12.56 p.m.

SECTION 8: GENERAL BUSINESS

8/3 Heritage Advisory Committee

P20/01/11 Moved: Cr J.A. Walker  Seconded: Cr D.R. Neilson

Recommend that in relation to DA 2010-0456, the Heritage Advisory Committee be advised to be more circumspect in relation to comments to specific development applications.

Carried.
COUNCIL IN COMMITTEE

The Chairman advised the meeting that Council was going “Into Committee” to discuss

1. Application for Renewal of Special Lease 21/45505, Lot 369 LX2481 over Reserve R474, Parish of Kilkivan
2. Application for Reissue of Permit to Occupy 210079, Over Lot 1 on AP1163, Parish of Cooloola
3. Application for renewal of Special Lease 200777, over Lot 1 on SP162340, Parish of Cooloola
4. Fraser Straits Marina Pty Ltd –v- Gympie Regional Council & others – Planning and Environment Appeal No 1126/10
5. Argent Holdings Pty Ltd –v- Gympie Regional Council – Planning and Environment Appeal No 24 of 2010

P21/01/11 Moved: Cr D.R. Neilson Seconded: Cr A.J. Perrett

That pursuant to the provisions of Section 463 of the Local Government Act, Council resolves to close the meeting to the public and move “into committee” to consider the following matter/s:-

1. Application for Renewal of Special Lease 21/45505, Lot 369 LX2481 over Reserve R474, Parish of Kilkivan
2. Application for Reissue of Permit to Occupy 210079, Over Lot 1 on AP1163, Parish of Cooloola
3. Application for renewal of Special Lease 200777, over Lot 1 on SP162340, Parish of Cooloola
4. Fraser Straits Marina Pty Ltd –v- Gympie Regional Council & others – Planning and Environment Appeal No 1126/10
5. Argent Holdings Pty Ltd –v- Gympie Regional Council – Planning and Environment Appeal No 24 of 2010

Further, that in relation to the provisions of Section 250 of the Act, Council resolves that following the closing of the meeting to the public and the moving ‘into committee’ that all matters and all documents (whether in hard copy, electronic, optical, visual or magnetic form) discussed, raised, tabled and/or considered whilst the meeting is closed and ‘in committee’, are confidential to the Council and the Council wishes to keep them confidential.

Carried.
Cr I.T. Petersen declared a Conflict of Interest in Item 7/5 due to being a personal friend of the applicant and left the meeting at 1.06 p.m.

Cr I.T. Petersen vacated the Chair and Cr J. Watt (Proxy Chairman) assumed the role of Chairman of the meeting.

Cr I.T. Petersen returned to the meeting at 1.13 p.m. Cr J. Watt vacated the Chair and Cr I.T. Petersen resumed the role of Chairman of the meeting.

COUNCIL OUT OF COMMITTEE

P22/01/11 Moved: Cr J.A. Walker Seconded: Cr J. Watt

That proceedings be resumed in Open Council.

Carried.

SECTION 7: “IN COMMITTEE” ITEMS

7/1 Application for Renewal of Special Lease 21/45505, Lot 369 LX2481 over Reserve R474, Parish of Kilkivan

P23/01/11 Moved: Cr A.J. Perrett Seconded: Cr R.A. Gâte

Recommend that Council advise the Department of Environment and Resource Management:

(i) there are no objections to the renewal of Special Lease 21/45505;

(ii) that Reserve R474 is still required for its gazetted purpose of Camping and Water; and

(iii) that a Special Lease is a suitable lease arrangement for Lot 369 LX2481.

Carried.
7/2  Application for Reissue of Permit to Occupy 210079, Over Lot 1 on AP1163, Parish of Cooloola

P24/01/11  Moved: Cr L.J. Friske  Seconded: Cr G.L. Engeman

Recommend that Council advise the Department of Environment and Resource Management that Council:

(i) Does not object to the reissue of Permit to Occupy, 210097, over Lot 1 on AP1163;

(ii) Cannot impose any requirements that would affect the future use of the land; and

(iii) Has not identified any non-indigenous cultural heritage issues that would affect the reissue of a Permit to Occupy.

Carried.

7/3  Application for renewal of Special Lease 200777, over Lot 1 on SP162340, Parish of Cooloola

P25/01/11  Moved: Cr D.R. Neilson  Seconded: Cr L.J. Friske

Recommend that Council advise the Department of Environment and Resource Management that Council:

(i) Does not object to the renewal of Special Lease, 200777, over Lot 1 SP1623490;

(ii) Cannot impose any requirements that would affect the future use of the land; and

(iii) Has not identified any non-indigenous cultural heritage issues that would affect the reissue of a Special Lease.

Carried.
7/4 Fraser Straits Marina Pty Ltd –v- Gympie Regional Council & others – Planning and Environment Appeal No 1126/10

P26/01/11 Moved: Cr J.A. Walker    Seconded: Cr L.J. Friske

Recommend that Council notes the information.

Carried.

7/5 Argent Holdings Pty Ltd –v- Gympie Regional Council – Planning and Environment Appeal No 24 of 2010

P27/01/11 Moved: Cr A.J. Perrett    Seconded: Cr R.A. Gâté

Recommend that Council notes the information.

Carried.

SECTION 9: ATTACHMENTS

Attachment 1: Minutes from Heritage Advisory Committee
Attachment 2: Building Approval Statistics – November 2010 (Item 5/1)
Attachment 3: Building Approval Statistics – December 2010 (Item 5/2)
Attachment 4: DERM – Heritage Applications for Gympie

There being no further business the meeting closed at 1.15 pm

CONFIRMED THIS THE TWENTY SIXTH DAY OF JANUARY 2011.

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Cr I.T. Petersen
Chairman

Gympie Regional Council