



COOLOOLA SHIRE COUNCIL

MINUTES

of the

**PLANNING & DEVELOPMENT
COMMITTEE MEETING**

CHAIRMAN: Cr Ian Petersen

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

**On Tuesday 27th November 2007
at 10.30 a.m.**

**For Adoption at the General Meeting
to be held on Tuesday 4th December 2007**



Cooloolala Shire Council

PLANNING & DEVELOPMENT MINUTES

*Crs. D.R. Neilson (Chairman),
C.R. Chapman OAM, W.J. McIntyre, F.G. Nissen AM,
I.T. Petersen, M.E. Prior, M.J. Venardos OAM, J. Watt.*

APPOINTMENTS etc.

- 11.30am Mr Mike Turner (Energex) - Report on Energex’s Activities within the Shire for the past 12 months and what is planned for the next 12 months.
 - 1.30pm Mr Roger O’Grady and Greg Martoo – Subdivision to Create Eleven additional lots over Lot 4 RP150369 – 179 Witham Road, The Dawn – DA16507.
-

CONTENTS

APPOINTMENT OF CHAIRMAN..... 3

APPOINTMENT OF DELEGATE 3

CONFIRMATION OF PREVIOUS MINUTES..... 3

SECTION 3: RECONFIGURING A LOT APPLICATIONS..... 4

3/1 DA16566 – RECONFIGURING A LOT APPLICATION – SUBDIVISION TO CREATE ONE (1) ADDITIONAL LOT – 9 HEATHER STREET, SOUTHSIDE – M. GRANT 4

SECTION 1: STRATEGIC PLANNING MATTERS 16

1/1 COOLOOLA SHIRE OPEN SPACE AND RECREATION PLAN 16

SECTION 2: PLANNING APPLICATIONS 17

2/3 DA15880 – MATERIAL CHANGE OF USE OF PREMISES – SPECIAL INDUSTRY (ASPHALT MANUFACTURING) AND ENVIRONMENTALLY RELEVANT ACTIVITY (ERA #17 – FUEL BURNING & ERA #59 ASPHALT MANUFACTURING) – RAFTER ROAD, GLANMIRE – DTS GROUP QLD PTY LTD 17

2/1 DA14057 – MATERIAL CHANGE OF USE – CATTERY OR KENNEL (DOG KENNELS) & ENVIRONMENTALLY RELEVANT ACTIVITY (ERA #43 – ANIMAL HOUSING) – 6 VANTAGE ROAD, CHATSWORTH – P & F DYKSTRA 37

2/2 DA15781– MATERIAL CHANGE OF USE – MULTI-UNIT ACCOMMODATION (37 DWELLING UNITS) 12 RAINBOW SHORES DRIVE, RAINBOW BEACH - RAINBOW SHORES PTY LTD..... 48

2/4 DA16370 – MATERIAL CHANGE OF USE – HOME BUSINESS (WATER TANK MANUFACTURING) – 19 BARRAMUNDI STREET, TIN CAN BAY – J. DORE 64

SECTION 3: RECONFIGURING A LOT APPLICATIONS.....	71
3/2 DA16456 – REPRESENTATIONS – RECONFIGURING A LOT – SUBDIVISION TO CREATE TWO (2) ADDITIONAL LOTS – 12 ARNOLD ROAD, VETERAN – E M & K D DICKFOS	71
SECTION 4: PLANNING APPLICATIONS PENDING	76
4/1 PLANNING APPLICATIONS PENDING	76
4/2 DEVELOPMENT APPLICATIONS APPROVED.....	96
SECTION 5: GENERAL MATTERS	97
5/1 DA17552 – BUILDING WORK MADE ASSESSABLE BY THE PLANNING SCHEME (DEMOLITION OF HERITAGE & CHARACTER STREETScape DWELLING) – 14 ELIZABETH STREET, GYMPIE – MALCOLM BRUCE PTY LTD	97
SECTION 6: MATTERS FOR COUNCIL’S INFORMATION.....	100
NIL	100
SECTION 7: “IN COMMITTEE” ITEMS.....	100
7/1 COMPLAINT OF ALLEGED UNLAWFUL DEVELOPMENT AT MCMAHON LANE, GYMPIE	101

The meeting opened at 10.30 a.m.

PRESENT: Crs IT Petersen (Chairman), CR Chapman OAM, LJ Friske (Proxy), WJ McIntyre, FG Nissen AM, ME Prior and J Watt.

Also in attendance were Mr M Hartley (Director of Planning & Development), Mrs KA Rolfe (Strategic Planner), Ms TM Stenholm (Senior Planning Officer) and Ms K Sullivan (Minutes Clerk).

Cr J Watt was not present when the meeting commenced.

OBSERVERS: Crs NR Ellis, SS Jocumsen, R Owen & WW Sachs.

LEAVE OF ABSENCE: Cr MJ Venardos OAM (Minute G44/10/07) and
Cr DR Neilson (Minute G78/11/07)

APOLOGY: Cr J Watt advised that she would be late arriving at the meeting today.

APPOINTMENT OF CHAIRMAN

P37/11/07 Moved: Cr ME Prior Seconded: Cr WJ McIntyre

Recommend that Councillor IT Petersen be appointed as the Chairman of the Planning and Development Committee Meeting due to the absence of the Chairman.

Carried.

APPOINTMENT OF DELEGATE

P38/11/07 Moved: Cr ME Prior Seconded: Cr WJ McIntyre

That due to the absence of Cr J Watt, Councillor LJ Friske (Proxy) act as a delegate for the Planning and Development Committee.

Carried.

CONFIRMATION OF PREVIOUS MINUTES

P39/11/07 Moved: Cr WJ McIntyre Seconded: Cr FG Nissen AM

That the Minutes of the Planning & Development Committee Meeting held on 13th November 2007 be taken as read and confirmed.

Carried.

SECTION 3: RECONFIGURING A LOT APPLICATIONS

3/1 DA16566 – Reconfiguring a Lot Application – Subdivision to Create One (1) Additional Lot – 9 Heather Street, Southside – M. Grant

FILE:	Minute: P40/11/07 DA16566
APPLICANT:	M. Grant
RPD:	Lot 32 MPH40299
SITE:	9 Heather Street, Southside
PROPOSAL:	Reconfiguring a Lot – Subdivision to Create One (1) Additional Lot.
ZONE:	Housing
PLANNING AREA:	Gympie
LEVEL OF ASSESSMENT:	Code



This matter was reported to the Planning & Development Committee Meeting on 23 October 2007. Minute G09/11/07 recommended: *“that this matter lay on the table and be referred to the Planning & Development Committee Meeting to be held on 27 November 2007, for further consideration”*.

Report: (Planning Officer – M.A. Kucera)

1.0 **Introduction**

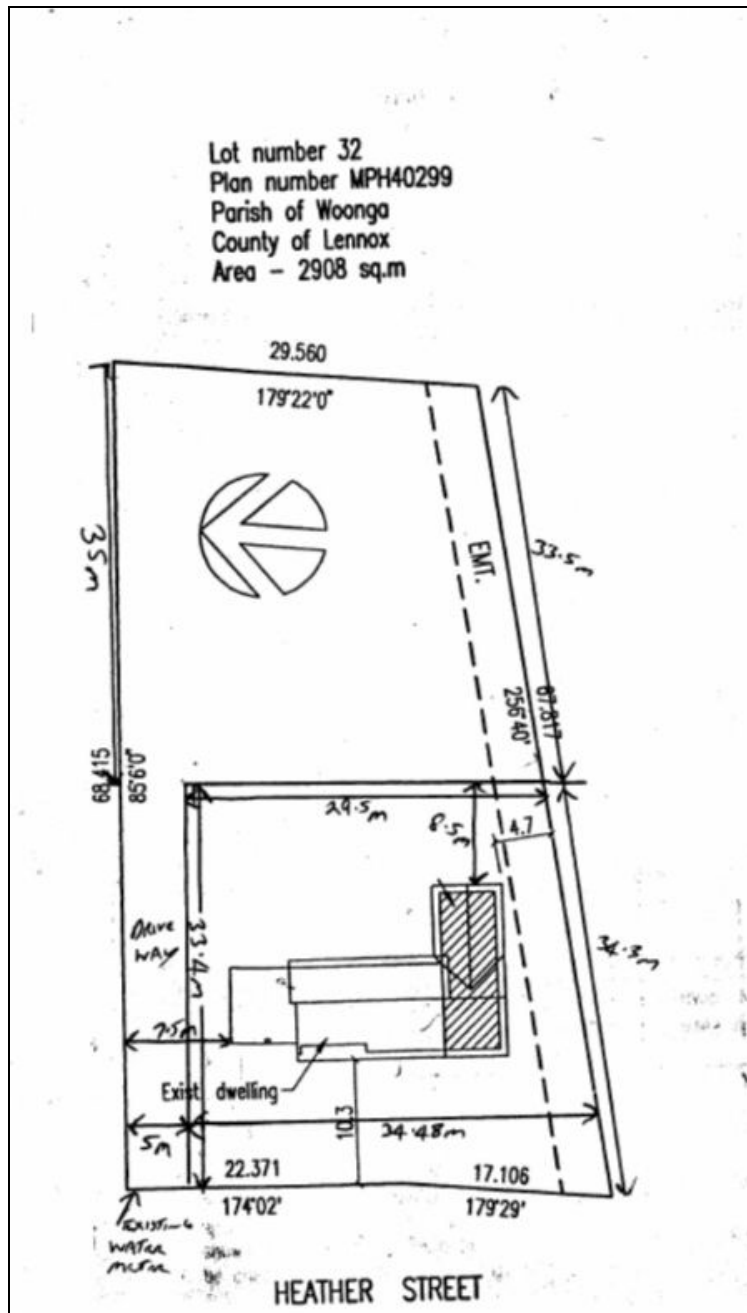
This application seeks Council's approval for the creation of one additional lot on the Southside.

Usually such applications are approved under delegated authority, however, the application is being reported to Council as a number of submissions have been received against the proposal.

1.1 **The Proposal**

The applicant proposes to subdivide one additional lot from an existing 2308m² lot.

Approximate lot sizes based on the dimensions of the proposal plan will be 998m² (existing dwelling) and 1310m².



1.2 Site Description

The site is presently developed with a dwelling house fronting Heather Street.

The rear of the property where the new allotment is to be created is vacant except for some vegetation at the rear.

2.0 STATUTORY REQUIREMENTS

2.1 Local & State Planning Policies

There are no local or state planning policies applicable to this application.

2.2 Planning Scheme Provisions

The application is considered code assessable against the following codes in Council's Planning Scheme:

Gympie Planning Area Code

Potential exists for lights from cars entering and exiting the site to cause nuisance to established dwellings and therefore it is considered a fence should be required along the common boundary, 10 metres past where the end of the house is constructed on the neighbouring lot.

It is also considered appropriate to require fencing (minimum height 1.2 metres) along the proposed boundary separating the access handle and the existing dwelling.

The driveway should be centred in the access handle and landscaping undertaken either side of this.

Reconfiguring a Lot Code

Lot layout is efficient in its use of existing reticulated infrastructure.

As the allotment is over 1000m² and naturally drains to a gully it is considered that an interallotment drainage easement is not required, as advised by design.

The proposal meets the minimum lot size nominated in the planning scheme for a rear allotment, as it is over 800m², exclusive of the access handle.

The applicant has lodged the proposal plan with a 5 metre wide access handle. The applicant indicated in verbal discussions, and this was confirmed by an on-site inspection by the writer, that this was to avoid existing gas bottles on the site.

The 6 metres nominated in the planning scheme is a probable solution. Council has not deviated from the 6 metre minimum previously and given the sufficient area that exists to obtain compliance it is considered a suitable outcome for the gas bottles to be moved. It should be noted that it appears likely to be able to accommodate the gas bottles in the existing location with the construction of a barrier to prevent accidental car access.

The length of the access handle does not exceed the 50 metre maximum nominated in the scheme.

Landscaping Code

As with most approvals for hatchet shaped allotments in the Housing Zone, Council should require a strip of trees growing to a suitable height along the access handle (say 3 metres). Alternatively, a 1.8 metre high timber fence could be erected on the adjoining boundary.

In this instance some existing vegetation would most likely need to be removed to facilitate the access driveway being constructed. As the existing neighbouring residence has a fence in place that is not a solid timber paling fence or 1.8 metres, a landscaped strip is considered preferable, however, in order to reduce potential car light shine into the neighbouring dwelling a fence is recommended.

A street tree may be required in accordance with the requirements for new lots in the Housing Zone but has not been included as a condition of approval given only one additional lot is proposed in an established area with mature vegetation it.

Infrastructure Works Code

The site is now serviced by reticulated sewerage as well as water. Headworks charges are applicable for an allotment over 1000m².

The site is not serviced by a concrete footpath and a contribution is considered preferable in this instance due to the lack of a footpath network in the immediate vicinity of the site.

3.0 PLANNING CONSIDERATIONS

3.1 Amenity

This application proposes re-subdivision of an existing allotment over 2000m² under the 2005 planning scheme. Now that a number of these allotments are connected to reticulated sewerage it is highly likely that similar applications will be lodged.

As with many of the allotments in the former regulated subdivision precinct under the 1997 planning scheme, houses have been developed at the front of the lots with the only available land to be re-subdivided at the rear.

Access to this area is usually only available through a rear allotment with an access handle to road frontage. There are only limited instances where a site has dual road frontage on the Southside (a couple of exceptions on Heather Street and Rose/Watson Roads) or the dwelling is positioned in such a manner that efficient subdivision with direct road frontage (20 metres) is available.

As a result of this and the previous Widgee Shire's decision to allow the Southside area to be developed without reticulated sewerage there is potential for a number of hatchet shaped allotments to be developed at every second allotment.

From an amenity perspective this is undesirable. However, it is also inefficient from a planning perspective to lock up 2000m² allotments that are fully serviced by urban infrastructure and placing additional pressure on land release further from existing urban services.

Council's 2005 planning scheme supports resubdivision of these allotments by removing the former planning scheme's provisions in relation to the regulated subdivision precinct allowing 600m² lots once reticulated sewerage is connected.

The below aerial photo shows the proximity of the existing houses in relation to the proposal.



As can be seen here, the dwelling to the south has existing vegetation between its principle living areas and the proposed new lot.

Dwellings at the rear are on the other side of a vegetated gully.

The domestic outbuilding from number 7 Heather Street is located very close to the boundary.

3.2 Land Use

Residential land use is the only appropriate land use in this location. Under the provisions of Council's Planning Scheme the most intense form of development that could occur on the allotment is a duplex.

3.3 Park

A contribution is applicable at the rate of \$1700.

3.5 Adjoining Subdivision Potential

Adjoining allotments are eligible for subdivision to 600m² for an allotment with direct road access or 800m² for a rear allotment.

Position of adjoining houses limits resubdivision to rear access lots in the writer's opinion.

3.6 Site Contamination

The site is not listed on the Environmental Management Register.

3.7 Flooding

The site is not subject to flooding.

3.8 Traffic

A contribution towards intersection improvements is warranted for the new lot with the current rate \$284.

It is not considered the excess traffic generated by this development is in excess of the carrying capacity of Heather Street.

4.0 CONSULTATION

4.1 Internal

(a) Department of Engineering

Conditions required as attached.

4.2 Public Submissions

Letters were sent to nearby residents and 6 submissions were received. These are summarised below.

<i>Submitter Issue</i>	<i>Staff Comment</i>
<i>Not in keeping with local area.</i>	<i>The proposed use of the lot will be for residential purposes. It is noted that this is the first hatchet shaped allotment in Heather Street but it is unlikely to result in an erosion of residential amenity. In any event amenity can be protected through fencing or landscaping.</i>
<i>Prefer driveway to be relocated to other side of the allotment.</i>	<i>The proposal is the most logical manner in which to subdivide the site.</i>
<i>Fence should be erected</i>	<i>Valid point. Mentioned in the report and included in the recommendation.</i>
<i>Landscaping should be provided.</i>	<i>Agreed and included as condition of approval</i>
<i>Potential for additional overhead powerlines and placement close to existing dwellings.</i>	<i>This would be at the discretion of the electricity supplier.</i>
<i>Dwelling on new block should be single storey only and no duplex.</i>	<i>This is an unreasonable condition to place upon approval of the application.</i>
<i>Health and Serenity infringed</i>	<i>This is not considered a valid consideration in a developed residential area.</i>
<i>Noise from cars</i>	<i>Car noise from a single dwelling is unlikely to exceed noise limits for the neighbouring dwelling.</i>
<i>Security and Privacy compromised</i>	<i>A fence between the properties would be an acceptable solution to be negotiated between landowners.</i>
<i>Increase in land valuation, rates.</i>	<i>Not a valid planning consideration.</i>
<i>Sufficient blocks available without subdivision in the area.</i>	<i>Infill of existing underutilised allotments is a sound planning principle.</i>
<i>Potential new neighbour may only purchase block for financial gain and destroy the area.</i>	<i>Considered highly unlikely.</i>

<i>Wildlife impact</i>	<i>It is unlikely that a dwelling will be constructed in the existing gully.</i>
<i>Low water pressure</i>	<i>Not a valid planning consideration.</i>
<i>Increased traffic</i>	<i>It is not considered that the additional dwelling is beyond the carrying capacity of Heather Street.</i>
<i>Larger lots should be preserved</i>	<i>Larger lots were required as on-site sewerage was initially required for these lots. As sewerage is now available these lots are in excess of what a normal residential lot requires.</i>
<i>Precedence set for further subdivisions.</i>	<i>Valid point. Should Council wish to prevent further subdivisions in the area then an appropriate mechanism is through the planning scheme review.</i>

5.0 CONCLUSION

The proposal complies with the relevant planning scheme provisions and is recommended for approval.

Should Council wish to review provisions in the planning scheme in relation to hatchet shaped lots on the Southside a separate recommendation to request the Strategic Planner add the issue to the Planning Scheme review could be made.

P40/11/07 Moved: Cr ME Prior

Seconded: Cr FG Nissen AM

- (a) Recommend that G09/11/07 from the General Meeting held on the 6 November 2007 come off the table and be dealt with.**
- (b) Recommend that Council, as Assessment Manager, APPROVE development application DA16566 for Reconfiguring of a Lot – Subdivision to Create One Additional Lot over Lot 32 MPH40299 located at 9 Heather Street, Southside subject to the following conditions:**

Assessment Manager’s Conditions

Conditions to be Satisfied Prior to Council Signing and Sealing the Plan of Survey

- 1. The development shall be generally in accordance with the plan submitted with the application except for the following amendments:**

- a) width of access handle to be amended to 6 metres.
2. Access to the proposed lot is to be constructed in accordance with the requirements of Council's Infrastructure Works Code – Drawing No. R-02.
3. The entrance and driveway for Lot 2 is to be constructed to a 2.7 metre wide reinforced concrete standard within the centre of the six (6) metre wide access strip from the kerbed channel in Heather Street for the full length of the access strip.
4. Any future dwelling house is not to be erected within the access handle of a hatchet shaped allotment.
5. All lots are to be permanently numbered with reflective numbers on kerbs to the satisfaction of Council's Chief Executive Officer.
6. 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 Operational Works (Sewer Construction & Access Construction)
 - (ii) development authorised by the above permit/s has been completed to the satisfaction of Council's Chief Executive Officer.
7. A contribution is to be paid to Council towards the provision of footpaths in the general area. The amount is currently assessed at \$284 but will be based on Council's policy and the rate applicable at the time of payment.
8. Contribution is to be made towards Sewerage Headworks in accordance with Council's Planning Scheme Policy 7: *Water Supply and Sewerage Headworks Contributions, Works External and Works Internal*. The contribution is currently assessed at \$4944, however the actual amount payable will be based on Council's policy and the rate applicable, at the time of payment.
9. 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 is currently assessed at \$3691, however, the actual amount payable will be based on Council's policy and the rate applicable, at the time of payment.
10. A water meter and service shall be installed to all lots approved by this Development Permit.

11. **An agreement is to be entered into with Energex to provide underground electricity to all approved lots without any financial encumbrance on future owners of these lots.**
12. **The whole of the subject land including all approved lots is to be treated for declared plants and cleared of scrap to the satisfaction of Council’s Chief Executive Officer. On completion of the treatment and clearing the enclosed Notification of Compliance Form is to be completed and lodged with Council.**
13. **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.**
14. **The applicant shall make suitable arrangements for the provision of an underground telephone service to the proposed development. Documentary evidence shall be submitted that an agreement has been reached with an authorised supplier of telephone services, prior to the Plan of Survey being sealed by Council.**
15. **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.**
16. **Easements or reserves for drainage purposes are to be surveyed and registered in favour the downstream/upstream property at no cost to the downstream/upstream property owner. Specific requirements are to be confirmed with Council’s Chief Executive Officer prior to cadastral survey and at completion of engineering design approval process. A solicitor’s undertaking (or alternative suitable to Council) shall also be submitted confirming the easement documents will be submitted with the Plan Registry Authority in conjunction with the Plan of Survey.**
17. **(i) Provide Council with written permission from relevant adjoining landowners to discharge/accept concentrated stormwater onto their respective properties.
(ii) Such water is to be directed to the lawful point of discharge without causing nuisance or annoyance to any person.**
18. **A master stormwater drainage plan is to be prepared to address the impact of the proposed development on the existing stormwater drainage in the area, including upstream and downstream of the site.**
19. **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.**

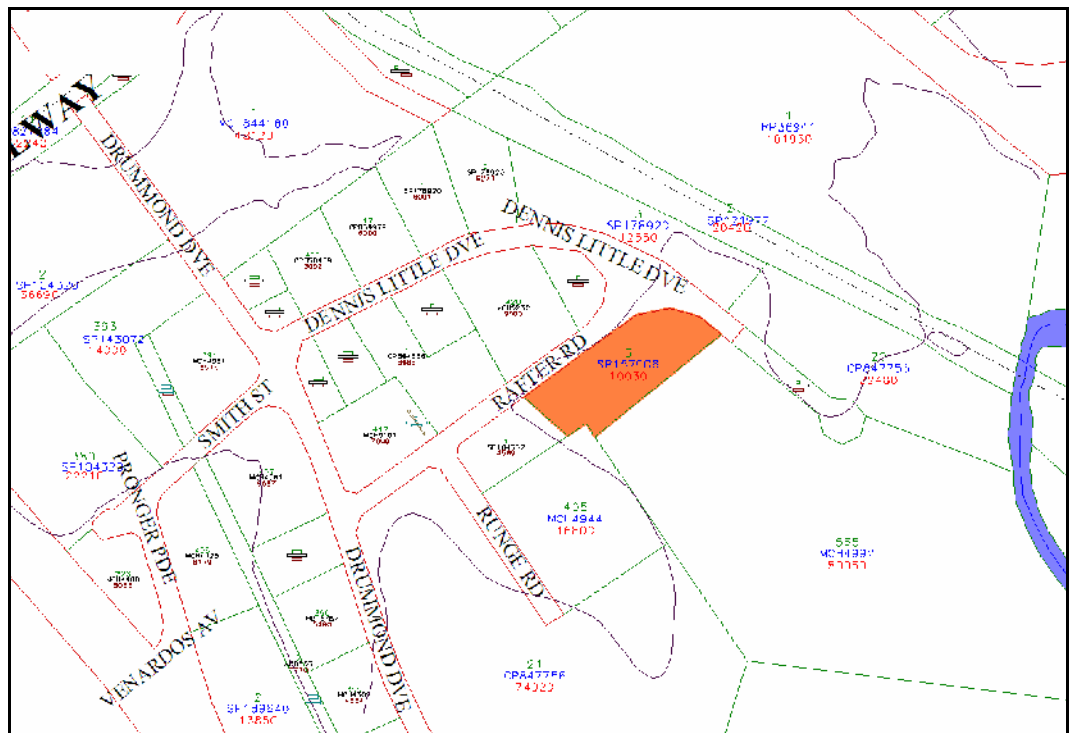
20. Any plans for operational works, water supply and sewerage works, drainage works and street lighting required by this development permit, are to be surveyed, designed and constructed in accordance with Council's Infrastructure Works Code.
21. Proposed lot 2 is to be connected to Council's gravity sewer system at no cost to Council.
22. A 1.8 metre high timber paling fence with minimum gaps is to be constructed along the common boundary with lot 31 MPH40299 for the full length of the access strip and 10 metres past the existing dwelling on this lot.
23. A minimum 1.2 metre high timber fence is to be constructed along the proposed boundary separating the access handle and the existing dwelling on the development site.
24. Existing gas bottles on the proposed lot with the existing dwelling are to be moved at least two (2) metres clear of the proposed access handle.
25. Landscaping of the access handle is to be undertaken as follows:
 - (i) Minimum one (1) metre wide strip on either side of the constructed 2.7 metre wide driveway, retaining as much existing vegetation as possible.
26.
 - (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.
27. Rubble/aggregate within the existing septic trench/es is to be excavated and removed from the site to a location approved by Council's Health and Community Services Department and trenches back filled with clean compacted fill. Such work is to be undertaken in accordance with an approval for plumbing and drainage work.

Carried.

SECTION 2: PLANNING APPLICATIONS

2/3 DA15880 – Material Change of Use of Premises – Special Industry (Asphalt Manufacturing) and Environmentally Relevant Activity (ERA #17 – Fuel Burning & ERA #59 Asphalt Manufacturing) – Rafter Road, Glanmire – DTS Group Qld Pty Ltd

FILE NO:	Minute: P42/11/07 DA15880
APPLICANT:	DTS Group Qld Pty Ltd
LANDOWNER:	Works Infrastructure Pty Ltd
RPD:	Lot 3 on SP157908
SITE ADDRESS:	Rafter Road, Glanmire
CURRENT USE OF LAND:	Vacant
PROPOSAL:	Material Change of Use – Special Industry (Asphalt Manufacturing) and Environmentally Relevant Activity (ERA #17 – Fuel Burning & ERA #59 - Asphalt Manufacturing).
EXISTING ZONE:	Industry
LEVEL OF ASSESSMENT:	Impact
ADVERTISED:	27 June 2007
ADVERTISING CLOSED:	19 July 2007
SUBMISSIONS:	Nil



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

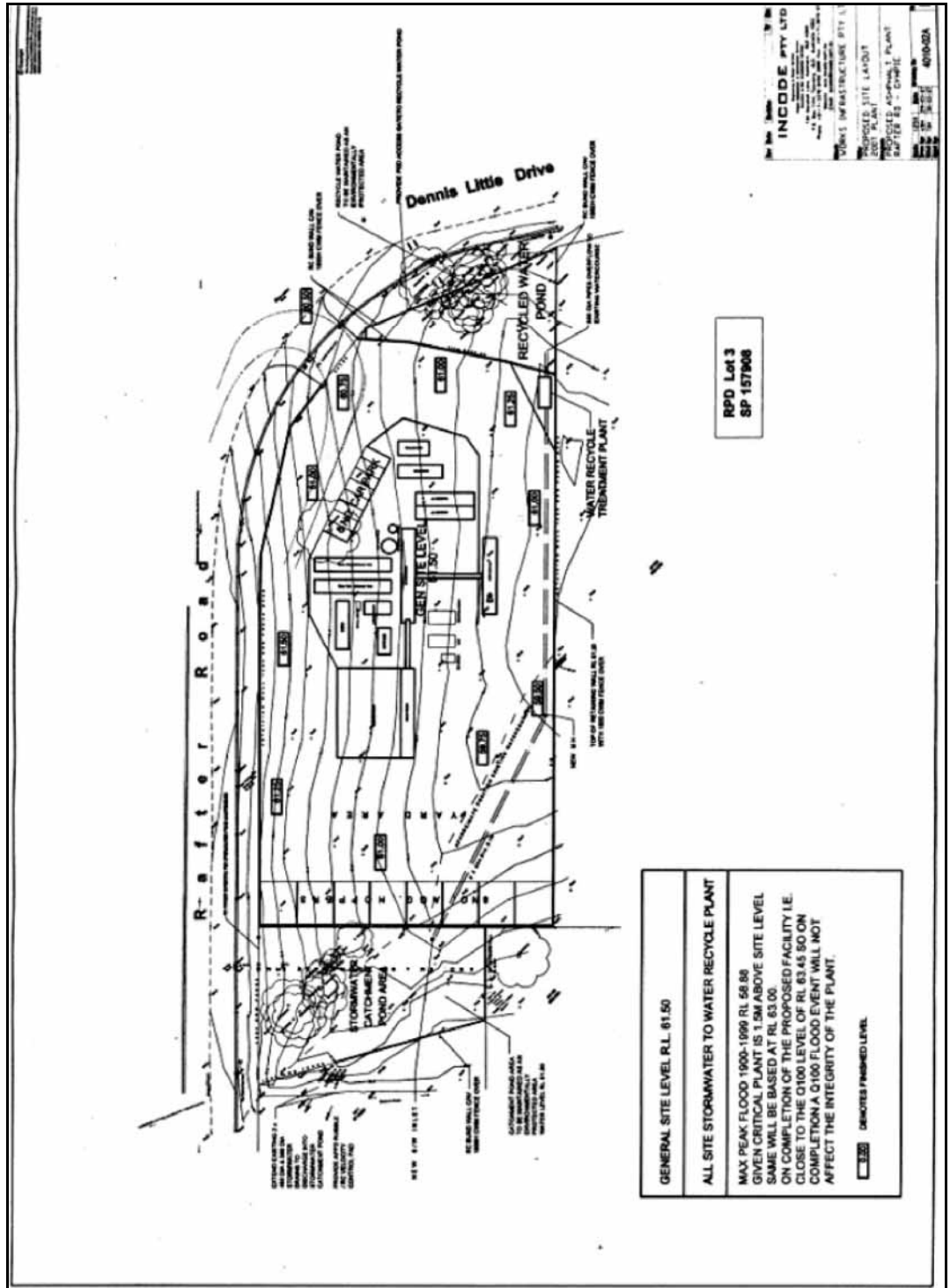
1.0 INTRODUCTION

This application seeks approval for a Material Change of Use - Special Industry (Asphalt Manufacturing) and Environmentally Relevant Activities (ERA #17 – Fuel Burning Area & ERA #59 Asphalt Manufacturing) at Rafter Road, Glanmire.

1.1 The Proposal

The applicant currently operates a site on the southern side of the Bruce Highway and has a significant number of manufacturing sites throughout Queensland. New infrastructure projects expected for the south-east region over the next couple of years is dictating the investment and planning for providing significant infrastructure services.

The application is supported by a Town Planning Report, Site Management Plan, Noise Impact Report, Stormwater Quality Management Plan and Proposal Plan.



Five (5) buildings are proposed to occupy the site. The plant will manufacture hot-mix asphalt.

The plant is indicated to be fully automated in the quantities, mixture, heating and storage of asphalt/bitumen. The proposal report further indicates *'all processes are fully enclosed and emissions from the superheating within the double drums is controlled through the implementation of a baghouse and reclamation facility for reusable product and its final discharge is through a cyclone that feeds reclaimed material into the manufacture process.'*

Hot mix asphalt paving materials are a mixture of graded, high quality aggregate (which may include reclaimed or recycled asphalt pavement – RAP) and liquid bitumen, which is heated and mixed in measured quantities to produce hot mix asphalt materials. Aggregate and recycled asphalt pavement, if used, constitute over 92 percent by weight of the total hot mix asphalt mixture. Aside from the relative amounts and types of aggregate and recycled asphalt pavement used, the amount and grade of bitumen used with petroleum distillates or emulsifiers to produce cold mix asphalt often referred to as cutback or emulsified bitumen, respectively.

The process of producing hot mix asphalt, involves drying and heating the aggregate to prepare it for the bitumen coating. In the drying process, the aggregate is introduced into the higher end of the dryer. The interior of the dryer is equipped with flights that veil the aggregate through the hot exhaust as the dryer rotates. After drying, the aggregate is generally heated to temperatures ranging from 250 to 300°C and then coated with bitumen in one of two ways. In most drum mix plants, the bitumen is introduced directly into the dryer chamber to coat the aggregate. In batch mix plants, the mixing of aggregate and asphalt takes place in a separate mixing chamber called a pug mill.'

A maximum of three (3) employees are proposed to be on-site at any time.

1.2 Site Description

The development site is 1.05 ha in area and is vacant land.

1.3 Surrounding Land Uses

Land uses in the locality surrounding the site are industrial with regional significant regrowth remnant vegetation along the south-eastern boundary and adjoining land to the south east.

2.0 INTEGRATED PLANNING ACT

Given the components of the development applied for the following referral agency was applicable:

- Environmental Protection Agency (ERA) as a concurrence agency.

3.0 STATUTORY REQUIREMENTS

3.1 Compliance with the Planning Scheme

The application was lodged under the 2005 Planning Scheme and under this scheme the site is currently zoned industry.

The application is assessed against the following codes in Council's Planning Scheme:

Gympie Planning Area Code

Amenity issues regarding impact of light emissions on adjoining and surrounding properties can be adequately conditioned in any approval granted. Further, visual impact regarding storage of equipment, plant and refuse can also be conditioned.

The maximum height and number of storeys for this form development is 10 metres and 2 Storeys. No elevations have been submitted with plans, however the planning report indicates that all buildings are only one story and all other structures comply with Schedule 5 of the Planning Scheme. Any approval granted should be conditioned accordingly.

The proposal meets all other specific outcomes of the code.

Conservation Significant Areas Code

At the north-eastern corner of the property, approximately 621m² (5.9%) of the land is identified as a Regional Ecosystem Value Area and is on the outer fringe of a Koala Habitat Area.

In accordance with the plans submitted vegetation in this locality will have to be removed to provide for stormwater infrastructure, water recycling treatment plant, recycled waste pond and boundary retaining wall.

It is recommended that existing vegetation be retained where possible to minimise impact on adjoining sensitive property to the south.

Driveways and Crossover Code

Driveways width meets requirements, other issues will be addressed in the operational works permit stage.

Erosion and Sediment Control Code

Issues can be adequately addressed by imposition of conditions in any approval granted and at operational works permit stage.

Filling or Extraction Code

Issues will be adequately addressed at operational works stage.

Infrastructure Works Code

The site is serviced by reticulated water and sewerage. Water supply and sewerage headworks charges are applicable at the following rates for a Special Industry:

Water Supply Charges (\$1 054.50 x 7.0ep) =	\$7 382
Sewerage Charges (\$1 647.87 x 8.0ep) =	\$13 183

No credits are allocated given the site is vacant and has no existing use rights.

Landscaping Code

Schedule 8 of the Planning Scheme stipulates that for this form of development the following landscaping be provided.

- Landscaping cover to be a minimum of 2 metres wide at any point and averaging 3 metres wide along all frontages.

The above requirement can be conditioned in any approval granted.

Vehicle Parking and Access Code

In accordance with Schedule 10 of the Planning Scheme on-site vehicle parking is to be provided at the following rates:

- (a) 2 spaces per tenancy plus one (1) space per 100m² of GFA; or
- (b) where the use involves external areas- one space per 100m² of total use area.

Applying (a) above car parking would be required as follows;
2 spaces and (1 per 100m² of 200m²) = 4 spaces

Applying (b) above car parking would be required as follows;
1 space per 100m² of TUA 779m² = 8 spaces

The plans submitted shows provision for 8 spaces which is considered acceptable for this form of development given:

- only three (3) employees are proposed to be on-site at any one time; and
- adequate area is available to accommodate any extra car parking required for any re-use of the site in the future.

The proposed car parking layout meets design standards and loading/unloading and manoeuvring also meets criteria

3.2 Local and/or State Planning Policies

There are no state or local planning policies relevant to this application.

4.0 PLANNING CONSIDERATIONS

Watercourses

The site is crossed by a gully and, as such, a permit from the Department of Natural Resources and Water may be required should this be classified as a 'watercourse'.

Flooding

The site is crossed by the Q50 and Q100 flood events. Conditions provided by the EPA in relation to the environmentally relevant activities require submission of a site based management plan demonstrating how release of contaminants in the case of a Q100 flood will be prevented.

Footpaths and Pathways

The planning scheme allows for footpaths to be required for industrial development, however such a condition has not been imposed by Council on most recent approvals.

The contribution recommended in the design report below has therefore not been included as a condition of approval.

5.0 CONSULTATION

5.1 Public Notification

As the proposal is impact assessable the proposal was publicly advertised in accordance with the Integrated Planning Act.

As a result, no submissions were received.

5.2 Internal

(a) Department of Engineering

Report: (Senior Engineer – A. Laszlo)

This engineering report is based on the information submitted by DTS Group QLD dated April 2007 and additional information provided.

TRAFFIC

The applicant submitted an estimate of traffic generated for the proposed asphalt manufacturing development of 20 commercial movements per day, which converts to 400 vehicle trips per day as per industry guideline. Hence a total contribution of \$11,700 is justified including the staff trips.

LEAD-IN ROAD / FRONTAGE ROAD

The lead-in road, Rafter Road is fully constructed. The development has two frontages along Rafter Road and Dennis Little Drive, combined totalling 220 metres. The current road reverse widths are 20 metres as per planning scheme minimum requirements. The existing roads are constructed with 11 metre carriageways with kerb and channel both sides.

A 1.2m wide reinforced concrete footpath should be constructed for the full frontage length as per the Town Plan. However, a contribution of \$22,680 for footpath in the general area would be more beneficial.

EARTHWORKS / ACCESS / CARPARKS

The development site is steep with an 8.5% grade. To accommodate the proposed development the site will require considerable amounts of cut and fill earthworks with associated earth retaining structures.

Access and car parking is to comply with Australian Standards.

WATER SUPPLY & SEWERAGE

Water supply is available to the development site. The developer will be required to provide a suitable water service to the development.

Headwork charges will apply.

Sewerage is available to the development site. The developer will be required to connect the development to Council's sewerage system.

Headwork charges will apply.

STORMWATER

The developer provided a stormwater quality management plan for the site outlining the measures to be taken on how the stormwater is to be managed on site.

FLOODING

The development site is prone to flooding, however a clear evacuation path is available if such an event occurs.

OTHER SERVICES

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

Street lighting is adequate in the area.

(b) Department of Health & Community Services

The Environmental Protection Agency (EPA) is responsible for administering ERA #59 Asphalt Manufacturing and ERA #17 Fuel Burning assessment as a concurrence agency within the Integrated Planning Act.

EPA's concurrence response has been received requesting conditions be imposed in any approval issued.

6.0 CONCLUSION

The proposed development is an appropriate use of the land and will not be detrimental to the existing or future amenity of the locality.

P42/11/07

Moved: Cr LJ Friske (Proxy)

Seconded: Cr WJ McIntyre

Recommended that Council, as Assessment Manager, APPROVE development application (DA15880) for Material Change of Use of Premises – Special Industry (Asphalt Manufacturing) and Environmentally Relevant Activities (ERA #17 – Fuel Burning Area & ERA #59 Asphalt Manufacturing) over Lot 3 SP157908 – Rafter Road, Glanmire subject to the following conditions:

Assessment Manager's Conditions

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

- 1.1 The development herein approved may not start until:**
 - (i) the following development permits have been issued and complied with as required -**
 - (a) Development Permit for Building Works**
 - (b) Development Permit for Operational Works (Siteworks, Earthworks, Retaining Structures, Stormwater Drainage, Access Driveways and Parking Areas and Landscaping)**
- 1.2 Provide at least eight (8) off-street car parking spaces (including access and manoeuvring areas).**

- 1.3 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 is currently assessed at \$7 382, however, the actual amount payable will be based on Council's policy and the rate applicable, at the time of payment.**
- 1.4 Contribution is to be made towards Sewerage Headworks in accordance with Council’s Planning Scheme Policy 7: *Water Supply and Sewerage Headworks Contributions, Works External and Works Internal*. The contribution is currently assessed at \$13 183, however the actual amount payable will be based on Council's policy and the rate applicable, at the time of payment.**
- 1.5 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.***
- 1.6 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.**
- 1.7 In accordance with Planning Scheme Policy 11: *Roadworks Contributions* a contribution is to be paid toward road improvements as a result of the increased traffic generated by this development. The amount is currently assessed at \$11 700, however will be in accordance with Council’s Policy and the amount applicable at the time of payment.**
- 1.8 A trade waste application is to be submitted at the building application stage.**

- 1.9 Prior to commencement of any site works either:**
- (a) obtain approval from the Department of Natural Resources and Water to undertake work within the watercourse on site; or**
 - (b) provided evidence to Council from the Department of Natural Resources and Water that the gully on site is not considered by this Department to be a ‘watercourse’ as defined by the Water Act.**

Section 2 Conditions relevant to the issue of a Development Permit for Operational Works

- 2.1 Access to the proposed development is to be constructed in accordance with the requirements of Council’s Infrastructure Works Code – Drawing No R05.**
- 2.2 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.**
- 2.3 No earthworks or filling works are to be undertaken prior to the issue of a Development Permit for Building Works/Operational Works.**
- 2.4 Car parking and access areas shall be “sealed” pavement and designed, drained, constructed and maintained in accordance with Council’s Vehicle Parking and Access Code.**
- 2.5 (i) Connection is to be made to Council’s existing Water Supply and Sewerage reticulation systems, including the provision of a back flow device, at no cost to Council. Connection shall be in accordance with a development permit for Operational Works approving the required hydraulic plans and specifications, as prepared by a recognised building hydraulics engineer, for such works.**
- (ii) The backflow prevention device is to be maintained and tested in accordance with Council’s approval.**
- 2.6 (i) A properly prepared Landscape Plan in accordance with Council’s Planning Scheme Policy 4: Landscaping is to be submitted to and approved by Council’s Chief Executive Officer. The landscape plan is show retention of some existing vegetation along the boundary with Lot 565 MCH4992.**
- (ii) Landscaping works are to be completed in accordance with the approved landscape plans.**

- 2.7 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.
- 2.8 Any plans for operational works, water supply and sewerage works, drainage works and street lighting required by this development permit, are to be surveyed and designed in accordance with Council's Infrastructure Works Code.
- 2.9 Roof and surface water is to be collected on site and is to be discharged through an underground drain line into the kerb and channel in Dennis Little Drive to the satisfaction of Council's Chief Executive Officer.
- 2.10 Stormwater is to be disposed of on site so as to cause no scour or damage to adjoining properties to the satisfaction of Council's Chief Executive Officer.
- 2.11 A master stormwater drainage plan is to be prepared to address the impact of the proposed development on the existing stormwater drainage in the area, including upstream and downstream of the site.
- 2.12 Cut and fill embankments that do not comply with Part 3.1.1 of the Building Code of Australia are to be retained within thirty (30) days of excavation. (Engineers design required if over 1000mm high). The toe of any unretained embankment is not to be closer than 1m to any boundary or building.
- 2.13 Car parking and access driveways to comply to AS2890.1 and footpath verge to Cooloola Shire Council Standard Drawing R-09.
- 2.14 Commercial vehicle paths to comply with AS2890.2.

Section 3 General conditions of approval

- 3.1 The development shall be generally in accordance with the plan/s submitted with the application (Plan No/s. 4010-02A drawn by Incode Pty Ltd and dated 29 & 20/02/07), except for the following amendments:
 - (a) Provision of landscaping as required by condition 2.6.
- 3.2 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.

- 3.3 Loading/unloading operations shall be conducted within the site and vehicles waiting to be loaded/unloaded shall stand entirely within the site.**
- 3.4 The landscaping shall be maintained (watering, fertilising, mulching, weeding, and the like) at all times.**

Concurrence Agency Conditions

The application was referred to the Environmental Protection Agency as a Concurrence Agency under the requirements of the Integrated Planning Act. That Department's requirements are:

Agency Interest: General

PG1 Prevent and/or minimise likelihood of environmental harm.

In carrying out an ERA to which this approval relates, all reasonable and practicable measures must be taken to prevent and / or to minimise the likelihood of environmental harm being caused.

PG2 Maintenance of Measures, Plant and Equipment.

The operator of an ERA to which this approval relates must:

- (a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this approval; and**
- (b) maintain such measures, plant and equipment in a proper and efficient condition; and**
- (c) operate such measures, plant and equipment in a proper and efficient manner.**

PG3 Site Based Management Plan.

From commencement of an ERA to which this approval relates, a site based management plan (SBMP) must be implemented. The SBMP must identify all sources of environmental harm, including but not limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental harm being caused. The SBMP must also provide for the review and 'continual improvement' in the overall environmental performance of all ERAs that are carried out.

The SBMP must address the following matters:

- (a) Environmental commitments - a commitment by senior management to achieve specified and relevant environmental goals.**
- (b) Identification of environmental issues and potential impacts.**
- (c) Control measures for routine operations to minimise likelihood of environmental harm.**
- (d) Contingency plans and emergency procedures for non-routine situations.**
- (e) Organisational structure and responsibility.**
- (f) Effective communication.**
- (g) Monitoring of contaminant releases.**
- (h) Conducting environmental impact assessments.**
- (i) Staff training.**
- (j) Record keeping.**
- (k) Periodic review of environmental performance and continual improvement.**

PG4 The site based management plan must not be implemented or amended in a way that contravenes any condition of this approval.

PG5 Records.

Record, compile and keep all monitoring results required by this approval and present this information to the administering authority when requested.

PG6 All records required by this approval must be kept for 5 years.

PG7 Waste Records.

A record of all waste must be kept detailing the following information:

- a) date of pickup of waste;**
- b) description of waste;**
- c) quantity of waste;**
- d) origin of the waste; and**
- e) destination of the waste.**

Note: Trackable wastes as listed in Schedule 1 of the Environmental Protection (Waste Management) Regulation 2000 are not covered by this condition. Trackable wastes have similar recording requirements to this condition in accordance with a waste tracking system established under the above Regulation.

PG8 Notification.

Telephone the EPA's Pollution Hotline or local office as soon as practicable after becoming aware of any release of contaminants not in accordance with the conditions of this approval.

PG9 Information About Spills.

A written notice detailing the following information must be provided to the EPA within 14 days of any advice provided in accordance with condition PG8:

- a) the name of the operator, including their approval / registration number;**
- b) the name and telephone number of a designated contact person;**
- c) quantity and substance released;**
- d) vehicle and registration details;**
- e) person/s involved (driver and any others);**
- f) the location and time of the release;**
- g) the suspected cause of the release;**
- h) a description of the effects of the release;**
- i) the results of any sampling performed in relation to the release,**
- j) actions taken to mitigate any environmental harm caused by the release; and**
- k) proposed actions to prevent a recurrence of the release.**

PG10 Monitoring.

A competent person(s) must conduct any monitoring required by this approval.

PG11 Equipment Calibration.

All instruments, equipment and measuring devices used for measuring or monitoring in accordance with any condition of this approval must be calibrated, and appropriately operated and maintained.

PG12 Spill Kit.

An appropriate spill kit, personal protective equipment and relevant operator instructions/emergency procedure guides for the management of wastes and chemicals associated with the ERA must be kept at the site, and in each vehicle used if the activity is a mobile ERA.

PG13 Spill Kit Training.

Anyone operating under this approval must be trained in the use of the spill kit.

Agency Interest: Air

PA1 Nuisance.

The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the activity must not cause a nuisance at any nuisance sensitive or commercial place.

PA2 Dust Nuisance.

The release of dust and/or particulate matter resulting from the ERA must not cause an environmental nuisance at any nuisance sensitive or commercial place.

PA3 When requested by the administering authority, dust and particulate monitoring must be undertaken to investigate any complaint of environmental nuisance caused by dust and/or particulate matter, and the results notified within 14 days to the administering authority following completion of monitoring. Monitoring must be carried out at a place(s) relevant to the potentially affected dust sensitive place and at upwind control sites and must include:

- a) for a complaint alleging dust nuisance, dust deposition (monitored in accordance with Australian Standard AS 3580.10.1 of 2003 (or more recent editions); and**
- b) for a complaint alleging adverse health effects caused by dust, the concentration per cubic metre of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere over a 24hr averaging time.**

PA4 The Release Of Contaminants To The Atmosphere.

The release of contaminants to the atmosphere from a point source must only occur from those release points identified in Table 1 - Contaminant release limits to air and must be directed vertically upwards without any impedance or hindrance.

Table 1 - Contaminant release limits to air

Release point number and description	Minimum release height (metres)	Minimum velocity (m/sec)	Contaminant release	Maximum release limit	Sampling frequency
RP1 Wet Scrubber Stack	7	8	Suspended particulates (as PM ₁₀)	100 mg/m ³	Annually
			Volatile Organic Compounds (VOCs)	100 ppm Note 1	
			Carbon Monoxide	300 ppm Note 2	

Note 1 : parts per million in dry air expressed as propane

Note 2 : parts per million in dry air corrected to 16% O₂

- PA5** Contaminants must be released to the atmosphere from a release point at a height and a flow rate not less than the corresponding height and velocity stated for that release point in Table 1 - Contaminant release limits to air.
- PA6** Contaminants must not be released to the atmosphere from a release point at a mass emission rate/concentration, as measured at a monitoring point, in excess of that stated in Table 1 - Contaminant release limits to air.
- PA7** Contaminants must be monitored not less frequently than specified in Table 1 - Contaminant release limits to air.
- PA8** When requested by the administering authority, monitoring must be undertaken to investigate any complaint of environmental nuisance caused by a release to the atmosphere from a release point at the site, and the results thereof notified to the administering authority within 14 days following completion of monitoring.
- PA9** Monitoring of any releases to the atmosphere required by a condition of this approval must be carried out in accordance with the following requirements:
 - a) Monitoring provisions for the release points listed in Table 1 - Contaminant release limits to air must comply with the Australian Standard AS 4323.1 - 1995 'Stationary source emissions Method 1: Selection of sampling positions' (or more recent editions).

- b) **The following tests must be performed for each required determination specified in Table 1 - Contaminant release limits to air:**
 - i. **gas velocity and volume flow rate;**
 - ii. **temperature;**
 - iii. **water vapour concentration (moisture content).**
- c) **Where practicable, samples must be taken when emissions are expected to be at maximum rates.**
- d) **During the sampling period the following additional information must be gathered:**
 - i. **production rate at the time of sampling;**
 - ii. **raw materials used;**
 - iii. **number of equipment and mixing vessels operating;**
 - iv. **operating or mixing temperature;**
 - v. **product made; and**
 - vi. **reference to the actual test methods and accuracy of the methods.**

PA10 All release points referred to in Table 1 - Contaminant release limits to air must be conspicuously marked with the corresponding release point number.

Agency Interest: Land

PL1 Preventing Contaminant Release To Land.

Contaminants must not be released to land.

PL2 Spillage of all chemicals and fuels must be contained within an on-site containment system and controlled in a manner that prevents environmental harm.

NOTE: All petroleum product storage's must be designed, constructed and maintained in accordance with AS 1940 - Storage and Handling of Flammable and Combustible Liquids.

Agency Interest: Noise

PN1 Noise from activities must not cause an environmental nuisance at any noise sensitive place or any commercial place.

PN2 All noise from activities must not exceed the levels specified in Table 2 - Noise limits at any nuisance sensitive or commercial place.

Table 2 - Noise limits

Time period	Noise level at a 'Noise sensitive place' measured as the Adjusted Maximum Sound Pressure Level $L_{A, \max \text{ adj } T}$ ^{Note 3}
7am - 6pm	Background noise level plus 5 dB(A)
6pm - 10pm	Background noise level plus 5 dB(A)
10pm - 7am	Background noise level plus 3 dB(A)
Time period	Noise level at a 'Commercial place' measured as the Adjusted Maximum Sound Pressure Level $L_{A, \max \text{ adj } T}$
7am - 6pm	Background noise level plus 10 dB(A)
6pm - 10pm	Background noise level plus 10 dB(A)
10pm - 7am	Background noise level plus 8 dB(A)

Note 3: $L_{A, 10, \text{adj}, 15 \text{ mins}}$ levels may be substituted for $L_{A, \max, \text{adj}, 15 \text{ mins}}$ levels if evidence is provided that $L_{A, 10, \text{adj}, 15 \text{ mins}}$ levels are representative of component noise levels from source(s)/premises under investigation.

PN3 Noise Monitoring.

When requested by the administering authority, noise monitoring must be undertaken to investigate any complaint of noise nuisance, and the results notified within 14 days to the administering authority. Monitoring must include:

- **L_A 10, adj, 10 mins**
- **L_A 1, adj, 10 mins**
- **the level and frequency of occurrence of impulsive or tonal noise;**
- **atmospheric conditions including wind speed and direction;**
- **effects due to extraneous factors such as traffic noise; and**
- **location, date and time of recording.**

PN4 The method of measurement and reporting of noise levels must comply with the latest edition of the Environmental Protection Agency's Noise Measurement Manual.

Agency Interest: Social

PS1 Complaint Response.

The operator of the ERA must record the following details for all complaints received and provide this information to the administering authority on request:

- a) **Time, date, name and contact details of the complainant;**
- b) **reasons for the complaint;**
- c) **any investigations undertaken;**
- d) **conclusions formed; and**
- e) **any actions taken.**

Agency Interest: Water

PWA1 Settled/treated stormwater runoff waters from the site must only be released in compliance with the release limits listed in Table 3 - Contaminant release limits to water, from the discharge location shown in Table 3.

Table 3 - Contaminant release limits to water

Monitoring point	Discharge location	Quality characteristics	Release limit		Monitoring frequency
			Minimum	Maximum	
RP 2	Overflow point from Recycled Water Pond at site boundary	Oil and grease	N/A	1 mg/L	Quarterly
		Total suspended solids	N/A	10 mg/L	
		pH	6.5	8.2	

PWA2 Notwithstanding condition PWA1, any release of stormwater resulting from the site must not contain any contaminants in concentrations and quantities capable of causing environmental harm.

PWA3 All rainfall falling outside the site must be prevented from coming into contact with contaminants through a system of diversion drains and/or embankments.

PWA4 The size of any sedimentation dam must be sufficient to contain the run-off expected from a 24 hour storm with an average recurrence interval of 1 in 5 years.

PWA5 All determinations of the stormwater quality must be made in accordance with methods prescribed in the latest edition of the Environmental Protection Agency Water Quality Sampling Manual, and carried out on samples that are representative of the discharge.

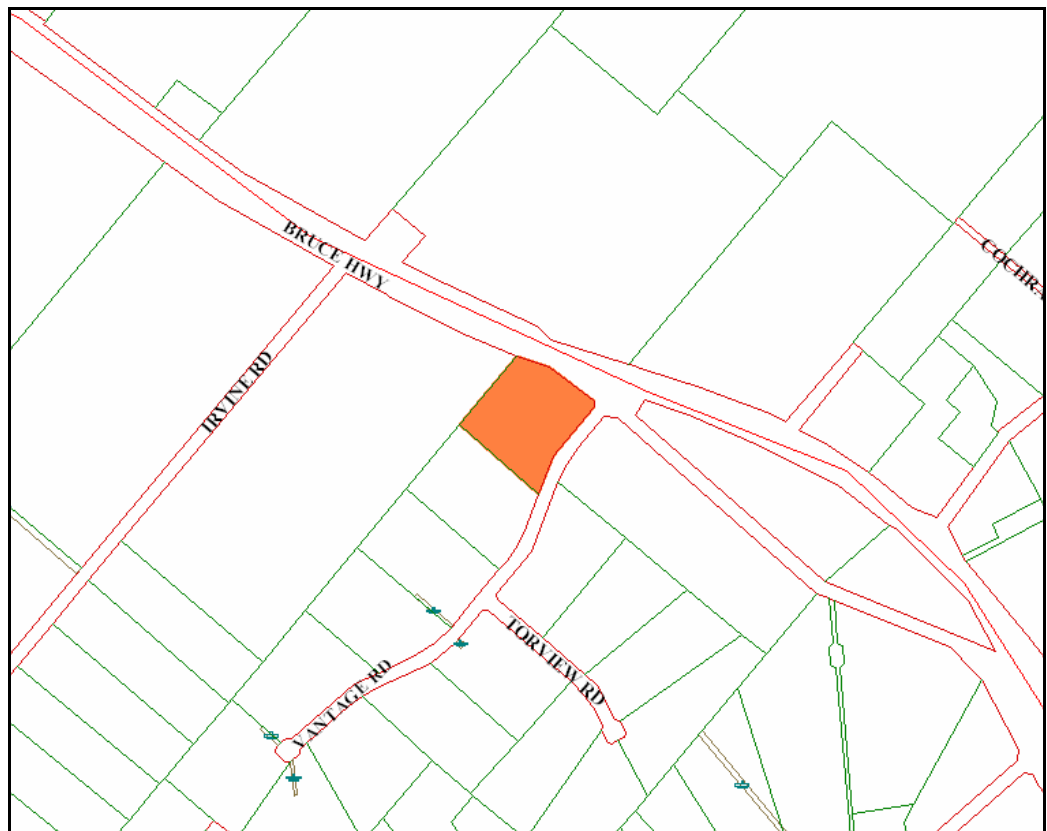
A copy of this response is attached hereto.

Carried.

Cr WW Sachs left the meeting at 10.45am.

2/1	DA14057 – Material Change of Use – Cattery or Kennel (Dog Kennels) & Environmentally Relevant Activity (ERA #43 – Animal Housing) – 6 Vantage Road, Chatsworth – P & F Dykstra
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FILE NO:	Minute: P43/11/07 DA14057
APPLICANT:	P & F Dykstra
LANDOWNER:	K. Blackburn
RPD:	Lot 1 MPH40721
SITE ADDRESS:	6 Vantage Road, Chatsworth
CURRENT USE OF LAND:	Dwelling
PROPOSAL:	Material Change of Use – Cattery or Kennel (Dog Kennels) & Environmentally Relevant Activity (ERA #43 – Animal Housing)
ZONE:	Rural
PLANNING AREA:	Gympie
LEVEL OF ASSESSMENT:	Code





Report: (Planning Officer – M.A. Kucera)

1.0 INTRODUCTION

This application seeks Council's approval for the use of a site at Chatsworth as a Dog Kennel for breeding dogs.

No dogs are accepted from outside sources for either breeding or boarding.

1.2 Applicant's Submission

In the proposal the applicant states:

“We stress once again that this activity is not of commercial nature, although we endeavour to sell up to 20 pups per year to defray some of the costs. Rather this is a life long interest in animal breeding and nutrition-and of course-a love of dogs. Together with some very good vets-we have learnt a few things that were not much known about previous. Our vets have indicated that they are happy to put something in writing.”

1.3 Site Description

An existing dwelling is located on site with pool and landscaped areas.

1.4 Surrounding Land Uses

The site backs onto a rural parcel at the rear with other properties opposite and neighbouring rural residential, most of which are unimproved at this time.

1.5 History of Complaints

The application was submitted as a result of breach action taken after Council received a complaint relating to breeding and selling of Alaskan Malamutes from the site and concerns that the operators did not have the necessary permits and approvals to operate legally.

Complaints have also been received, and acted upon by Council's Health and Community Services Department, relating to noise.

2.0 STATUTORY REQUIREMENTS

2.1 Intent of the Zone

The intent of the rural zone is to ensure:

- sustainable rural uses predominate; and
- valuable economic resources, including extractive resources, good quality agricultural land and timber, are sustainably managed.

The proposal is not considered to conflict with these intents.

2.2 Compliance with the Planning Scheme

2.2.1 Scheme Definition

The proposal is considered a ‘Cattery or Kennel’ under the definitions contained in Council’s Planning Scheme.

2.2.2 Development Provisions

The application is code assessable against the following codes in Council’s Planning Scheme:

Cattery or Kennel Code

Provisions relating to amenity (visual or acoustic) or prevailing air quality of adjoining and surrounding premises, maintenance and cleaning and protection of nearby potable water supply are addressed by this code.

PS-1 of the code states that all buildings, structures and areas necessarily associated with the keeping, feeding, training or exercising of animals are located:

- a minimum of 150 metres from any dwelling on an adjoining lot; or
- a minimum of 150 metres from all common boundaries with adjoining lots where there is no dwelling; and
- buildings used to house animals are constructed of brick, concrete or masonry.

Areas of non-compliance with this probable solution are listed below:

- dog runs are situated approximately 85 metres from the dwelling across Vantage Road, making them approximately 50 metres from Vantage Road;
- dog runs are situated on the Bruce Highway boundary;
- whilst the kennels have a concrete floor, they are constructed with fibro roof and walls or metal cladding, currently with open range yards enclosed by colorbond fencing.

The specific outcomes sought by the probable solutions are considered met in that a favourable noise report was submitted and the use is not visually detrimental to highway traffic or the immediate area.

The siting of the proposal is not expected to cause a detrimental effect to any nearby residents potable water supply.

Gympie Planning Area Code

The proposal does not conflict with any of the specific outcomes of the code that are relevant to the application.

PS-3 states that maximum noise emissions from the use meets the standards prescribed in the *Environmental Protection (Noise) Policy 1997*. A noise assessment was requested and was provided by the applicant. Although the application did not require formal public notification, Council referred the application to adjoining property owners as a courtesy. One (1) submission in relation to noise was lodged.

The noise report concluded that predicted noise levels from dog barking were found to comply with the relevant criteria at all surrounding noise sensitive receivers at all times of the day and night. Maximum noise levels from road traffic noise were found to be significantly louder, and of far greater duration, than dog barking noise levels at all receivers. The frequency of dog barking is low and no noise control measures were required. This has been supported by an independent assessment of the noise report.

No building work is proposed.

Erosion and Sediment Control Code

No erosion or sediment control issues are raised by this proposal.

Infrastructure Works Code

The existing access (situated approximately 55m from the intersection of Vantage Road and the Bruce Highway) and driveway to the development are considered satisfactory, given the low traffic generation proposed.

Landscaping Code

The code requires the following works:

- 10 metres along Bruce Highway frontage;
- 5 metres along other property boundaries;
- Car parking areas.

It is considered additional landscaping is not warranted by this proposal given the separation distance (via a paddock not used for the breeding) providing a 60 metre buffer to the neighbouring site.

The applicants have erected a 1.5 metre high colorbond fence around the yards for snake control. Given the rear site is zoned for rural purposes it is considered a fence is of greater benefit to separate the proposal than a vegetated buffer. This is included in the recommendation as a condition of approval.

No additional landscaping is considered warranted by this proposal.

Vehicle Parking & Access Code

As minimal traffic is generated by this proposal it is considered existing parking at the dwelling is acceptable and numerous opportunities exist for informal parking on the site.

2.3 Local and/or State Planning Policies

State Planning Policy 1/92 is applicable as the site contains Good Quality Agricultural Land. This proposal does not restrict the future use of the site for agricultural use.

3.0 PLANNING CONSIDERATIONS

3.1 Appropriateness of the Proposal

The proposal is considered appropriate in a rural area and given the site's proximity to the Bruce Highway impacts such as noise are significantly reduced.

3.2 Visual Amenity

The proposal is consistent with the rural amenity of the area. The site is situated in a 100km/h zone on the Bruce Highway. Travelling north, the visual impact is softened by topography and large trees. Travelling from the south, the site is screened by an embankment and trees.

A number of signs, advertising the use associated activities, on the site do not appear to have approval and should be removed or legalised.

3.3 Site Access and Traffic

The existing access arrangements are considered satisfactory and given the minimal amounts of traffic generated it is considered that a contribution towards traffic generation is not warranted.

No contribution was levied on a similar application for animal training premises at Tandur (DA10930 – Butterworth).

3.4 Flooding

The site is not known to be subject to any extensive flooding.

3.5 Site Contamination

The site is not listed on the Environmental Management Register.

4.0 PUBLIC NOTIFICATION

The application was not required to be publicly notified, however, letters were sent to adjoining owners. One submission was received from a neighbour that lives on the opposite side of the Bruce Highway to the proposal raising concern over noise from the dogs interrupting their sleep.

As a result a noise assessment was requested and the use considered to comply with no noise attenuation measures required.

5.0 CONSULTATION

5.1 Internal

(a) Department of Engineering

No requirements.

(b) Health and Community Services Department

Conditions required for the ERA component have been recommended and included.

5.2 External

(a) Department of Main Roads

No requirements.

6.0 CONCLUSION

The proposal is appropriate for a property in the rural zone and relevant conditions of approval are included in the recommendation. Areas of non-compliance are not sufficient to recommend refusal of the application.

P43/11/07

Moved: Cr WJ McIntyre

Seconded: Cr FG Nissen AM

That Council, as Assessment Manager, APPROVE development application DA14057 for Material Change of Use – Cattery or Kennel (Dog Breeding Kennels) & Environmentally Relevant Activity (ERA #43 - Animal Housing) on Lot 1 MPH40721 located at 6 Vantage Road, Chatsworth subject to the following conditions:

Assessment Manager's Conditions

MATERIAL CHANGE OF USE – CATTERY OR KENNEL (DOG BREEDING KENNELS)

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

- 1.1 This approval relates specifically to the use of the site for breeding of dogs in conjunction with the kennels. Should the use change to boarding dog kennels a separate application to Council will be required. A maximum of 15 adult dogs and 15 pups are permitted on site at any one time.**
- 1.2 Traffic generation by the business is to be limited to three (3) trips per day with only one trip by a customer.**
- 1.3 A maximum of one (1) client visit to the site per day is permitted.**
- 1.4 No employees are permitted, other than the residents.**
- 1.5 A 1.5 metre high colourbond fence is to be erected and maintained along the boundary of the lot to Lot 1 CP858595.**
- 1.6 Any signage in conjunction with the approved use is to be in accordance with the Advertising Devices Code and may require subsequent approval/s for operational work.**

Section 2.0 General conditions

- 2.1 (i) The development shall be generally in accordance with the plans submitted with the application.**
(ii) The layout of the development as shown on the endorsed development plans shall not be altered or modified unless previously approved by Council's Chief Executive Officer.
- 2.2 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.**
- 2.3 Waste disposal is to be carried out in accordance with the methods outlined in the application and not to enter any watercourses.**

MATERIAL CHANGE OF USE FOR AN ENVIRONMENTALLY RELEVANT ACTIVITY (ERA #43 – ANIMAL HOUSING)

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

2. **In the event that a valid complaint of unreasonable noise emissions from the environmentally relevant activity is received, Council may require the submission of an environmental noise level study and report which complies with Australian Standard 1055 and The Environmental Protection Agency Noise Measurement Manual and require works and/or management practices to be carried out to ensure noise emissions comply with the requirements of the *Environmental Protection (Noise) Policy 1997*.**
3. **The operation of the environmentally relevant activity must not release odour or visible contaminants including dust, smoke, fumes and aerosols to the environment that will, or may cause an environmental nuisance.**
4. **No incineration or open burning is to be carried out on the site without the prior written approval of Council's Chief Executive Officer.**
5. **The premises is to be equipped, operated and maintained to eliminate dust emissions from the site.**
6. **The operator of this Environmentally Relevant Activity shall maintain strict segregation of stormwater and waste water drainage systems.**
7. **Wastewater and other liquid wastes are not to be released to stormwater drainage systems, stormwater, groundwater or discharged to waterways.**
8. **Stormwater is to be diverted around active areas to prevent contamination.**
9. **Where waste is a contaminant, the operator of this Environmentally Relevant Activity must not release waste to the environment, which will or may cause environmental harm or nuisance.**
10. **Any lighting on the site is to be angled or shaded in a manner so that light does not directly illuminate any nearby sensitive premises (eg private residence) causing environmental nuisance.**
11. **All persons engaged in the conduct of the activity are to be trained in the practices and procedures relating to the prevention of environmental harm or environmental nuisance during normal operations and emergencies.**
12. **Waste water from the washing down of floors, surfaces, enclosures etc must be collected and drained in a nuisance and pollution free manner.**

13. Any excreta and offensive material must be collected at least once each day and disposed of in an approved manner.
14. Food scraps must be collected at least once each day and placed into a waterproof and flyproof receptacle. Such receptacle is to be covered at all times and the contents removed at least weekly.
15. Any animal food must be stored in impervious flyproof and vermin proof receptacles or impervious flyproof and vermin proof storeroom facilities.
16. Any enclosure built for the purpose of housing an animal must be kept in a clean and sanitary condition, in good repair and appearance and free from flies, rats, other vermin and offensive odours.

Concurrence Agency Conditions

This application was referred to the Department of Main Roads as a Concurrence Agency under the requirements of the Integrated Planning Act.

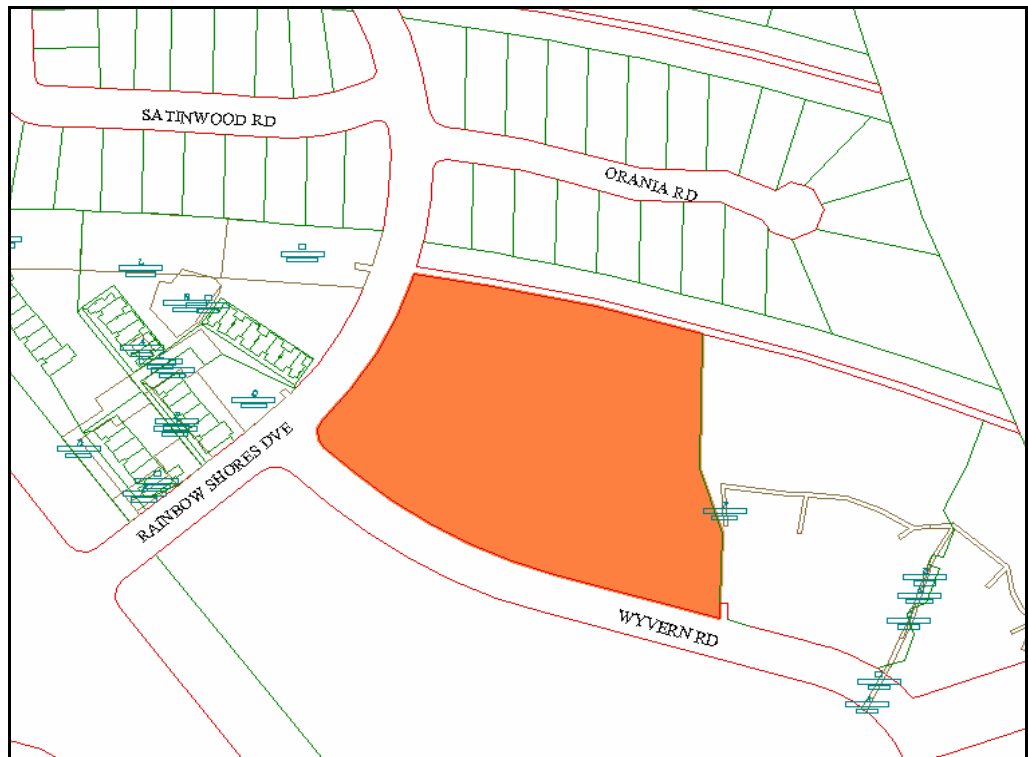
That Department had no requirements.

A copy of the Department of Main Roads' response is attached hereto.

Carried.

2/2 DA15781– Material Change of Use – Multi-Unit Accommodation (37 Dwelling Units) 12 Rainbow Shores Drive, Rainbow Beach - Rainbow Shores Pty Ltd

FILE NO: **Minute: P44/11/07** DA15781
 APPLICANT: Rainbow Shores Pty Ltd
 C/- Andrew Gaffney Town Planning Services
 LANDOWNER: Rainbow Shores Pty Ltd
 RPD: Lot 3 MCH843668
 SITE ADDRESS: 12 Rainbow Shores Drive, Rainbow Beach
 CURRENT USE OF LAND: Restaurant and Administration Centre for Holiday Accommodation
 PROPOSAL: Material Change of Use – Multi-Unit Accommodation (37) dwelling Units
 ZONE: Special Facilities (Residential Community comprising unit dwelling, retail and commercial establishments with a maximum population of 4100 persons and public open space, development generally in accordance with Plan of Development N01/90 Zone. (Superseded Planning Scheme 1997)
 LEVEL OF ASSESSMENT: Code



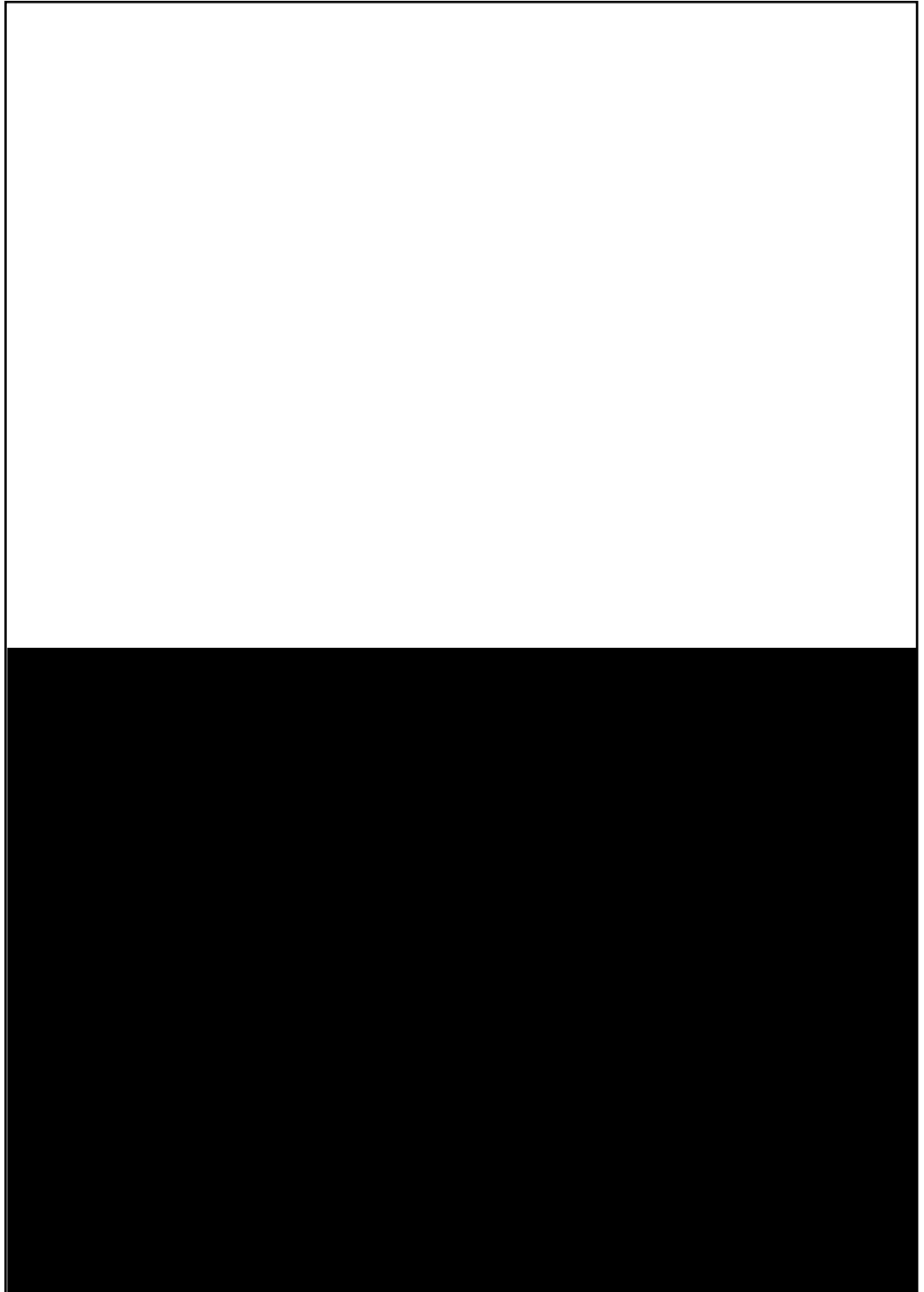
Report: (Contract Planning Officer – S.J. Taylor)

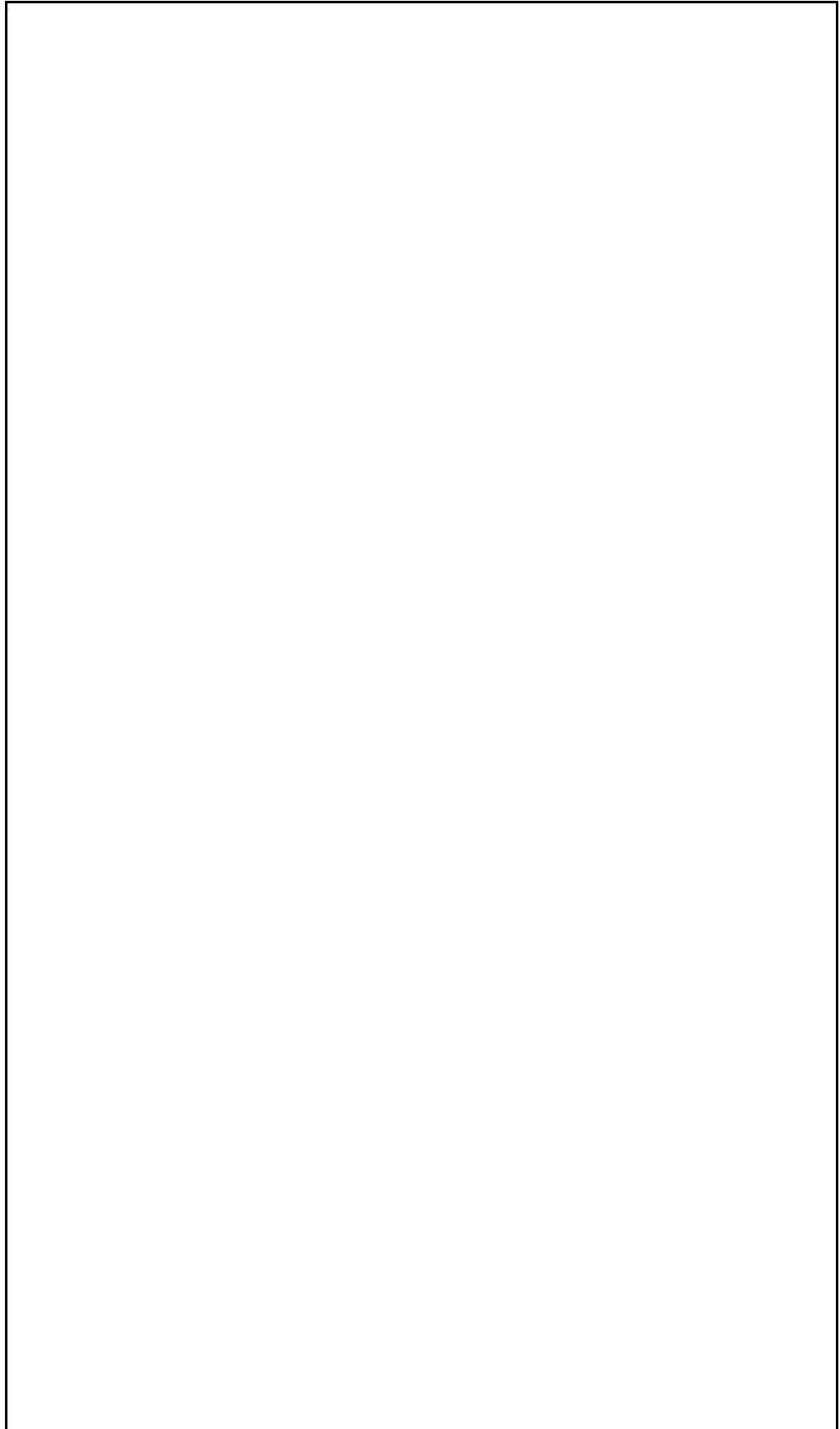
1.0 INTRODUCTION

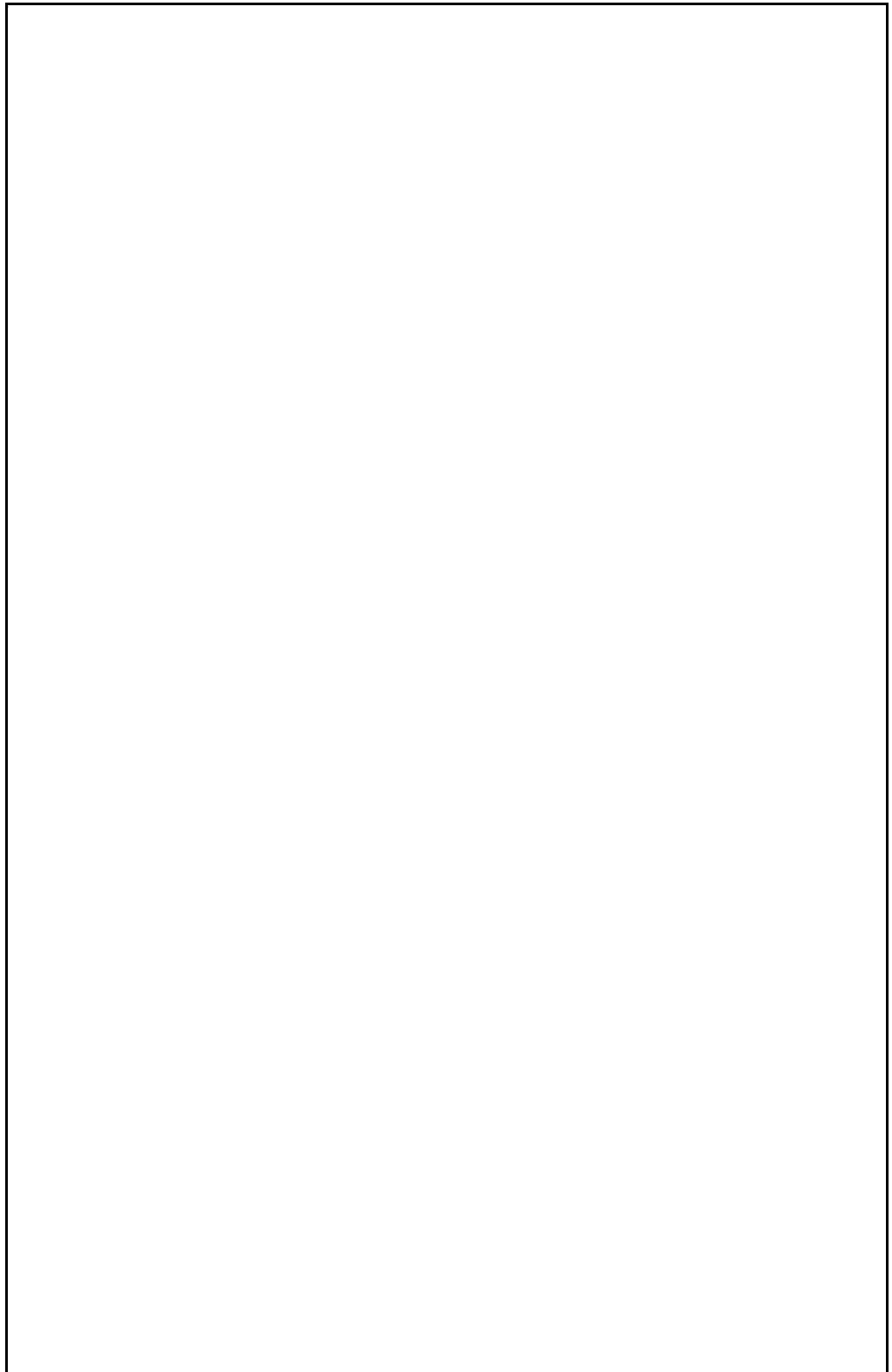
The applicant seeks development approval for multi-unit accommodation (37) dwellings units.

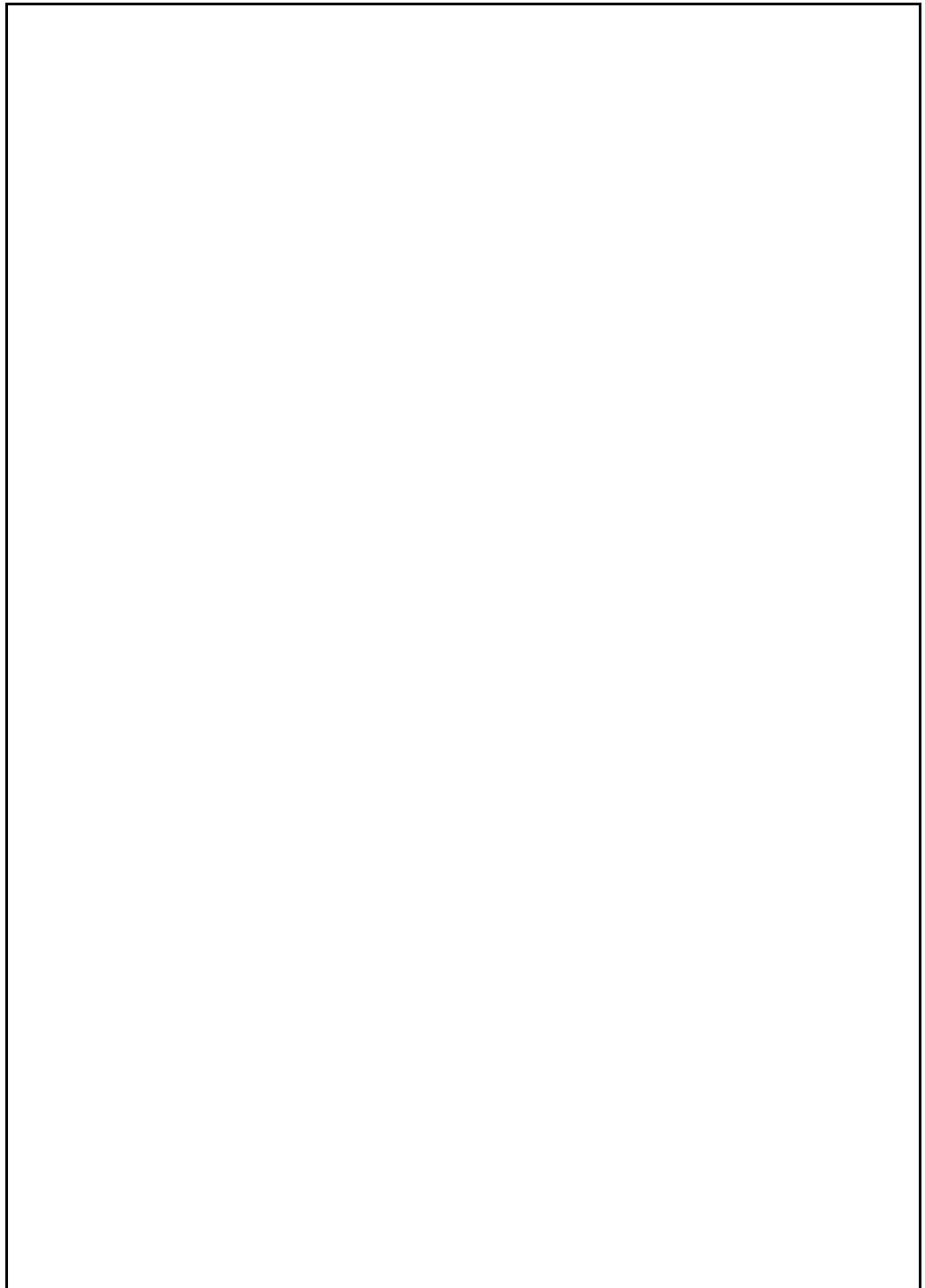
1.1 The Proposal

Approval is sought for the development of 37 dwellings as multi-unit accommodation across the site with vehicle access off Wyvern Road. The development will comprise a mixture of two (2) and single storey units of (3) bedrooms.









1.2 Site Description

The development site is 2.141 hectares in area and contains a restaurant and administration building with associated carparking and landscaping.

1.3 Surrounding Land Uses

The surrounding development is urban in nature, comprising dwellings, apartments and a golf course.

2.0 STATUTORY REQUIREMENTS

2.1 Superseded Planning Scheme

The application was submitted on 28 March 2007 and requested to be assessed under the Superseded 1997 Planning Scheme.

The land is contained in the Special Facilities zone under the 1997 Planning Scheme and therefore the application is code assessable.

2.2 Strategic Plan

Under the Strategic plan of the 1997 Cooloola Planning Scheme the subject site was classified as urban as the preferred dominant land use and the proposed development is in accordance with this intent.

2.3 Compliance with the Planning Scheme

The applicant has requested that the application be assessed under the Superseded Planning Scheme 1997 and under that scheme the land is zoned Special Facilities (Residential community comprising units, dwellings, retail and commercial establishments with a maximum residential population of 4,100 persons and public open space, developed generally in accordance with Plan of Development Number 1/90).

The subject site is located within Present B1 of the approved plan of Development Number 1/90.

The precinct development standards for multi-residential accommodation are outlined in the following section.

2.4 Development Standards – Precinct B1

- Land use type – Multiple Units (attached housing).
The proposal complies with standard.
- Maximum building height – (15m AHD).

The rezoning plan of development, prepared in 1990, does not outline a definition for maximum building height, however the 1982 Widgee Planning Scheme required determination of storeys and height in accordance with the Building Act of Australia.

The proposal report submitted with the application indicates the units will not exceed 15.0m AHD.

Plans submitted with the application are not scaled but indicate a maximum height, to the underside of the uppermost ceiling of 6.15 metres.

Contours over the site, according to Council records, range from 4 to 5 metres AHD, indicating maximum height should not exceed 12.0 metres AHD.

To dispel any doubt, a condition has been included in the recommendation, requiring the applicant to submit a surveyor's certificate prior to the issue of a building permit, demonstrating the proposed building will not exceed 15 metres AHD. Such certification will include a level of the natural ground level, superimposed on the proposed building plans to determine maximum AHD level.

- Number of storeys, (3) above ground level.
The proposal is only for (1) and (2) storeys.
- Maximum number of rateable rooms (498)
The proposal complies with standard.
- Maximum population of 461 persons.
Based on 37 units, each unit would have to contain 12.45 people to exceed this provision.

Any future applications will be subject to current planning scheme requirements, which no longer includes a maximum population provision.

2.5 Development Standards 1997 Planning Scheme

- Development Intensity
 - Plot Ratio 0.60
 - Max Site Coverage 40%

The proposed development complies with these standards, having a plot ratio of 0.2 and site cover of 37%.
- Building Height – not applicable see section 2.4 Development Standards Precinct B1.
- Sunlight and Breeze – orientation and design of buildings complies with standard.
- *Visual Privacy*

The proposed development meets general privacy design criteria in that dwellings are to be located fronting Wyvern Road. Their decks and balconies front the street while the remaining dwellings all look and face internally towards the centre of the site. In addition orientation of all living areas in proposed dwelling units eliminate direct street view of these areas.
- *Acoustic Privacy*

It is not considered that the site of the proposed development will experience high levels of acoustic noise. Potential acoustic noise from individual air conditioning units can be adequately mitigated by appropriate conditions.
- *Private Open Space*

Provisions have been made for private open space in accordance with acceptable solutions of the Planning Scheme.
- *Landscaping, Commercial Open Space and Streetscape*

The proposal complies with acceptable solutions under the Planning Scheme.
- *Accessibility*

All units have direct access to double undercover car parking.
- *Energy Efficiency*

Proposed development maximises living areas with northerly aspect.
- *Car Parking*

The planning scheme requires car parking provision at the rate of 1.5 spaces per unit with one space to be covered.

Two undercover spaces have been provided per unit with 6 spaces for visitors adjacent to the reception area.

- *Setbacks*

The planning scheme requires all multi-unit accommodation to be setback a minimum of 6 metres from all road frontages. The applicant has requested relaxation of this provision to 3.5 metres based on the following grounds:

1. The Wyvern Road streetscape is not impacted by a reduced building setback;
2. Pedestrian access along Wyvern Road will be maintained;
3. The scale and height of buildings is of a residential scale and does not dominate the streetscape;
4. The ability to overlook Wyvern Road assists with passive surveillance along this stretch of roadway;
5. The reduced setback does not impact on the golf course use located opposite the site.

In considering the above request, it is important to note that the 3.5 metre setback is only on the front south-west corner of those dwelling units facing Wyvern Road and that the south eastern corner is setback 6 metres. The varied frontage setback complements the geometry of Wyvern Road and due to the maximum height of buildings only being 2 storeys together with broken building lines and utilization of decks, the proposed buildings are unlikely to dominate the streetscape and impact on visual amenity.

Having regard for the above and the applicant's submission the reduction in building line is acceptable.

2.6 Local and/or State Planning Policies

There are not state or local planning policies relevant to this application.

4.0 PLANNING CONSIDERATIONS

The proposed multi-residential development meets the intent of the Special Facilities Zone and relevant development standards and as such there are no concerns raised from a planning perspective.

4.1 Water and Sewerage Headworks

In relation to Water Supply & Sewerage Headworks Conditions, Council has investigated this matter and is in receipt of a letter from the owner dated 17/06/2005 agreeing to allocate all outstanding headworks credits to the recently finalised Baden West units and that no future headworks credits are available.

In this regard, water and headworks contributions have been calculated using Council's current policy and rates per unit.

5.0 CONSULTATION

5.1 Public Consultation

The application was not required to be formally advertised and given the location letters were not sent to neighbouring properties.

Notice of the proposal, however, was included in the Council's half page advertisement in the Gympie Times and no submissions were received as a result.

5.2 Internal

(a) Department of Engineering

Report: (Design Department Manager - R. Chapman)

This engineering report is based on the information submitted by Andrew Gaffney Town Planning Services dated March 2007. Rainbow Shores is an autonomous development and all infrastructure now vested to Council has been provided by the developer. Rather than try and identify any deficiencies in the infrastructure, it should be the responsibility of the developer to overcome them should they become evident. Such was the case when traffic calming devices and bus parking were installed retrospectively on Rainbow Shores Drive recently.

TRAFFIC

Whilst the resort intends to provide a whole package, residents still use lead-in roads for access to the township and other tourist activities. Hence a reduced contribution to external road and intersection upgradings is reasonable and relevant of say, 50% of the normal rate for two bedroom self contained unit accommodation. This equates to a contribution of \$3,152 (37 x 0.6 x \$284 x 50%).

FRONTAGE AND INTERNAL ROADS

Wyvern Road is the frontage road and is fully constructed to an adequate standard. The internal roads will be the developer's responsibility to maintain. The internal roads should be designed to meet AMCORD Standards that are contained in Queensland Streets as Fire and other Emergency services vehicles will need to gain access. It is expected that garbage collections will dictate street widths and turn facilities. Pedestrian movements will also be along these "roads".

It is noted that a reduced set back of 3.5 metres is required along Wyvern Road. Should this not be approved, impact on road widths and internal setbacks could be significant. The reduced setback has no impact on road designs but may well be an amenity issue.

STORM WATER / FLOODING

This matter was subject of a master plan in 1997 to confirm the open channel constructed through this area is to remain and all occupied sites filled to a minimum level of RL 4.0 AHD with floor levels at RL 4.5. It also confirmed the non-use of pipe drainage systems with hardstanding discharges to the sand mass.

WATER AND SEWERAGE

Adequate capacity should be available in each system with any upgrades the responsibility of the developer. Both internal reticulations need to be designed as though being Council mains. Metering for water reticulation to each unit as well as the whole will be required. Fire fighting requirements could well dictate the design parameters. The applicant did not provide a true location of the sewer main through the property which will determine the final layout of the units to comply with the Building over Sewer Policy.

It will be necessary to review the development agreement to ascertain if headworks charges are applicable.

MISCELLANEOUS

All car parking including visitor and check in/out parking will be required on site as Wyvern Road has no capacity for road side parking. Garbage collection needs to be addressed. Other services should be available but at the developer's cost to upgrade as necessary. An internal road/pedestrian lighting plan will be necessary as will intersection lighting at the access point.

No staging plan has been submitted but should this be necessary it should not compromise the layout significantly.

(b) Health Department

Relevant conditions have been provided for inclusion in an approval.

P44/11/07

Moved: Cr ME Prior

Seconded: Cr FG Nissen AM

Recommend that Council, as Assessment Manager APPROVE development application (DA15781) for a Material Change of Use – Multi-Unit Accommodation (37 Dwelling Units) over Lot 3 MCH843668 located at 12 Rainbow Shores Road, Rainbow Beach, subject to the following conditions:

Assessment Manager's Conditions

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

1.1. (i) The development shall be generally in accordance with the plans submitted with the application (Plan No/s. CP.1.01A,

A4.01 Issue A, and marked dwelling type 1 & 2 – floor plan & elevations, drawn by Greenway and dated 15/02/07, 19/09/06 respectively), except for any amendments required to meet road layout stormwater/flooding master plan and sewer clearance requirements.

- (ii) If applicable, prior to lodging a development application for Building Work three (3) copies of amended development plans showing the above modifications 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 floor level for all buildings and other structures, car park areas and fill levels for the site are to be approved by Council’s Chief Executive Officer.**
 - 1.3 No earthworks or filling works are to be undertaken prior to the issue of a Development Permit for Building Work.**
 - 1.4 The development herein approved may not start until:**
 - (i) the following development permits have been issued and complied with as required -**
 - (a) Development Permit for Building Work;**
 - (b) Development Permit for Plumbing and Drainage Work;**
 - (c) Development Permit for Operational Work (Site Works, Access Driveways, Car parking, Landscaping, Water and Sewerage Connection and Stormwater Drainage); and**
 - (ii) development authorised by the above permits has been completed to the satisfaction of Council’s Chief Executive Officer.**
 - 1.5 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 is currently assessed at \$116 735 however, the actual amount payable will be based on Council's policy and the rate applicable, at the time of payment.**
 - 1.6 Contribution is to be made towards Sewerage Headworks in accordance with Council’s Planning Scheme Policy 7: *Water Supply and Sewerage Headworks Contributions, Works External and Works Internal*. The contribution is currently assessed at \$170 778 however the actual amount payable will be based on Council's policy and the rate applicable, at the time of payment.**
 - 1.7 In accordance with Planning Scheme Policy 11: *Roadworks Contributions* a contribution is to be paid toward road improvements**

as a result of the increased traffic generated by this development. The amount is currently assessed at \$3 175 however will be in accordance with Council's Policy and the amount applicable at the time of payment.

- 1.8 Easements or reserves for drainage purposes are to be surveyed and registered in favour of Council/the downstream/upstream property at no cost to Council / the downstream/upstream property owner. Specific requirements are to be confirmed with Council's Chief Executive Officer prior to cadastral survey and at completion of engineering design approval process. A solicitor's undertaking (or alternative suitable to Council) shall also be submitted confirming the easement documents will be submitted with the Plan Registry Authority in conjunction with the Plan of Survey.**
- 1.9 Prior to commencement of the use the following are to be provided:**
- i) approved refuse containers;**
 - ii) a centralised refuse storage enclosure comprising an imperviously paved area provided with a hose cock and hose;**
 - iii) drainage designed to prevent stormwater entering Council's sewer;**
- all in accordance with Council's Rating Policy.**
- 1.10 (i) The approved units are not to exceed a maximum height of two (2) storeys and 15 metres AHD;**
- (ii) Prior to the issue of a Development Permit for Building Work surveyors certification is to be submitted to Council confirming the AHD of natural ground level prior to commencement of site works and the maximum building height in AHD on a copy of the proposed building plans.**
- 1.11 Landscaping is to be provided along the road frontages and within the development site as indicated on the approved plan and in accordance with Council's Planning Scheme Policy 4: *Landscaping*.**

Section 2.0 - Conditions Relevant to the Issue of a Development Permit for Operational Work (Site Works, Access Driveways, Car parking, Landscaping, Water and Sewerage Connection and Stormwater Drainage)

- 2.1 Access to the proposed development is to be constructed in accordance with the requirements of Council's Infrastructure Works Code – Drawing No R-05.**

- 2.2 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.**
- 2.3 Eighty (80) car parking spaces are to be provided for the development, incorporating at least six (6) external visitor spaces including one (1) accessible space.**
- 2.4 Access driveways for the development are to comply with AMCORD and Queensland Streets.**
- 2.5 Car parking is to comply with the requirements of Council’s Vehicle Parking and Access Code.**
- 2.6 Connection is to be made to Council’s existing Water Supply and Sewerage reticulation systems at no cost to Council. Water and Sewerage Reticulation through the site shall be designed as “mains” in accordance with Planning Scheme Policies by a Registered Professional Engineer Queensland and approved by Council prior to construction.**
- 2.7 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.*
- 2.8 Undertake at no cost to Council, the alteration of any public utility mains (eg. Electricity, water, sewerage, gas etc.) or other facilities necessitated by the development of the land or associated construction works external to the site.**

- 2.9 Street lighting is to be provided at intersection of access onto Wyvern Road, in accordance with current Australian Standards/New Zealand Standards for Street Lighting and Equipment Design and Council’s Infrastructure Works Code. The subject road is classified as a access place for the purposes of designing the system/category of lighting required. The developer is responsible for payment for the first 12 months electricity for the lighting system.**
- 2.10 A master stormwater drainage plan is to be prepared to address the impact of the proposed development on the existing stormwater drainage in the area, including upstream and downstream of the site and master plan dated August 1997.**
- 2.11 Any plans for operational works, water supply and sewerage works, drainage works and street lighting required by this development permit, are to be surveyed and designed in accordance with Council’s Infrastructure Works Code.**
- 2.12 (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.**

Section 3.0 - General Conditions of Approval

- 3.1 Loading/unloading operations shall be conducted within the site and vehicles waiting to be loaded/unloaded shall stand entirely within the site.**
- 3.2 The landscaping shall be maintained (watering, fertilising, mulching, weeding, and the like) at all times.**

Carried.

2/4	DA16370 – Material Change of Use – Home Business (Water Tank Manufacturing) – 19 Barramundi Street, Tin Can Bay – J. Dore
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FILE NO: Minute: P45/11/07 DA16370
APPLICANT: J. Dore
LANDOWNER: J. R. & M. L. Dore
RPD: Lot 52 on RP186542
SITE ADDRESS: 19 Barramundi Street, Tin Can Bay
PROPOSAL: Home Business (Water Tank Manufacturing)
ZONE: Housing (2005 Scheme)
PLANNING AREA: Cooloola Coast
ASSESSMENT: Code



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

1.0 INTRODUCTION

1.1 The Proposal

This application seeks to obtain approval for Home Business for the manufacture of water tanks ranging in size from 4 Litres to 4000 Litres. The applicant indicates the business will be conducted from a dedicated 30m² area in an existing shed on the site.

1.2 Surrounding Land Uses

The surrounding land uses are predominantly Housing. There is land zoned Community to the north that is owned by the Department of Natural Resources & Water.

2.0 STATUTORY REQUIREMENTS

2.1 Intent of the Zone

The Housing Zone allows uses serving the needs of residential communities of a predominantly residential nature. The scale of operations for this application is quite small, and it is considered that the primary use as a dwelling will dominate.

2.2 Development Provisions

Home Business applications are Code Assessable development in the Housing Zone and in the Gympie Planning Area. A Home Business is a consistent use in this zone, and is assessed against the following codes in Council's Planning Scheme:

Cooloola Coast Planning Area Code

Concern is held with regards to the development's ability to preserve the amenity of the area. Noise emissions may have an impact on the amenity of surrounding land owners; however it is only to operate between Monday and Friday for four (4) hours a day, four (4) days a week, within specified hours.

Home Business Code

Probable Solution PS-1(b) (i) of the Code requires the GFA used exclusively for home business activity, whether temporarily or permanently, to not exceed 30m². The proposal indicates 30m² of a shed is to be utilised for the purposes of the home business. PS-1(b) (iii) requires that there is no more than one employee. The applicant advises that this will be an owner-operator business. PS-1 (b) (iv) requires that vehicle trips to the premises generated by the business total no more than 10 per day. The applicant advises that the business will attract a negligible amount of vehicle trips, and that most customer interaction will be via deliveries to the site of customers. Vehicle trips could therefore comply with this Probable Solution.

Infrastructure Works Code

No designated loading/unloading area is indicated on the proposal plan as part of this application.

Landscaping Code

Additional landscaping is not considered warranted as part of this proposal.

Vehicle Parking and Access Code

As a home business that is not for visitor accommodation or a visitor based service, the number of vehicle parking spaces is not prescribed. The proposal is not supported by a car parking plan. There is a driveway able to accommodate one vehicle, and ample room to the right of this driveway to accommodate another vehicle.

2.3 Local and/or State Planning Policies

There are no state or local planning policies relevant to this application.

3.0 PLANNING CONSIDERATIONS

3.1 Appropriateness of the Proposal

Given the nature of this proposed use, there is the potential to detrimentally affect nearby residents from the noise and associated traffic. It is questionable that uses such as this comply with the intent of a Home Business.

There are several similarities between this proposal and a home business proposal previously reported in Sorensen Road, namely:

- The proposal conflicts with the planning scheme provisions applicable to Home Business and there are not sufficient planning grounds to justify approval despite the conflict;
- The proposed use could have an adverse effect on the residential amenity of this area in terms of increased noise and non-residential traffic; and
- The proposal is akin to an industrial use and may be more suited to an industrial area.

As previously reported by the Director of Planning and Development, there are several reasons why a proposal of this nature should not be approved in the Housing Zone:

- The planning philosophy behind home-based business is to facilitate low-key commercial activity occupying a small space within a dwelling, where the primary activity remains the house and where existing amenity levels are not affected by the commercial activity. Typically, home businesses are offices (accountants, draftsmen, etc.) however other forms of low-key commercial activity may also be appropriate. These types of activities are also recognised as small business incubators and over time either remain small or expand and relocate to more suitably zoned premises.

- Industrial activity, even at a small scale as proposed in this application, is rarely if ever considered to constitute an appropriate home business in a residential area because of the inherent amenity considerations involved in such activity. Whilst restrictive conditions of approval may be imposed in an attempt to manage neighbourhood amenity, such conditions are likely to give rise to on-going enforcement action by Council in the future.
- In the case of the subject proposal, Barramundi Street is of an intact residential nature. It is acknowledged that the applicant has lodged the proposal in a way that is attempting to be compliant with planning scheme provisions for a Home Business; however the fact remains that there is a risk any approval would lead to amenity concerns, and a requirement for Council to consider enforcement action in the future.
- It is considered that the application ought to be refused by Council. The existing residential amenity in this area is high and industrial activity, no matter what the scale, is likely to have an adverse effect on current amenity levels over time. Examples elsewhere suggest that industrial activity involving the use of power tools, deliveries by commercial vehicles etc. is not an appropriate home-based activity in a residential area and is more suited to appropriately zoned industrial premises.

3.2 Access

Access to the dwelling is via an existing driveway. The amount of loading and unloading to be undertaken is anticipated to not warrant the provision of a dedicated loading/unloading bay. There is space to park a second vehicle on the existing driveway.

3.3 Utilities and Services

The site is currently serviced by reticulated water and sewerage and will not generate a requirement for upgrading of existing utilities.

3.4 Headworks

Headworks charges are not normally levied for Home Businesses.

3.5 Flooding

The site is not subject to flooding.

4.0 CONSULTATION

4.1 Internal

(a) Design Department

Report: (Senior Engineer – A. Laszlo)

ACCESS

The proposed development shown does not indicate how delivery vehicles deliver goods to the site. It would appear from the site inspection that access is gained over the vacant adjoining lot onto Trevally Street it would be extremely difficult to gain access along the sides of the existing building without encroaching on either of the adjoining lots. Without adequate access the proposal cannot be supported on engineering grounds.

4.2 External

(a) Adjoining Landowners

The application did not require public notification, but was forwarded to nearby residents for comment. Two submissions were received.

Issue	Comments
<p>1. The application will impact upon the ambience of the residential area due to noise issues arising from hammering, drilling, cutting, grinding and hammering of galvanised iron. Amenity will also decrease due to increased traffic etc.</p>	<p>1. The manufacturing of 4 L to 4000 L tanks has potential to impact on surrounding amenity. The use may be regulated to a degree through conditional operating hours and location, but this use may be more appropriately located in a non-residential area.</p>
<p>2. This application should more appropriately be located in an industrial area due to the actual manufacturing taking place on site. Applicant has already made several tanks so the noise is not an unknown quantity.</p>	<p>2. The use as proposed fits within the definition of a home business, however the practicality of the use is more appropriately located in a non-residential area.</p>

Issue	Comments
1. The use is considered to be light industry to be located in a residential area.	1. The manufacturing and assembly of materials is questionable as a home business.
2. Noise generation in a residential area of a relatively quiet area of town.	2. The manufacturing of 4 L to 4000 L tanks would impact on surrounding amenity. The use may be regulated to a degree through conditional operating hours and location, but this use is more appropriately located in a non-residential area.
3. Concern is raised as to whether the 30 square metres includes storage space for the tanks which are quite large.	3. The applicant indicates that the tanks would be moved off site, but there is no provision indicated for inventories or stockpiling.
4. Deliveries and pick ups may have the potential to impact a small residential street.	4. The applicant indicates the existing driveway will suffice to service the proposed use, however this is an area of concern as indicated in the Design Department report.

5.0 CONCLUSION

The application proposes a home business in the housing zone. The location is not considered appropriate, and the application is in conflict with Council’s Planning Scheme.

P45/11/07

Moved: Cr LJ Friske

Seconded: Cr ME Prior

Recommend that Council, as Assessment Manager, REFUSE development application (DA16370) for Material Change of Use – Home Business (Manufacture of Water Tanks) over Lot 52 on RP186542 located at 19 Barramundi Street, Tin Can Bay on the following grounds:

- (i) **The proposal conflicts with the planning scheme provisions applicable to home business and there are not sufficient planning grounds to justify approval despite the conflict;**
- (ii) **Council considers the proposed use would have an adverse effect on the residential amenity of this area in terms of increased noise and non-residential traffic;**
- (iii) **Council considers the proposal to constitute an industrial land use more suited to premises on industrial land.**

Carried.

SECTION 3: RECONFIGURING A LOT APPLICATIONS

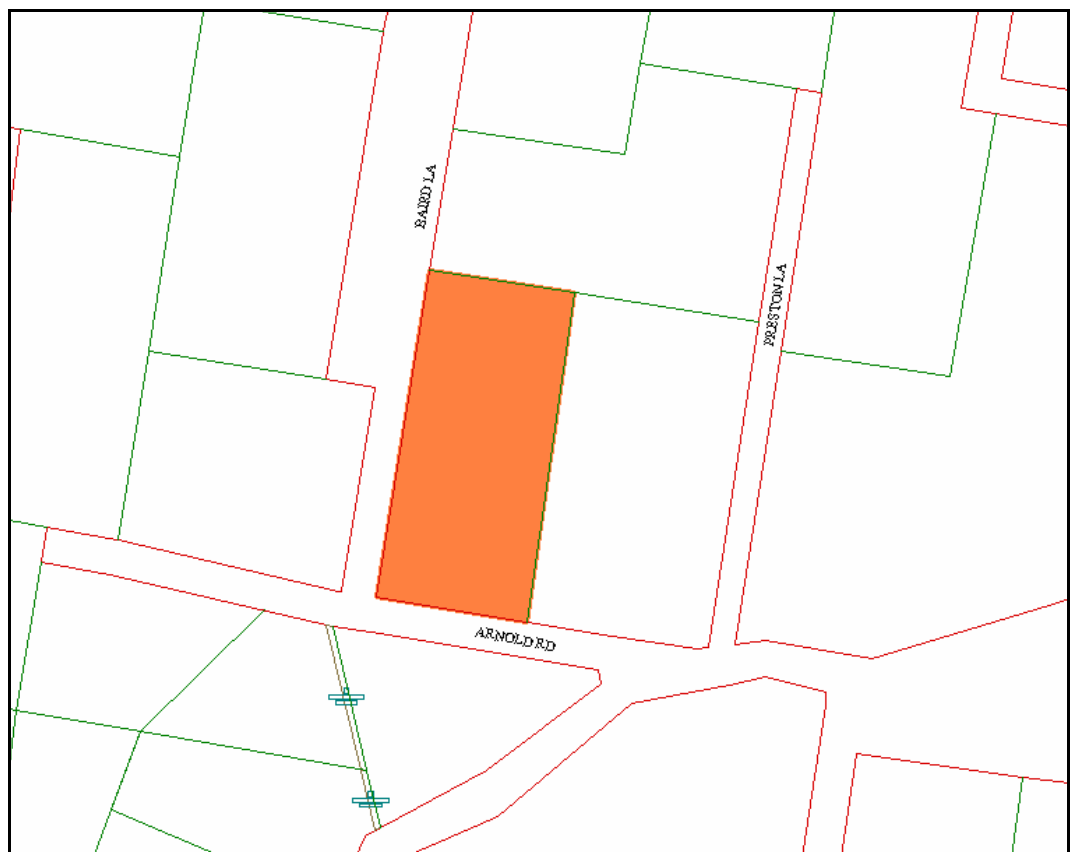
3/2 DA16456 – Representations – Reconfiguring a Lot – Subdivision to Create Two (2) Additional Lots – 12 Arnold Road, Veteran – E M & K D Dickfos

Re: **Minute: P46/11/07** Reconfiguring a Lot – Subdivision to Create Two (2) Additional Lots – over Lot 17 MPH40845 - 12 Arnold Road, Veteran

From: E M & K D Dickfos

File: DA16456

Date: 6 November 2007



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

1.0 INTRODUCTION

An application for reconfiguring a lot - subdivision to create two (2) additional lots was approved by Council on 16 October 2007.

2.0 CONDITIONS

2.1 Condition 10 & 11

2.1.1 Council's Condition 10

“In accordance with Planning Scheme Policy 12: Sealed Road Contributions for Designated Rural Residential Areas a contribution, currently assessed at \$19 966, based on \$9 983 per additional lot, is to be paid toward road improvements as a result of the increased traffic generated by this development. The amount will be indexed to ABS ANZSIC Class 4121.”

2.1.2 Councils Condition 11

“In accordance with Council's Planning Scheme Policy 6: Park Contributions, a contribution is to be paid to Council for the improvement of existing public park or recreation spaces in the general area. The contribution is currently assessed at \$3 400 based on \$1 700 per new lot created, however the actual amount payable will be based on Council's policy and the rate applicable, at the time of payment.

Note: The contribution shall be allocated to the Veteran Hall.”

2.1.3 Applicant's Representations

‘At the time of my PAM Meeting I was advised to get my application in before the 1-7-07 so as to avoid any price rises. It was my understanding cost would be \$9534.00 per block and \$1652.00 for parks and gardens. I was never informed of any price increases at approval. (Application lodged before 1-7-07).’

2.1.4 Planning Staff Comments

The approval granted for the subdivision was after the 1 July 2007, namely the 16 October 2007 and therefore contributions payable have been subject to indexation for the 07/08 financial year. In the minutes from a pre-application meeting on 17 May 2007 the applicant was advised that contribution amounts would increase on 1 July 2007.

Conditions should remain.

2.2 Condition 17

2.2.1 Council's Condition 17

“The existing road is to be upgraded to a standard compatible with the proposed development. Council requires the following works to be carried out on Baird Lane:

- (a) 4.5 metre seal on a 7.0 metre formation (half width road) for the full frontage of the proposed lots and terminated with a gravel turnaround area.”*

2.2.2 Applicant's Representations

‘I would ask your assessment of the number of blocks that could be developed on Baird Lane. As the home at bottom of the lane has had 600 mm of water in its garage under the home. My assessment is 6 only along Baird Lane. Half road by my calculation is 3.5 metres I have not been given a reason for the 4.5 metres of bitumine. My subdivision is app. 180 metres from Arnold Road, and is not the end of the lane. The turnaround area is app. Another 120 metres of from my development and I would like more information as to scope of works.’

2.2.3 Planning Staff Comments

The applicant is questioning road upgrading standard of Baird Lane based on the potential number of lots that would be developed on this road.

In a report to Council on 25 September 2007, Design Department comments indicated that:

“Baird Lane on the western frontage of the proposed subdivision is of gravel construction. To meet the requirements of Council's Planning Scheme, this section of road from the intersection with Arnold Road should be upgraded to single lane bitumen (i.e. 4.5 metre seal on a 7.0 metre formation).”

The issue regarding future subdivision of properties in Baird Lane was considered at the original assessment of the application and provision of infrastructure remains unchanged.

Condition should remain.

P46/11/07 Moved: Cr WJ McIntyre

Seconded: Cr FG Nissen AM

Recommend that in relation to development application (DA16456) for Reconfiguring a Lot – Subdivision to Create Two (2) Additional Lots over Lot 17 MPH40845 - 12 Arnold Road, Veteran, Council issue a Negotiated Decision Notice, amending condition 17 to read:

“The existing road is to be upgraded to a standard compatible with the proposed development. Council requires the following works to be carried out on Baird Lane:

- (a) 4.5 metre seal on a in the centre of a 7.0 metre formation (half width road) for the full frontage of the proposed lots and terminated with a gravel turnaround area.”**

Carried.

SECTION 4: PLANNING APPLICATIONS PENDING

4/1 Planning Applications Pending

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

File Number & Applicant	Location	Nature of Application	Status
MATERIAL CHANGE OF USE – IMPACT ASSESSMENT			
DA09724 Rainbow Shores Pty Ltd (TMS)	Inskip Ave, Inskip	Preliminary Approval for Resort / Commercial Village	890 Submissions. DMR response received 07/03/07 – conditions. DNR third party advice received 21/06/07. EPA response due 07/12/07.
DA10181 Sunshine Coast Quarries Pty Ltd (MAK)	Moy Pocket Road, Moy Pocket	Extractive Industry (Quarry)	45 Submitters. Representations received 20/07/06. Without Prejudice meeting held 22/01/07. Undergoing negotiations.
DA10291 Graham McCombe (MAK)	253 Gap Road, Cedar Pocket	Extractive Industry (Quarry) & ERA #20 Extracting Rock < 5000t	DMS. Four (4) submissions received. Further information sought letter sent 20/07/05- P02/07/05.
DA10931 Fraser Straits Marina Pty Ltd (TMS)	Esplanade, Tin Can Bay	Marine Industry (Marina)	Co-ordinated RFI issued 16/03/07. Awaiting applicants' response.
DA11035 Cheryl Kunst (TMS)	7-9 Heritage Lane, Southside	Change Land Use Entitlements to Housing Zone (Reg Subdiv Precinct) & Subdivision Creating 3 Additional Lots.	DMS. Report to P& D Committee Meeting.
DA11051 Argent Holdings Pty Ltd (TMS)	Litschner Road, Widgee Crossing South	Subdivision to Create 28 Additional Lots	DMS. To be reported to Council. 2 Submissions.
DA13075 Sheppard & Middleton (MAK)	5 Summer Way, Tin Can Bay	Multi- Unit Accommodation (Duplex)	DMS. No submissions. Report to P & D Committee Meeting.
DA13582 S Bell & C Stringer (MAK)	29 Green Valley Dve, Rainbow Beach	Multi- Unit Accommodation (3 Dwelling Units)	DMS. Report to P&D Committee Meeting. 37 Submissions
DA13770 J & Y Anderson (MAK)	416 Jimbour Road, The Palms	Change Land Use Entitlements to Rural Residential & Reconfig to Create 16 Additional Lots	DN sent 14/11/07. 7 submissions
DA13803 D Agnew (MKM)	132 Verne Road, Wolvi	Aquaculture (Redclaw & Fish)	PNS. ALOD sent 5/9/07. PN closes 15/10/07.

File Number & Applicant	Location	Nature of Application	Status
DA13902 Dimell Pty Ltd & Sylma Pty Ltd (TMS)	Lawson & Groundwater Roads, Pie Creek	Change Land Use Entitlements to Rural Residential & Subdivision to Create 53 Additional Lots	RFI sent 31/08/06. Awaiting applicant's response – period extended to 10/12/07. DNR issued RFI 14/08/06. DNR granted response date extension to 11/12/07.
DA14341 Jones Family Partnership (MAK)	1 Indigo Ave & 2 Spectrum Street, Rainbow Beach	Multi-Unit Accommodation (7 Dwelling Units)	DMS. 16 Submissions. Email received 10/01/07 requesting decision be held pending review by applicant.
DA14485 Hamilton T & C (MAK)	Lot 1 Riversdale Road, Kandanga	Extractive Industry (ERA #20 Extracting Rock or Other Materials & #22 Screening Materials)	RFI sent 10/05/07. Awaiting applicant's response. Concurrence Agency: EPA – conditions due 13/12/07.
DA14725 The Alvin Corbett Family Trust. (MAK)	98 Woondum Road, Kybong	Special Industry (Manufacturing of Organic Compost) & Environmentally Relevant Activity (ERA #53 – Soil Conditioner Manufacturing)	NOC received 23/10/07. 2 Submissions. NRW response conditions 05/10/07. EPA response due 06/12/07. DMR third party advice received 01/11/07.
DA14949 Van Twest R & J (TMS)	50 Main St , Kandanga	Accommodation Premises (4 units of Accommodation for Aged/Disabled Care) & Multi Residential (2 Dwellings)	RFI sent 02/02/07. Awaiting applicant's response.
DA14999 Christensen (MAK)	16-18 Glastonbury Rd, Southside	Multi Residential (12 Units)	New AN issued 07/11/07. Concurrence Agency: DMR – assessment response due 24/12/07.
DA15436 Allen I (MKM)	Country View Dve, Chatsworth	To change the Land Use Entitlements from the Rural Zone to the Rural Residential Zone & Subdivision to create Fifteen (15) Additional Lots.	PNS. ALOD sent 05/10/07. PN closes 04/12/07
DA15537 Pippies Beach House (MAK)	22 Spectrum St, Rainbow Beach	Accommodation Premises (Backpackers Hostel)	DMS. Report to P&D Committee Meeting.
DA15578 Tompkins M & V (MAK)	124 Corella Road and 12 Corella Court, Gympie	To change the Land Use Entitlements from the Rural Zone to the Rural Residential Zone & Code Assessable Subdivision to Create Three (3) Additional Lots	Application returned to Acknowledgement Stage due to change received 12/11/07.

File Number & Applicant	Location	Nature of Application	Status
DA15583 Nutt R & Kolb L (MKM)	Rumbalara Avenue, Rainbow Beach	Multi-Residential (Dual Occupancy)	PNS. ALOD to be sent.
DA15635 Greber AA & GI (MKM)	201 Fritz Rd, Chatsworth	To change the Land Use Entitlements from the Rural Zone to the Rural Residential Zone, & Code Assessable Subdivision to create Four (4) Additional Lots.	RFI sent 04/05/07. Awaiting applicant's response.
DA15672 G & JE Holdings (MAK)	1844 Glastonbury Creek Road, Amamoor Creek	Food or Entertainment Venue (Motorcross & Enduro Park)	RFI sent 03/05/07. Awaiting applicant's response. Concurrence Agency: DNRW response received 22/05/07
DA15673 Anderson J (MAK)	416 Jimbour Road, The Palms.	To change the Land Use Entitlements from the Rural Zone to the Rural Residential Zone & Reconfiguring a Lot - Subdivision to Create Eighteen (18) Additional Lots.	DN sent 14/11/07. 10 Submissions.
DA15680 Kolbe M & N (MAK)	75 Spring Rd Victory Heights	To change the Land Use Entitlements from the Rural Zone to the Rural Residential Zone	DMS. 2 submissions. Letter sent re advice regarding connection to sewerage on 26/10/07.
DA15699 Wilfert W (MAK)	99 Dean Rd, The Palms	To Change the Land Use Entitlements from the Rural Zone to the Rural Residential Zone Subdivision to create 10 Additional Lots	RFI sent 30/05/07. Awaiting applicant's response.
DA15705 Watson K & R (MAK)	4b Pine Ave, Kandanga	To Change the Land Use Entitlements from the Rural Zone to Village Zone subdivision to create One Additional Lot	RFI sent 11/05/07. Awaiting applicant's response.
DA15764 Chatsworth Property Trust (MAK)	674 Bruce Hwy, Chatsworth	To Change the Land Use Entitlements from the Rural Zone to the Rural Residential Zone Subdivision to create 59 Additional Lots	RFI sent 24/05/07. Awaiting applicant's response Concurrence Agency DMR conditions received 11/05/07.

File Number & Applicant	Location	Nature of Application	Status
DA15769 Sigma Developments Pty Ltd (MAK)	Groundwater Rd, Southside	To change the Land Use Entitlements from the Rural Zone to the Rural Residential Zone subdivision to Create 202 Additional Lots	PNS. PN closes 30/11/07. Concurrency Agencies: DNRW & Qld Transport. Advice Agency: Powerlink – response received 23/05/07. DNRW issued RFI 04/06/07. QT RFI sent 21/06/07. .
DA15795 Duckworth M D (MAK)	22 Percival Rd, Chatsworth	To Change the Land Use Entitlements from the Rural Zone to the Rural Residential Zone	RFI sent 7/6/07. Awaiting applicants response DNR response received 01/05/07.
DA15798 McPherson JI & LM (MKM)	69 Butler Rd, Lagoon Pocket	To change the Land Use Entitlements from the Rural Zone to the Rural Residential Zone & subdivision to create 4 Additional Lots	RFI sent 7/06/07. Awaiting applicant's response.
DA15799 Davy (MAK)	Scrubby Creek Rd, Scrubby Creek	To Change the Land Use Entitlements from the Rural Residential Zone & Subdivision to create 2 Additional Lots	RFI sent 27/04/07. Awaiting applicant's response.
DA15813 Heilbronn R D (MAK)	Chatsworth Rd, Two Mile	To change the Land Use Entitlements from the Rural Zone to the Housing Zone	RFI sent 01/06/07. Awaiting applicant's response Concurrence Agency: DMR – response received 31/05/07.
DA15862 Nissen KR WJ DJ NL (MAK)	1 Currumbine Avenue, Gympie	Multi Unit Accommodation(12 Dwelling units) & subdivision to Create one (1) Additional Lot & Common Area(Community titles Scheme)	RFI sent 19/06/07. Awaiting applicant's response.
DA15880 DTS Group QLD (TMS)	Rafter Rd, Glanmire	Special Industry (Asphalt Manufacturing) & ERA (ERA#17 Fuel Burning & ERA #59 Asphalt Manufacturing)	DMS. Report to P&D Committee. Refer to Item 2/3 in this Agenda.
DA15904 Towler J (MKM)	54 Flood Rd, East Deep Creek	General Industry (Wrecking & Scrap Yard)	RFI sent 04/06/07. Awaiting applicant's response. DMR 3 RD party advice received 22/06/07.

File Number & Applicant	Location	Nature of Application	Status
DA15981 JKM Projects P/L (MAK)	196 Old Maryborough Rd, Gympie	Preliminary Approval to Override the Planning Scheme to Apply the Land Use Entitlements of the Housing Zone & Reconfiguring a Lot – Subdivision to Create Eighty Eight(88) Additional Lots	DMS. Report to P&D Committee Meeting. 1 Submission received.
DA16178 Ausmar Homes (MKM)	23 Glastonbury Road, Southside	Multi- Residential (8 Units)	DMS. Report to P & D Committee Meeting.
DA16371 Don Ironside Planning & Drafting Services (KMF)	12 Somerset St, Gympie	Multi- Residential (Four Dwelling Units)	PNS. ALOD sent 05/10/07
DA16494 Alan Bridle for N Chiu (MAK)	18 Grice St, Gympie	Multi –Residential (5 Town Houses)	RFI sent 22/08/07. Awaiting applicant’s response.
DA16504 Cooloola Scrap Metal (MAK)	24 Flood Road, East Deep Creek	General Industry (Ext to scrap Metal Yard & ERA #27 (Metal Recovery)	DMS. Report to P& D Committee Meeting. Submission Received. Concurrence Agencies: QT & DMR response received.
DA16745 Roman Catholic Archdiocese of Brisbane (TMS)	20 Bligh St, & 3-5 Schumann Lane, Gympie	Education or Health Premises (Multi Purpose Centre for Existing School)	DMS. Report to P&D Committee Meeting. 3 Submissions.
DA17006 Edwards J (MAK)	1021 Bruce Hwy Kybong	Transport Depot & Caretakers Residence	RFI sent 23/10/07. Awaiting applicant’s response . Concurrence Agency – DMR conditions received 03/10/07. Copy of applicant’s letter received 14/11/07, advising representation to be made to DMR.
DA17214 Chiu N (MAK)	18 Grice Crescent, Gympie	Multi – Residential (5 Townhouses)	AN & RFI sent 05/10/07. Awaiting applicant’s response.
DA17503 D & S Properties (MKM)	15 Crescent Road, Gympie	Multi – Residential (6 Units)	AN sent 09/11/07. RFI due.
DA17506 The Corporation of the Trustees of The Roman Catholic Archdiocese of Brisbane (TMS)	2 Carlton Circle & 14 Church Street, Gympie	Health or Education Premises (Extensions to Prep Year – New Demountable Building)	AN sent 16/11/07. RFI due. Concurrence Agencies: DMR & QT – applicant referred application to QT & DMR on 19/11/07.
MATERIAL CHANGE OF USE – CODE ASSESSMENT			
DA09984 P Bergman (TMS)	Goondi St, Rainbow Beach	ERA # 28 – Motor Vehicle Workshop – Sales & Hire Yard	Letter sent 8/10/04 advising MCU required for Sales & Hire Yard component. Letter sent 01/12/06 seeking intentions.

File Number & Applicant	Location	Nature of Application	Status
DA10416 M & E Sawrey (TMS)	128 Emperor St, Tin Can Bay	ERA #24 (Boiler Making or Engineering)	Response to RFI required by 21/07/07
DA11746 Enterprise Property Group Pty Ltd (TMS)	29 O'Connell St Gympie	Commercial Premises (Offices)	DMS. Further letter sent 03/10/07
DA12819 Victory College (MAK)	173 Old Maryborough Rd, Araluen	Education or Health Premises (Cattle Yards for Curriculum Dev) & ERA # 2 – Cattle Feed Lot	DMS. Awaiting response re meeting with Mayor Councillors & Staff
DA13231 Dunell NH (MAK)	4 Mooloo Rd, Pie Creek	COMBINED General Industry (Motor Body Building) & Building work (Class 8)	MCU-DMS Building RFI sent 26/04/07. Awaiting applicant's response.
DA13613 Coolum Design & Building Services (MAK)	40 & 44 Geordie Rd, Monkland	General Industry & Showroom	DMS. Awaiting finalisation of stormwater issues. Report to P&D Committee Meeting.
DA14057 Dykstra (MAK)	6 Vantage Rd, Chatsworth	Cattery & Kennel (Dog Kennels) & ERA #43 Animal Housing	DMS. Report to P & D Committee Meeting. Refer to Item 2/1 in this Agenda.
DA14574 CA Wildman (MAK)	32 Graham St, Gympie	Food or Entertainment Venue (Café)	RFI sent 01/10/07. Awaiting applicant's response. Concurrence Agency DMR response received 17/09/07
DA14737 Driver WB (MKM)	261 Brisbane Rd, Monkland	Home Business (Glazing & Fabrication of Aluminium Screens)	DMS. DMR conditions received 15/01/07. DMS on hold while applicant negotiates with DMR
DA15276 Langdon (MAK)	29 & 33 Red Hill Road & 6 Mt Pleasant Road, Gympie	Food or Entertainment Venue (Hotel Restaurant & Function Area & Drive Through Bottle Shop)	DMS. Report to P&D Committee Meeting
DA15325 Ecorion Property (MAK)	15 Bath Terrace, Gympie	Multi-Residential 102 Dwellings	DMS. To be reported to P&D Committee Meeting.
DA15434 Chambers SP (MKM)	15 Mt Pleasant Road, Gympie	Home Business (Car Dealer)	DMS. Letter sent 02/07/07 raising concerns and seeking further advice prior to reporting to Council.
DA15541 Adson Relocatable Homes (TMS)	Emperor Street, Tin Can Bay	COMBINED Commercial Premises (Transportable Marina Office) & Building Application – Class 5	DMS. Letter sent 06/11/07 requesting information prior to issue of DN.
DA15582 Gemmell (KMF)	61 Mt Pleasant Road, Gympie	Home Business (Sale of Clothing, Jewellery & Homewares)	RFI sent 13/04/07. Awaiting applicant's response

File Number & Applicant	Location	Nature of Application	Status
DA15676 GJ Gardner Homes (MAK)	12 Power Street, Gympie	Multi-Unit Accommodation (3 Units)	RFI sent 01/05/07. Awaiting applicant's response.
DA15779 Duskmay Pty Ltd (MAK)	70 & 72 Channon Street, Gympie	Commercial Premises & Shop & Food or Entertainment Venue	DMS. Amended proposal to be submitted. Cooloola Access Advisory Committee comments received 25/05/07. Concurrence Agency: DMR conditions received 17/09/07.
DA15781 Rainbow Shores Pty Ltd (TMS)	Wyvern Road, Rainbow Beach	Multi-Unit Accommodation (37 Dwelling Units)	DMS. Report to P&D Committee Meeting. Refer to Item 2/2 in this Agenda.
DA15782 Mackenzie (MAK)	7 O'Connell Street, Gympie	Multi-Unit Accommodation (4 Dwelling Units)	RFI sent 01/06/07. Awaiting applicant's response.
DA15861 McCallum G (MAK)	690 Old Goomborian Road, Veteran	Home Business (Metal Fabrication)	DMS. Applicant advised 09/10/07 application held pending payment of fees. Health conditions received 29/10/07
DA15866 Bennett S (SAC)	76 Gympie Road, Tin Can Bay	Home Business (Professional Consulting Rooms)	RFI sent 24/05/07. Awaiting applicant's response. Cooloola Access Advisory Committee comments received 25/05/07. Concurrence Agency: DMR.
DA16074 Go West Gympie Pty Ltd (MKM)	27 Louisa Street, Gympie	General Industry & Environmentally Relevant Activity (ERA #28 Motor Vehicle Workshop)	Letter seeking further information sent 14/09/07.
DA16145 Araluen Developments Pty Ltd (MAK)	165 Brisbane Road, Monkland	Showroom & Warehouse	DMS. Report to P&D Committee Meeting. Concurrence Agency: DMR response received 19/06/07 – Concurrence Agency: DNR response received 06/07/07.
DA16230 Allen & Crick Family Trust (TMS)	56 Clematis Street, Gympie	Display Yard (Extensions to Existing Car Salesyard)	RFI sent 16/07/07. Awaiting applicant's response. Concurrence Agency: DMR – conditions received 01/08/07. Advice Agency – Energex response received 21/09/07.
DA16287 Qld Water Infrastructure (MAK)	48 Hilary Road, Tuchekoi	Multi-Residential (Second Dwelling)	Awaiting Concurrence Agency response – DNRW.
DA16288 Qld Water Infrastructure (MAK)	14 Monarch Road, Carters Ridge	Multi-Residential (Second Dwelling)	Awaiting Concurrence Agency response – DNRW. Energex third party advice received 26/07/07.
DA16344 Raw Ochre Design (MAK)	68 Duke Street, Gympie	Showroom (3 Tenancies)	Response to RFI received 09/10/07. New AN issued 20/11/07 to allow referral to Concurrence Agency: EPA (CLU).
DA16370 Dore JR (MKM)	19 Barramundi Street, Tin Can Bay	Home Business (Water Tank Manufacturing)	DMS. Report to P&D Committee Meeting. Refer to Item 2/4 in this Agenda.

File Number & Applicant	Location	Nature of Application	Status
DA16377 Rainbow Beach Auto Group Pty Ltd (MKM)	23 Karoonda Road, Rainbow Beach	Environmentally Relevant Activity (ERA # 28 Motor Vehicle Workshop)	RFI sent 30/08/07. Partial response received 12/11/07. Awaiting further information.
DA16445 Keding Group Pty Ltd (KMF)	6 Hambleton Road, Gympie	Multi-Residential (Duplex)	DMS. Report to P&D Committee Meeting.
DA16466 Wager (MAK)	108 Jubilee Road, Carters Ridge	Home Business (Farm Stay)	DMS. Report to P&D Committee Meeting.
DA16577 Wimmer G (TMS)	Shadbolt Road, Mothar Mountain	Private Airstrip & Associated Storage Shed	3 Submitters DMS. Report to P&D Committee Meeting.
DA16600 Reeman P (TMS)	50 Wickham Street, Gympie	Display Yard, Showroom Complex, General Industry (Service Centre) & ERA #28 – Motor Vehicle Workshop	RFI sent 20/09/07. Awaiting applicant's response. Concurrence Agency: DMR response received – no requirements. Access Advisory comments received 31/08/07.
DA16603 Taylor L (SAC)	142 Allen Road, Chatsworth	Home Business (Dog Grooming)	DMS. Report to P&D Committee Meeting.
DA16620 Greaney (MAK)	21 Gympie Road, Tin Can Bay	Home Business (Depot for Testing Pool Water)	RFI sent 13/08/07. Concurrence Agency: DMR – letter advising no requirements received 16/11/07.
DA16624 Vicken Superfund (MAK)	54 Violet Street, Gympie	Commercial Premises (Retail Carpet Store)	DMS. Report to P&D Committee Meeting. Concurrence Agency: DMR – conditions received 09/10/07.
DA16627 Bergemann (MKM)	296 Lowe Road, Bollier	Multi-Residential (Relatives Accommodation)	RFI sent 26/10/07. Awaiting applicant's response. Concurrence Agency: NRW response received 19/09/07.
DA16643 Gympie Soft Wood Timbers Pty Ltd (MAK)	277 Tamaree Road, Tamaree	General Industry (Sawmill – Milling & Processing of Pine Logs) & Environmentally Relevant Activity (ERA #67 – Sawmilling)	RFI sent 31/08/07. Awaiting applicant's response. Concurrence Agency: EPA (ERA's). EPA RFI issued 11/10/07. DMR response received 28/08/07 – no requirements.
DA16724 Hayes J & C (TMS)	368 Kandanga Amamoor Road, Amamoor	Accommodation Premises (Five Units)	DMS. Report to P&D Committee Meeting.
DA16796 Don Ironside Planning & Drafting (MAK)	62 Channon Street, Gympie	Commercial Premises (Consulting Rooms)	DMS. Report to P&D Committee Meeting.
DA16811 Hansen WW (TMS)	16 Cross Street, Gympie	Commercial Premises & Display Yard	DMS. Report to P&D Committee Meeting.

File Number & Applicant	Location	Nature of Application	Status
DA16876 Reynolds C (TMS)	37 Shields Street, Gympie	Multi-Residential (Duplex)	RFI sent 05/10/07. Awaiting applicant's response.
DA16939 Calvert B (MAK)	18 Nelson Road, Gympie	Multi-Residential (4 Dwelling Units)	DMS. Report to P&D Committee Meeting.
DA16943 Carey V (MKM)	Macadamia Road, Jones Hill	Multi-Residential (Second Dwelling)	RFI sent 05/10/07. Awaiting applicant's response.
DA16989 Dufty M (MKM)	63 Gympie Road, Tin Can Bay	Commercial Premises (Shop)	AN sent 04/09/07. RFI due. Concurrence Agency: DMR conditions received 03/10/07.
DA17024 Strachan D (MAK)	29 Exhibition Road, Southside	Commercial Premises (Professional Offices)	DMS. Report to P&D Committee Meeting.
DA17036 Gympie South Developments (MAK)	85 and 93 Groundwater Road, Southside	Override Planning Scheme (Housing Subdivision) and Reconfiguring a Lot – Subdivision Creating 26 Additional Lots	RFI sent 11/10/07. Awaiting applicant's response. Advice Agency: DLGPS&R DLGPS&R advice received 25/10/07.
DA17109 Coastbuild Qld Pty Ltd (TMS)	Goondi Street, Rainbow Beach	General Industry (Industrial Shed)	DMS. DN due.
DA17123 Wilson DC & JM (MKM)	26 Burns Road, Ross Creek	Accommodation Premises (Farm Cabins)	AN sent 02/10/07. RFI due. Concurrence Agencies: DMR & NRW DMR conditions received 13/11/07. NRW conditions received 05/11/07.
DA17149 Gympie Building Co (MKM)	7 Chatsworth Road, Gympie	COMBINED Showroom & Bldg Class 6 (Alterations & additions to Existing Building)	Applicants response to RFI received 15/11/07 Concurrence Agency: DMR & EPA (CLU). DMR advice received 22/10/07 – no requirements
DA17151 JTJK Investments Pty Ltd (MAK)	98-102 River Road and 29 Excelsior Road, Gympie	Shop	Concurrence Agency: DMR – advise RFI issued 16/10/07. Awaiting applicant's response.
DA17155 Parmac Investments Pty Ltd (TMS)	46 Queen Elizabeth Drive, Cooloola Cove	Shop (Shopping Centre – Supermarket & Specialty Retail)	DMS. Report to P&D Committee Meeting.
DA17170 Waters G (MKM)	10 Railway Court, Glanmire	General Industry (Extensions to Existing Building)	DMS. Report to P&D Committee Meeting.
DA17209 Fritz S (MKM)	26 Adams Street, Gympie	Home Business (Remedial Massage)	RFI sent 05/11/07. Awaiting applicant's response.
DA17212 Kendell & Gills (MAK)	58 Fisher Road, Araluen	Commercial Premises (Massage and Well- being Retreat)	DMS. Report to P&D Committee Meeting.

File Number & Applicant	Location	Nature of Application	Status
DA17216 Ledson (MKM)	110 Thomason Road, Traveston	Cattery or Kennel (Cattery) & ERA #43 – Animal Housing	AN sent 24/10/07. RFI due.
DA17246 Oaklands Management Pty Ltd (TMS)	68 Myall Street, Gympie	Multi-Residential (18 Units)	AN sent 05/10/07. RFI due.
DA17342 Kingfisher Bay Resort (MAK)	62 Carlo Road, Rainbow Beach	ERA # 28 – Motor Vehicle Workshop	AN sent 22/10/07. RFI due.
DA17343 Gympie Gardens Pty Ltd (MAK)	3-7 James Kidd Drive, Monkland	COMBINED Multi-Residential (4 Dual Occupancies on Approved Subdivision)	DMS. Report to P&D Committee Meeting.
DA17402 Hungry Jack's Pty Ltd (MAK)	4 Rose Street, Gympie	Food or Entertainment Venue (Fast Food Outlet – Extensions to Carparking)	AN sent 26/10/07. RFI due. Concurrence Agency: DMR – advise assessment response due 12/12/07.
DA17441 Frankling G (MKM)	262-264 Brisbane Road, Monkland	Commercial Premises	AN sent 26/10/07. RFI due. Concurrence Agency: DMR
DA17442 Cooloola Coast Medical Transport Committee (MAK)	Scullett Drive, Tin Can Bay	Community Services (Medical Transport)	DMS. Report to P&D Committee Meeting
DA17509 Old Fire & Rescue Authority (TMS)	Gympie Road, Tin Can Bay	Community Services (Fire Station)	AN sent 15/11/07 – RFI due Concurrence Agency DMR
DA17587 Energex Limited (MAK)	36-38 Pine Street, Gympie	Public Utility (Electricity Substation)	AN sent 15/11/07. RFI due.
DA17560 Jones RW (MKM)	630 Wilsons Pocket Road, Wilsons Pocket	Multi-Residential (Second Dwelling)	AN sent 19/11/07. RFI due.
RECONFIGURING A LOT			
DA03663 K Andreassen (TMS)	Ballard Road, Imbil	Development Permit – Stage 6 (3 lots) and Stage 7 (18 and Balance)	DMS. Further information requested 05/02/03. Awaiting applicant's response. Letter sent 07/02/07. Amended plans received 05/03/07. Further letter sent 24/05/07.
DA13143 Prior (MAK)	43 Ashford Road, Gympie	Subdivision Creating One (1) Additional Lot	Application on hold at request of applicant.
DA14342 Christensen K (MAK)	16-18 Glastonbury Road, Southside	Subdivision to Create One (1) Additional Lot	DMS. On hold pending MCU approval.
DA14535 Plukaard Michael (MKM)	Lot 4 O'Keeffe Road, Mothar Mountain	Subdivision to Create One (1) Additional Lot	No RFI required. Awaiting DNR response. Concurrence Agency: DNR issue RFI 03/07/07.

File Number & Applicant	Location	Nature of Application	Status
DA14596 Chasob Pty Ltd (MAK)	Connection Road, Gympie	Subdivision to Create 28 Additional Lots	DIP extend assessment information request response period to 10/03/08. Concurrence Agencies: DMR, NRW & QT
DA14670 Camilleri (MKM)	Cnr Musgrave & Norman Streets, Gympie	Subdivision to Create One (1) Additional Lot	DMS. DN due.
DA14919 Starkey LF & EM Wewer AMJ & G (MAK)	116 & 146 Fritz Road, Chatsworth	Subdivision to Create 16 Additional Lots	RFI sent 12/01/07. Awaiting applicant's response. EPA issue RFI 10/01/07.
DA14928 Foss P&S) (MKM)	256 Nash Road, Tamaree	Subdivision to Create Six (6) Additional Lots	RFI sent 31/07/07. Awaiting applicant's response.
DA14974 Davie K (MKM)	103 Long Road, Pie Creek	Subdivision to Create Two (2) Additional Lots	DMS. DN due. Further letter sent 11/10/07 advising applicant not enough information to approve.
DA15076 Wright (MKM)	44 Pine Valley Drive, Pie Creek	Subdivision to Create Two (2) Additional Lots	RFI sent 01/02/07. Awaiting applicant's response.
DA15092 SHE Pty Ltd (MKM)	Hyland Road, East Deep Creek	Subdivision to Create Four (4) Additional Lots	DMS. DN to be issued.
DA15096 Walker J (MAK)	43 Taylor Road, Veteran	Subdivision to Create Two (2) Additional Lots	DMS. DN due.
DA15146 Plukaard Richard (MAK)	2 O'Keeffe Road, Mothar Mountain	Subdivision to Create One (1) Additional Lot	RFI sent 28/02/07. Part information received 16/04/07. Amended AN sent 24/05/07. Further info required – letter sent 31/05/07. Advice Agency: Energex requested further info 02/07/07.
DA15186 Morrison JR & AK (TMS)	47 Irvine Road, Chatsworth	Subdivision to Create Three (3) Additional Lots	DMS. Report to P&D Committee Meeting.
DA15348 Sanewski (MKM)	166 North Deep Creek Road, North Deep Creek	Subdivision to Create Three (3) Additional Lots	DMS. DN due. Concurrence Agency: DNRW amended conditions received 18/10/07.
DA15462 Warne DV & JF (MKM)	16 Vanessa Court, Araluen	Subdivision to Create One (1) Additional Lot	RFI sent 29/06/07. Awaiting applicant's response.
DA15620 Salmon Bob (KMF)	31 Rifle Range Road, Gympie	Subdivision to Create Two (2) Additional Lots	RFI sent 27/04/07. Awaiting applicant's response.
DA15669 Andreassen G (MAK)	153 Ballard Road & Michelle Court, Imbil	Subdivision to Create 16 Additional Lots	RFI sent 11/05/07. Awaiting applicant's response. Concurrence Agency: NRW – response received 05/11/07.
DA15690 Tim Developments (MKM)	20 Browns Road, Victory Heights	Subdivision to Create 14 Additional Lots	DMS. Report to P&D Committee Meeting. DNR&W advise not concurrence agency – provide third party advice.

File Number & Applicant	Location	Nature of Application	Status
DA15763 Cooloola City Farm (TMS)	Gympie Road, Tin Can Bay	Lease in Excess of Ten Years	AN & RFI sent 26/04/07. Awaiting applicant's response.
DA15770 Walton P&E (MKM)	365 Shadbolt Road, Mothar Mountain	Boundary Alteration	DMS. DN due.
DA15778 Nguyen T (MKM)	138 North Deep Creek Road, North Deep Creek	Subdivision to Create Three (3) Additional Lots	RFI sent 22/06/07. Awaiting applicant's response. Concurrence Agency: DNRW RFI sent 01/05/07.
DA15802 Gresham R & D (TMS)	1184 & 1246 Bruce Highway South, Kybong	Boundary Alteration	DMS. DN due.
DA15869 Jensen TJ (MAK)	Hall Road, Glanmire	Subdivision to Create Three (3) Additional Lots	DMS. DN due.
DA15957 Power JL & RM (MKM)	101 Green Trees Road, Pie Creek	Subdivision to Create One (1) Additional Lot	DMS. DN due.
DA15958 Haeusler (MAK)	19 & 21 Mary Street, Amamoor	Boundary Alteration	RFI sent 22/06/07. Awaiting applicant's response.
DA15959 Smolka H (MKM)	5 Karen Road, Tamaree	Subdivision to Create One (1) Additional Lot	DMS. DN due. Letter sent 07/11/07 requesting additional information prior to approval.
DA15980 Best L (TMS)	100 Long Road, Pie Creek	Subdivision to Create One (1) Additional Lot	RFI sent 22/06/07. Awaiting applicant's response. Concurrence Agency: DNR.
DA16071 Leppien P & H (MKM)	25 Wolvi Road, Gympie	Subdivision to Create One (1) Additional Lot	RFI sent 22/06/07. Awaiting applicant's response. Concurrence Agency: DMR response received 18/06/07 – conditions.
DA16077 Leake T (KMF)	159 Corella Road, Araluen	Subdivision to Create One (1) Additional Lot	DMS. DN due.
DA16162 Patrick FT & MJ (MKM)	358 Eel Creek Road, Pie Creek	Subdivision to Create One (1) Additional Lot	RFI sent 03/07/07. Awaiting applicant's response.
DA16286 Treeby R (SAC)	Old Veteran Road, Veteran	Subdivision to Create One (1) Additional Lot	DMS. DN due.
DA16326 McLeod DM (MKM)	110 Long Road, Pie Creek	Subdivision to Create One (1) Additional Lot	DMS. DN due. Applicant advised on 02/11/07 further information required prior to approving.
DA16327 Sutherland R & C (MAK)	136 Greentrees Road, Pie Creek	Subdivision to Create Two (2) Additional Lots & Access Easement	RFI sent 04/07/07. Awaiting applicant's response. Concurrence Agency: DNRW issued RFI 09/10/07.
DA16345 White MC & H (MKM)	Scrubby Creek Road, Scrubby Creek	Subdivision to Create Three (3) Additional Lots	RFI sent 23/07/07. Concurrence Agency: DNRW – extend response date to 03/12/07. Advice Agency: Energex response received 17/08/07.

File Number & Applicant	Location	Nature of Application	Status
DA16402 B Cooper (TMS)	356 Hyland Road, East Deep Creek	Subdivision to Create One (1) Additional Lot	RFI sent 31/07/07. Awaiting applicant's response.
DA16441 Drollinger A (TMS)	125 Tamaree Road, Tamaree	Subdivision to Create One (1) Additional Lot	DMS. DN due.
DA16444 Parczyk (TMS)	361 Jimbour Road, The Palms	Boundary Alteration	DMS. DN due.
DA16447 Bean C (MAK)	Madill Road, Tandur	Boundary Alteration	DMS. DN due. Application on hold pending resolution of access issue – letter sent 25/10/07.
DA16450 Petrie D (MAK)	549 East Deep Creek Road, Cedar Pocket	Subdivision to Create One (1) Additional Lot	DMS. DN due.
DA16501 Edwards M & P (MKM)	115 Jimbour Road, The Palms	Subdivision to Create One (1) Additional Lot	RFI sent 03/08/07. DNRW issued RFI 21/09/07.
DA16505 Crockett (MKM)	61 Eljays Road, The Palms	Subdivision to Create 11 Additional Lots	RFI sent 03/09/07. Awaiting applicant's response. Concurrence Agency DNR conditions received 01/11/07.
DA16507 Royce Trading Pty Ltd (MKM)	179 Witham Road, The Dawn	Subdivision to Create 11 Additional Lots & Preliminary Approval to Override the Planning Scheme	RFI sent 05/09/07. Partial response received 10/10/07 & 18/10/07. Awaiting further information. Advice Agency: DIP advice received 31/10/07.
DA16508 Rogers, McCoomb & Bone (MKM)	17 Matthew Road, The Palms	Subdivision to Create Two (2) Additional Lots	DMS. DN due.
DA16544 Roseann Developments Pty Ltd (TMS)	121 Fisher Road, Araluen	Subdivision to Create Two (2) Additional Lots	DMS. DN due.
DA16566 Grant M (MAK)	9 Heather Street, Southside	Subdivision to Create One (1) Additional Lot	DMS. DN to be sent. Refer to Item 3/1 in this Agenda.
DA16641 Walsh M (MAK)	43 Rammutt Road, Chatsworth	Subdivision to Create Two (2) Additional Lots	RFI sent 30/08/07. Awaiting applicant's response.
DA16644 Atherton (MKM)	28 Rocks Road, Southside	Subdivision to Create One (1) Additional Lot	RFI sent 30/08/07. Awaiting applicant's response. Application withdrawn 25/09/07 – letter and refund sent 05/10/07.
DA16699 Andreassen CA (MAK)	12 & 16 Andreassen Road, Tuchekoi	Boundary Alteration	RFI sent 31/08/07. Awaiting applicant's response.
DA16692 Hunter Sibley Pty Ltd (MAK)	2 Smalley Place, Gympie	Subdivision to Create One (1) Additional Lot	DMS. DN due. Concurrence Agency: DMR – response received 28/08/07 – no requirements.

File Number & Applicant	Location	Nature of Application	Status
DA16717 Base Properties Qld Pty Ltd (MKM)	155 Tamaree Road, Tamaree	Subdivision to Create Five (5) Additional Lots	RFI sent 02/10/07. Awaiting applicant's response. Concurrence Agency: NRW issue RFI 22/10/07.
DA16719 Ferris G & M (MKM)	51 Groves Road, Araluen	Subdivision to Create Two (2) Additional Lots	RFI sent 30/08/07. Awaiting applicant's response.
DA16722 Brady S (MAK)	Mackenzie Road, Tamaree	Boundary Alteration	DMS. Report to P&D Committee Meeting.
DA16786 Mills A & C (MAK)	26 Hillview Road, Cedar Pocket	Subdivision to Create Two (2) Additional Lots & Access Easement	DMS. DN due.
DA16807 Buckley P (MKM)	21 & 37 Stockden Road, The Palms	Boundary Alteration	DMS. DN due.
DA16859 Teitzel Electrical Pty Ltd (MAK)	53 Trout Road, The Dawn	Subdivision to Create One (1) Additional Lot	DMS. DN due.
DA16877 Allen-Co Holdings Pty Ltd (MAK)	Old Imbil Road, Gympie	Boundary Alteration	DMS. DN due.
DA16867 CEDMS Pty Ltd (MKM)	12 Tweed Lane, Gympie	Subdivision to Create One (1) Additional Lot	DMS. DN due.
DA17002 Farnham W & K (MKM)	12 Stockden Road, The Palms	Subdivision to Create One (1) Additional Lot	RFI sent 12/10/07. Awaiting applicant's response. Concurrence Agency: DMR conditions received 08/10/07.
DA17004 Ross D & N (MKM)	340 Nash Road, Gympie	Subdivision to Create Four (4) Additional Lot	RFI sent 08/10/07. Awaiting applicant's response.
DA17008 McHugh C (MKM)	78 Tamaree Road, Tamaree	Subdivision to Create Two (2) Additional Lot	RFI sent 11/10/07. Awaiting applicant's response. Concurrence Agency: DNRW RFI sent 18/09/07.
DA17055 Walker B (TMS)	32 Fisher Road, Araluen	Subdivision to Create Two (2) Additional Lot	RFI sent 02/10/07. Awaiting applicant's response.
DA17076 Silver D (MAK)	66 Ces Rivers Road, Tamaree	Subdivision to Create One (1) Additional Lot	DMS. Report to P&D Committee Meeting.
DA17106 Degen J (MAK)	3 McMahon & 12 Old Imbil Road, Monkland	Boundary Alteration	DMS. DN due.
DA17107 TCBD Pty Ltd (TMS)	25 Summer Way, Tin Can Bay	Subdivision to Create One (1) Additional Lot	DMS. DN due.
DA17108 Baker R (MKM)	830 Glastonbury Road, Glastonbury	Boundary Alteration	RFI sent 13/11/07. Awaiting applicant's response. Concurrence Agency: DMR conditions received 08/10/07.

File Number & Applicant	Location	Nature of Application	Status
DA17110 Harriman Rev R (TMS)	93 & 111 Keefton Road, Woondum	Boundary Alteration	RFI sent 25/10/07. Awaiting applicant's response.
DA17113 Bowman P (MKM)	61 Sorensen Road, Southside	Subdivision to Create One (1) Additional Lot	AN sent 14/09/07. RFI due.
DA17120 Goddard A (MAK)	Mataranka Road, Veteran	Subdivision to Create Two (2) Additional Lot	RFI sent 23/10/07. Awaiting applicant's response.
DA17124 Killen T & C (MAK)	2270 Anderleigh Road, Neerdie	Boundary Alteration	RFI sent 12/10/07. Awaiting applicant's response.
DA17148 Moir K & E (MKM)	192 Percival Road, Chatsworth	Boundary Alteration	DMS. DN due.
DA17157 Poirier JP & De Laney CA (MKM)	89 Jimbour Road, The Palms	Subdivision to Create One (1) Additional Lot	RFI sent 20/11/07. Awaiting applicant's response. Concurrence Agency: NRW
DA17176 Doolan P & J (MKM)	Glenbar Road, The Palms	Subdivision to Create Two (2) Additional Lot	RFI sent 5/11/07. Awaiting applicant's response. Concurrence Agency: NRW – conditions received 20/11/07.
DA17185 Cave M (MAK)	156 Dawn Road, The Dawn	Subdivision to Create One (1) Additional Lot	RFI sent 23/10/07. Awaiting applicant's response.
DA17210 Keldoulis P (MAK)	182 Fritz Road, Chatsworth	Subdivision to Create One (1) Additional Lot	DMS. DN due.
DA17219 Rowan B & S (MAK)	406-407 Wilton Road, Greens Creek	Subdivision to Create One (1) Additional Lot	RFI sent 02/11/07. Awaiting applicant's response.
DA17222 Jorgensen P (TMS)	44 Minya Road, The Palms	Subdivision to Create One (1) Additional Lot	RFI sent 01/11/07. Awaiting applicant's response. Concurrence Agency: NRW – conditions received 05/11/07.
DA17223 Franklin L & S (MKM)	211 De Castella Road, The Palms	Subdivision to Create One (1) Additional Lot	AN sent 24/10/07. RFI due.
DA17224 Azil Pty Ltd (MAK)	12 Panorama Drive, The Dawn	Subdivision to Create Four (4) Additional Lots	RFI sent 5/11/07. Awaiting applicant's response.
DA17244 Margetts PA & A (TMS)	1-3 Watson Road & Evelyn Road, Southside	Boundary Alteration	AN sent 05/10/07. RFI due.
DA17292 Radheath Pty Ltd (MKM)	201 & 257 Burrige Road, Tandur	Boundary Alteration	AN sent 22/10/07. RFI due.
DA17293 Eleventh Trail Pty Ltd (MAK)	Lillis Road, Gympie	Subdivision to Create 34 Additional Lots	AN sent 22/10/07. RFI due.
DA17323 Cummins D (MKM)	18 & 22 Bethongabel Court, Southside	Boundary Alteration	AN sent 22/10/07. RFI due.

File Number & Applicant	Location	Nature of Application	Status
DA17325 Darnett D (MKM)	77 Boyle Road, The Palms	Subdivision to Create Two (2) Additional Lot	AN sent 22/10/07. RFI due.
DA17326 Brink B (MAK)	71 Anne Marie Road, Chatsworth	Subdivision to Create Two (2) Additional Lot	AN sent 22/10/07. RFI due.
DA17330 Cochrane J (MAK)	48 Old Veteran Road, Veteran	Subdivision to Create Eight (8) Additional Lot	AN sent 22/10/07. RFI due.
DA17336 Pradella Developments Pty Ltd (TMS)	46 Queen Elizabeth Drive, Cooloola Cove	Subdivision to Create One (1) Additional Lot	AN sent 22/10/07. RFI due.
DA17419 Bairnsdeen Pty Ltd (MAK)	36 Diggings Road, Imbil	Subdivision to Create 17 Additional Lots	AN sent 01/11/07. RFI due.
DA17324 Nouveau Ventres Pty Ltd as Trustee (MKM)	26 Jimbour Road, The Palms	Subdivision to Create One (1) Additional Lot	DMS. DN due.
DA17437 McKenna S (MKM)	157 Dawn Road, The Dawn	Subdivision to Create One (1) Additional Lot	AN sent 01/11/07. RFI due. Advice Agency: Energex – applicant advised application referred on 06/11/07.
DA17454 Vixen Developments Pty Ltd (MAK)	78 Old Maryborough Road, Gympie	Subdivision to Create One (1) Additional Lot	AN sent 01/11/07. RFI due.
<i>DA17487 Gee P (MKM)</i>	<i>192 Old Veteran Road, Veteran</i>	<i>Subdivision to Create One (1) Additional Lot</i>	<i>AN sent 13/11/07. RFI due.</i>
<i>DA17556 Millard PJ & Hardy ML (MKM)</i>	<i>12 Stockden Road, The Palms</i>	<i>Subdivision to Create Two (2) Additional Lot</i>	<i>AN sent 19/11/07. RFI due. Concurrence Agency: DMR</i>
<i>DA17565 Los G</i>	<i>339 Wilton & Cavanagh Road, Green Creek</i>	<i>Boundary Alteration</i>	<i>AN sent 15/11/07 – RFI due.</i>
<i>DA17588 Echocamp Pty Ltd (MAK)</i>	<i>44-45 Esplanade, Tin Can Bay</i>	<i>Subdivision to Create Three (3) additional Lots</i>	<i>AN sent 15/11/07. RFI due. Concurrence Agency - DMR</i>
<i>DA17591 Cunningham K (MKM)</i>	<i>1510 Tin Can Bay & Wilsons Pocket Road, Goomboorian</i>	<i>Boundary Alteration</i>	<i>AN sent 21/11/07. RFI due.</i>
<i>DA17620 SSE Civil Consultant Pty Ltd (TMS)</i>	<i>6-14 Marsden Street, Imbil</i>	<i>Boundary Alteration & Access Easement</i>	<i>AN sent 19/11/07. RFI due.</i>

File Number & Applicant	Location	Nature of Application	Status
OPERATIONAL WORK (Including Combined Building/Plumbing and Operational Work)			
DA11862 (Ross/Jeff/TMS)	137 Investigator Avenue, Rainbow Beach	COMBINED Building Plumbing & Op Works	RFI sent 28/09/05. Awaiting applicant's response.
DA13337 Wagner G (TMS)	391 Bruce Highway North, Two Mile	Earthworks	DMS. DN due. Letter sent requesting further information 26/10/07.
DA13338 Jurss DJ (TMS)	Laureceson Road, Glanmire	Sewerage Reticulation	RFI sent 24/05/06. Awaiting applicant's response.
DA13568 Crampton B (TMS)	10 Mitchell Street, Tin Can Bay	COMBINED Op Works – Site Works, Driveway Access, Carparking & Landscaping	RFI sent 10/08/06. Part information received. Still awaiting some information. Hydraulics received.
DA13789 Geiszler (TMS)	Garowme Road, Tamaree	Earthworks Landscaping Sewerage & Stormwater Drainage	Awaiting PLSL form. DN ready to issue. Letter sent 03/09/07.
DA14000 Corbet GJ Corbet Industries (TMS)	114 Noosa Road, East Deep Creek	Landscaping Access & Carparking	RFI sent 01/08/06. Awaiting applicant's response.
DA14054 Buchanan (MAK)	2A Sorensen Road, Southside	Earthworks	Awaiting amended plans.
DA14354 Sunshine Coast Christian Fellowship (MAK)	2a Sorensen Road, Southside	Roadworks & Stormwater Drainage	Further RFI sent 19/01/07. Awaiting applicant's response.
DA14681 Wepener (MAK)	1 Hall Road, Gympie	Carparking & Access Area	RFI sent 12/01/07. Awaiting applicant's response.
DA14863 McDonald A ATF Niduts Investments (MKM)	Brisbane Road, Gympie	Earthworks for Subdivision	DMS. Letter re access sent 11/07/07 for applicant's consideration.
DA15129 Opagem Pty Ltd (TMS)	1 Rainbow Beach Road, Rainbow Beach	Landscaping Roadworks & Footpath Works Stormwater Drainage Water Sewerage Connections Driveways and Carparking	Further plans/information received 31/08/07. DMS. Applicant requests meeting with Council and DMR.
DA15565 Larsen G (MAK)	Drummond Drive, Gympie	Roadwork, Water, Sewerage & Excavation	DMS. DN due. Letter sent 21/11/07 requesting further information prior to approving.

File Number & Applicant	Location	Nature of Application	Status
DA15807 Sawrey M & E (MAK)	128 Emperor Street, Tin Can Bay	COMBINED Building Work (Class 2-9) & Boundary Relaxation, Plumbing (7 fixtures) & Operational Works	Further RFI sent 28/05/07 re building over sewer.
DA15865 Zerner (MAK)	8 Wadell Road, Two Mile	Driveways, Stormwater Drainage, Retaining Walls, Carparking & Earthworks	RFI sent 04/06/07. Awaiting applicant's response.
DA15970 JTJK Investments (TMS)	98, 100 & 102 River Road & 29 Excelsior Road, Gympie	Siteworks, Landscaping, Carparking, Driveways, Drainage & Sewerage Diversion	RFI sent 29/05/07. Partial response received 24/07/07 – consultant seeking feedback on plans. Letter sent seeking further information 05/10/07.
DA15971 Baker (TMS)	37A Watson Road, Southside	Roadworks, Stormwater Drainage Water & Sewerage Reticulation	RFI sent 19/06/07. Awaiting applicant's response.
DA16179 Resland Management Aust Pty Ltd (TMS)	Ranson Road, Gympie	Civil Works for Residential Subdivision	DMS. DN due
DA16231 Jensen A (TMS)	Hall Road, Glanmire	Siteworks Filling & Drainage Works for Industrial Subdivision	RFI due. Letter sent 27/07/07 – awaiting amended plans.
DA16290 Wilibmag Pty Ltd (MAK)	Traveston Road, Traveston	Access Driveways	RFI sent 27/07/07. Awaiting applicant's response.
DA16343 RN Hodges Constructions (TMS)	46 Chatsworth Road, Gympie	Bulk Earthworks for shops showrooms & ancillary display yards (homemaker centre) & subdivision to create three (3)additional lots	RFI sent 14/08/07. Awaiting applicant's response.
DA16442 Ison P (MAK)	38 Crescent Road, Gympie	Roadworks, Footpath Access, Carparking & Landscaping	DMS. DN due.
DA16497 Eade J (TMS)	89 Exhibition Road, Southside	Filling & Excavation, Water & Sewerage Connection, Kerb & Channel & Assoc Road Widening Landscaping & Access Driveway for Place of Worship	DMS. DN due.

File Number & Applicant	Location	Nature of Application	Status
DA16601 Copp Road Gympie Gospel Trust (TMS)	Copp Road, Southside	Siteworks, Water & Sewer Connection, Kerb & Channel, Roadworks, Carparking & Landscaping Associated with Development of Church School	DMS. DN due
DA16810 Qantec McWilliam (MAK)	98 Woondum Road, Kybong	Earthworks	AN sent 30/08/07. RFI due.
DA16823 Dimond Architects Pty Ltd (MAK)	86 Channon Street, Gympie	Site Works, Access & Carparking, Stormwater Drainage, Sewer Relocation and Landscaping for Commercial Premises	DMS. DN due.
DA17115 Andreassen G (MAK)	Michelle Court, Imbil	Roadworks & Associated Drainage	AN sent 14/09/07. RFI due.
DA17119 Cam 2 Pty Ltd (MAK)	Tarwhine Street, Tin Can Bay	Roadworks, Stormwater, Water & Sewerage Reticulation, Site Works & Landscaping	RFI sent 07/11/07. Awaiting applicant's response.
DA17156 Belmon Park Pty Ltd (MAK)	Old Maryborough Road, Araluen	Siteworks, Roadworks & Associated Drainage, Access Construction, Erosion & Sediment Control for Rural Residential Subdivision	AN sent 26/09/07. RFI due.
DA17177 T S C Cooloola (MAK)	36 Violet Street, Gympie	Landscaping & Access Construction	RFI sent 23/10/07. Awaiting applicant's response.
DA17333 Brooder C (TMS)	72 Bombala Crescent, Rainbow Beach	Access Driveway	AN sent 22/10/07. RFI due.
DA17485 Opus Qantec McWilliam (MKM)	14-16 Van Doren Road, Southside	Road Construction & Associated Drainage	AN sent 13/11/07. RFI due.
DA17486 Truebay Pty Ltd (MAK)	Majestic Place & Judicial Circuit, Jones Hill	Roadworks & Associated Drainage, Water & Sewerage Reticulation, Landscaping & Earthworks for Residential Subdivision (Stages 7-10)	AN sent 07/11/07. RFI due.

File Number & Applicant	Location	Nature of Application	Status
<i>DA17555 Wayne Blow & Partners P/L (MAK)</i>	<i>101-103 River Road & 2-4 Rose Street, Gympie</i>	<i>Earthworks, Stormwater, Roadworks & Landscaping</i>	<i>AN sent 15/11/07. RFI due</i>
<i>DA17618 Webster D (MAK)</i>	<i>38-40 Stephens Street, Kandanga</i>	<i>Roadworks, Kerb & Channel & Associated Drainage</i>	<i>AN sent 19/11/07. RFI due</i>
OPERATIONAL WORK – ADVERTISING DEVICES			
DA15079 Brown (MKM)	8 Jeremy Road, Widgee Crossing South	Advertising Device – Freestanding Non-moving Sign) and Building Work (Class 10 Sign)	RFI sent 05/02/07. Applicant's part response received 10/05/07. Advised applicant new site plan required – awaiting.
DA15212 Greenco Developments (MKM)	72 Chatsworth Road, Gympie	Class 10b Advertising Device (Freestanding non-moving Sign)	AN & RFI sent 01/03/07. Awaiting applicant's response.
DA15524 Case (MKM)	20 Young Street, Gympie	Advertising Device (Sign)	DMS. DN due.
DA16869 Signs of Style (MAK)	20 Spectrum Street, Rainbow Beach	Advertising Device	RFI sent 01/10/07. Awaiting applicant's response.
DA17299 Friends of Kandanga Inc (MKM)	47-49 Main Street, Kandanga	Operational Works – Advertising Device (Freestanding non-moving sign) & Building Work – Class 10b Sign	AN & RFI sent 25/10/07. Awaiting applicant's response.
DA17322 Fosters (MKM)	1 Lady Mary Terrace, Gympie	Advertising Device (3 Building Signs)	AN sent 25/10/07. RFI due.
SIGNS TO BE ASSESSED UNDER LOCAL LAW			
BUILDING WORK ASSESSABLE AGAINST THE PLANNING SCHEME			
DA16747 Wouters A (MAK)	Lot 4 Hogan Road Downsfield	Class 10 A Shed (Area >300 sq m and Height > 4m)	DMS. Report to P&D Committee Meeting.

P47/11/07 Moved: Cr FG Nissen AM

Seconded: Cr WJ McIntyre

Recommend that the information be noted.

Carried.

4/2	Development Applications Approved
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File: DA16936
Applicant: Don Bryant
Site Address: 30-32 Barter Street Gympie

The proposal is for Development Application for Operational Works - Earthworks over Lot 23 SP196849.

The Decision Notice was approved on 12 November 2007 and issued on 12 November 2007 subject to conditions from the Assessment Manager.

P48/11/07 **Moved: Cr LJ Friske (Proxy)** **Seconded: Cr WJ McIntyre**

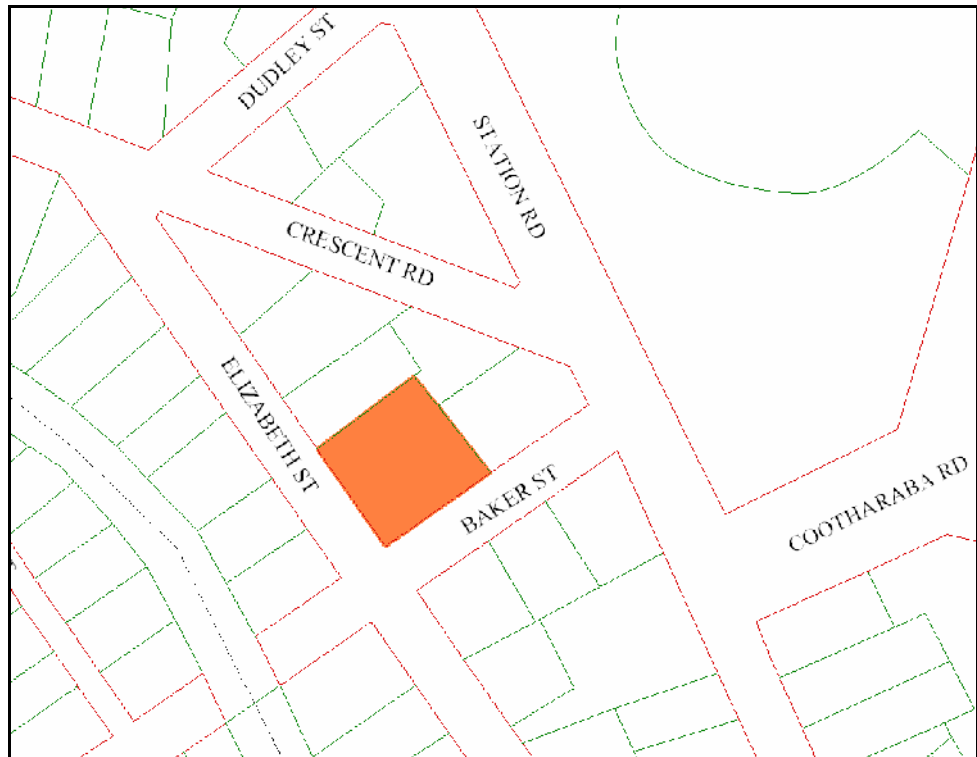
Recommend that the information be noted.

Carried.

SECTION 5: GENERAL MATTERS

5/1 DA17552 – Building Work made Assessable by the Planning Scheme (Demolition of Heritage & Character Streetscape Dwelling) – 14 Elizabeth Street, Gympie – Malcolm Bruce Pty Ltd

FILE:	Minute: P49/11/07 DA17552
APPLICANT:	Malcolm Bruce Pty Ltd
LANDOWNER:	Malcolm Bruce Pty Ltd
RPD:	Lot 3 MPH14192
SITE:	14 Elizabeth Street, Gympie
PROPOSAL:	Building Work made Assessable by the Planning Scheme - Demolition of Existing Dwelling
EXISTING ZONE:	Housing (Mixed Housing)
PLANNING AREA:	Gympie
LEVEL OF ASSESSMENT:	Code



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

1.0 INTRODUCTION

1.1 The Proposal

This application seeks to remove an existing dwelling in the Housing Zone. No supporting information was submitted with the proposal.

1.2 Site Description

The site contains a dwelling which is to be removed.

1.3 Surrounding Land Uses

The predominant surrounding land use is residential.

1.4 History

An approval for six units over the site was granted through DA13258 on 19 September 2006.

2.0 PLANNING SCHEME REQUIREMENTS

The application was lodged under the 2005 Planning Scheme. The application is Code Assessable development, and subject to assessment under the Heritage and Character Code.

2.1 Heritage and Character Code

The Heritage Sub-Committee provided the following comments in conjunction with the Material Change of Use for Multi-Residential.

‘The Heritage sub-committee inspected the site in 2006 and advised that it had no significant concerns in relation to removal of the dwelling from the site. They also had no significant concern regarding the proposed units.’

The applicant is under time constraints and it is requested that the approval be issued from this meeting.

P49/11/07 Moved: Cr LJ Friske (Proxy) Seconded: Cr CR Chapman OAM

Recommend that Council, as Assessment Manager, APPROVE development application DA17552 for Building Work made Assessable by the Planning Scheme (Demolition of Heritage & Character Streetscape Dwelling) at Lot 3 on MPH14192, located at 14 Elizabeth Street, Gympie, subject to no conditions.

Further that Council note that the Chief Executive Officer has been authorised to send this advice from todays meeting and it is recommended that the Committees action in this matter be endorsed.

Carried.

SECTION 6: MATTERS FOR COUNCIL’S INFORMATION

Nil

SECTION 7: “IN COMMITTEE” ITEMS

The Chairman advised that Council was going “Into Committee” to discuss the following matters:-

1. Complaint of Alleged Unlawful Development at McMahon Lane,

COUNCIL IN COMMITTEE

P50/11/07 Moved: Cr FG Nissen AM Seconded: Cr CR Chapman OAM

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. **Complaint of Alleged Unlawful Development at McMahon Lane, Gympie**

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

COUNCIL OUT OF COMMITTEE

P52/11/07 Moved: Cr CR Chapman OAM Seconded: Cr WJ McIntyre

That proceedings be resumed in Open Council.

Carried

7/1	Complaint of Alleged Unlawful Development at McMahon Lane, Gympie
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P51/11/07 **Moved: Cr CR Chapman OAM** **Seconded: Cr WJ McIntyre**

Recommend that Council notes the contents of the correspondence.

Carried.

Mr M Hartley left the meeting at 11.16am and returned at 11.20am.

Appointment commenced at 11.17am with a powerpoint presentation from Mr M Turner (Energex).

Cr ME Prior left the meeting at 11.18am and returned at 11.21am.
Cr SS Jocumsen left the meeting at 11.37 and returned at 11.38am.
Cr FG Nissen left the meeting at 11.38am.
Cr ME Prior left the meeting at 11.51am.

ADJOURNMENT OF MEETING

The meeting adjourned for lunch at 11:53 p.m.

RESUMPTION OF MEETING

The meeting resumed at 1:35 p.m.

PRESENT: Crs IT Petersen (Chairman), CR Chapman OAM, LJ Friske (Proxy), WJ McIntyre, FG Nissen AM, ME Prior, J Watt, Mr M Hartley (Director of Planning & Development), Ms TM Stenholm (Senior Planning Officer) and Ms K Sullivan (Minutes Clerk).

Cr J Watt entered the meeting at 1.35pm.
Appointment commenced at 1.35pm with a powerpoint presentation from Mr G Martoo and Mr R O'Grady.
Cr ME Prior left the meeting at 1.30pm and returned at 1.42pm.
Mr G Martoo and Mr R O'Grady left the meeting at 2.02.

There being no further business the meeting closed at 2.03 p.m.

CONFIRMED THIS THE FOURTH DAY OF DECEMBER 2007

CHAIRMAN

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Cooloola Shire Council*