

From: Frank Eyndhoven
Sent: Fri, 6 Sep 2019 16:53:37 +1000
To: TRC Planning (Shared)
Subject: Application - MCU19/0016 (IPA01/01)
Attachments: 2019.9.6 Form5-Changeapp.docx

FYI

Frank Eyndhoven

Compliance Officer Planning
Tablelands Regional Council

Phone: 1300 362 242 | **Direct:** 07 4089 2258

Website: trc.qld.gov.au

PO Box 573 Atherton Queensland 4883



We acknowledge the Traditional Custodians of the Tablelands region and recognise their continuing connection to country. We pay respect to Elders past, present and future.

A banner for the Economic Development Fund. The text "ECONOMIC DEVELOPMENT FUND" is written in large, colorful, block letters. Above the letters are various icons: a globe, a person holding a globe, a house, a person climbing a ladder, a person holding a plant, a bar chart with a dollar sign, and a bar chart with a dollar sign. The background is a blurred image of a road with a car.

Up to \$5,000 for initiatives to help grow local business.
Applications close Friday 1 November 2019.

From: info@twinesurveys.com.au <info@twinesurveys.com.au>
Sent: Friday, 6 September 2019 4:38 PM
To: Frank Eyndhoven <FrankE@trc.qld.gov.au>
Subject: RE: IPA01/01 L Trentin Louise Street Atherton

Good afternoon Frank

Please find attached the completed form. Have a good weekend

Kind regards



Lenore Twine

36 Mabel Street, Atherton Q 4883 | PO Box 146, Atherton Q 4883
P: 07 4091 1303 | E: info@twinesurveys.com.au

From: Frank Eyndhoven <FrankE@trc.qld.gov.au>
Sent: Thursday, 5 September 2019 12:18 PM
To: info@twinesurveys.com.au
Cc: TRC Planning (Shared) <trcplanningadmin@trc.qld.gov.au>
Subject: RE: IPA01/01 L Trentin Louise Street Atherton

Hi Lenore,

The planning application did not include the required change of approval form. Please find it attached for filling in and return.

Regards,

Frank

Frank Eyndhoven

Compliance Officer Planning
Tablelands Regional Council
Phone: 1300 362 242 | **Direct:** 07 4089 2258
Website: trc.qld.gov.au
PO Box 573 Atherton Queensland 4883



We acknowledge the Traditional Custodians of the Tablelands region and recognise their continuing connection to country. We pay respect to Elders past, present and future.

A banner for the Economic Development Fund. The text "ECONOMIC DEVELOPMENT FUND" is written in large, colorful, block letters. Above the letters are various icons: a globe, a person holding a globe, a house, a person climbing a ladder, a person holding a plant, a bar chart with a dollar sign, and a person holding a plant. To the right of the text, there is a blurred background of a road with a car. The text "Up to \$5,000 for initiatives to help grow local business." and "Applications close Friday 1 November 2019." is displayed in the upper right corner of the banner.

Up to \$5,000 for initiatives to help grow local business.
Applications close Friday 1 November 2019.

From: info@twinesurveys.com.au <info@twinesurveys.com.au>
Sent: Wednesday, 4 September 2019 1:27 PM
To: Frank Eyndhoven <FrankE@trc.qld.gov.au>
Subject: IPA01/01 L Trentin Louise Street Atherton

Good Afternoon Frank

Please find attached the following:

- Request for a Change of Condition
- Sketch Plan of the proposed works

Please forward the tax invoice to info@twinesurveys.com.au

Kind Regards



Lenore Twine

36 Mabel Street, Atherton Q 4883 | PO Box 146, Atherton Q 4883
P: 07 4091 1303 | E: info@twinesurveys.com.au

This email is intended only for the use of the addressee(s). It is confidential and subject to privilege. Any confidentiality or privilege is not waived because this email has been sent to you by mistake. If you receive this email in error, please advise us by email and delete it and all attachments. This email is subject to copyright and no part of it should be reproduced without prior written consent. Any personal information in this email must be handled in accordance with the Privacy Act 1988 (Commonwealth) and Information *Privacy Act 2009 (Queensland)*. Emails are not guaranteed as either secure or error free. They may contain computer viruses and can be interfered with, corrupted or lost. Tablelands Regional Council gives no warranty in relation to these matters. This email and all attachments should be scanned for viruses before opening.

Change application form

Planning Act Form 5 (version 1.1 effective 22 JUNE 2018) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an 'other' change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

| 1) Applicant details | |
|--|-------------------------------|
| Applicant name(s) <i>(individual or company full name)</i> | Leon Trentin C\ Twine surveys |
| Contact name <i>(only applicable for companies)</i> | Lenore Twine |
| Postal address <i>(P.O. Box or street address)</i> | Po Box 146 |
| Suburb | Atherton |
| State | QLD |
| Postcode | 4883 |
| Country | |
| Email address <i>(non-mandatory)</i> | info@twinesurveys.com.au |
| Mobile number <i>(non-mandatory)</i> | |
| Applicant's reference number(s) <i>(if applicable)</i> | IPA01/01 |

| 2) Owner's consent - Is written consent of the owner required for this change application? Note: section 79(1A) of the Planning Act 2016 states the requirements in relation to owner's consent. | |
|--|--|
| <input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application | |
| <input checked="" type="checkbox"/> No | |

PART 2 – LOCATION DETAILS

| 3) Location of the premises <i>(complete 3.1) or 3.2), and 3.3) as applicable)</i> | | | | |
|---|-------------|---|---|--------------------------|
| 3.1) Street address and lot on plan | | | | |
| <input checked="" type="checkbox"/> Street address AND lot on plan <i>(all lots must be listed)</i> , or | | | | |
| <input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises <i>(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed)</i> . | | | | |
| a) | Unit No. | Street No. | Street Name and Type | Suburb |
| | | 33-35 | Louise St | Atherton |
| | Postcode | Lot No. | Plan Type and Number <i>(e.g. RP, SP)</i> | Local Government Area(s) |
| | 4883 | 513-514 | A3193 | TRC |
| b) | Unit No. | Street No. | Street Name and Type | Suburb |
| | | | | |
| | Postcode | Lot No. | Plan Type and Number <i>(e.g. RP, SP)</i> | Local Government Area(s) |
| | | | | |
| 3.2) Coordinates of premises <i>(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)</i> Note: Place each set of coordinates in a separate | | | | |
| <input type="checkbox"/> Coordinates of premises by longitude and latitude | | | | |
| Longitude(s) | Latitude(s) | Datum | Local Government Area(s) <i>(if applicable)</i> | |
| | | <input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: | | |
| <input type="checkbox"/> Coordinates of premises by easting and northing | | | | |



| Easting(s) | Northing(s) | Zone Ref. | Datum | Local Government Area(s) (if applicable) |
|------------|-------------|---|---|--|
| | | <input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56 | <input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: | |

3.3) Additional premises

- Additional premises relevant to the original development approval and their details have been attached in a schedule to this application
 Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

| Approval type | Reference number | Date issued | Assessment manager/approval entity |
|---|------------------|-------------|------------------------------------|
| <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval | IPA01/01 | 28-5-2001 | ASC |
| <input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval | | | |

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Changes require to reflect the current use

6.2) What type of change does this application propose?

- Minor change application – proceed to Part 5
 Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

- No – proceed to Part 7
 Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

| Affected entity | Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application) | Date notice given (where no pre-request response provided) |
|-----------------|--|--|
| | <input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application | |
| | <input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application | |
| | <input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application | |

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: to complete this part it will be necessary for you to complete parts of DA Form 1 and in some instances parts of DA Form 2, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

- No
 Yes – complete Part 2 (Location details) of DA Form 1 as it relates to the additional premises is completed and provided with this application.

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

- No – proceed to 11)
 Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

- No
 Yes – the completed Part 5 (Building work details) of DA Form 2 as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

- No
 Yes – the completed Part 5 (Referral details) of DA Form 1 as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

- I agree to receive an information request if determined necessary for this change application
 I do not agree to accept an information request for this change application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- Part 7 of DA Form 1 is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) change application checklist

I have identified the:

responsible entity in 4); and

for a minor change, any affected entities; and

for an 'other' change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an 'other' change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application

Yes

Yes
 Not applicable

For an 'other' change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application

Yes
 Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application

Yes

Note: This includes any templates provided under 23.6 and 23.7 of DA Form 1 that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

Relevant plans of the development are attached to this development application

Yes

Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

14) Applicant declaration

- By making this change application, I declare that all information in this change application is true and correct.
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or

required by other legislation (including the *Right to Information Act 2009*); or

otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR OFFICE USE ONLY

Date received:

Reference number(s):

QLeave notification and payment

Note: For completion by assessment manager if applicable

| | |
|--|--|
| Description of the work | |
| QLeave project number | |
| Amount paid (\$) | |
| Date paid | |
| Date received form sighted by assessment manager | |
| Name of officer who sighted the form | |

From: Frank Eyndhoven
Sent: Wed, 4 Sep 2019 14:04:47 +1000
To: TRC Planning (Shared)
Subject: Supporting Documentation - MCU19/0016 (IPA01/01)
Attachments: 8412-design.pdf, TRC - Change of Conditions .pdf

FYI.

Can you generate the application, invoice etc?

Frank

Frank Eyndhoven

Compliance Officer Planning
Tablelands Regional Council

Phone: 1300 362 242 | **Direct:** 07 4089 2258

Website: trc.qld.gov.au

PO Box 573 Atherton Queensland 4883



We acknowledge the Traditional Custodians of the Tablelands region and recognise their continuing connection to country. We pay respect to Elders past, present and future.

A banner for the Economic Development Fund. The text "ECONOMIC DEVELOPMENT FUND" is written in large, colorful, block letters. Above the letters are various icons: a globe, a person holding a globe, a house, a person climbing a ladder, a person holding a plant, a bar chart with a dollar sign, and a bar chart with a dollar sign. To the right of the text, there is a blurred background of a road with a car. The text "Up to \$5,000 for initiatives to help grow local business." and "Applications close Friday 1 November 2019." is displayed in white on the right side of the banner.

Up to \$5,000 for initiatives to help grow local business.
Applications close Friday 1 November 2019.

From: info@twinesurveys.com.au <info@twinesurveys.com.au>
Sent: Wednesday, 4 September 2019 1:27 PM
To: Frank Eyndhoven <FrankE@trc.qld.gov.au>
Subject: IPA01/01 L Trentin Louise Street Atherton

Good Afternoon Frank

Please find attached the following:

- Request for a Change of Condition
- Sketch Plan of the proposed works

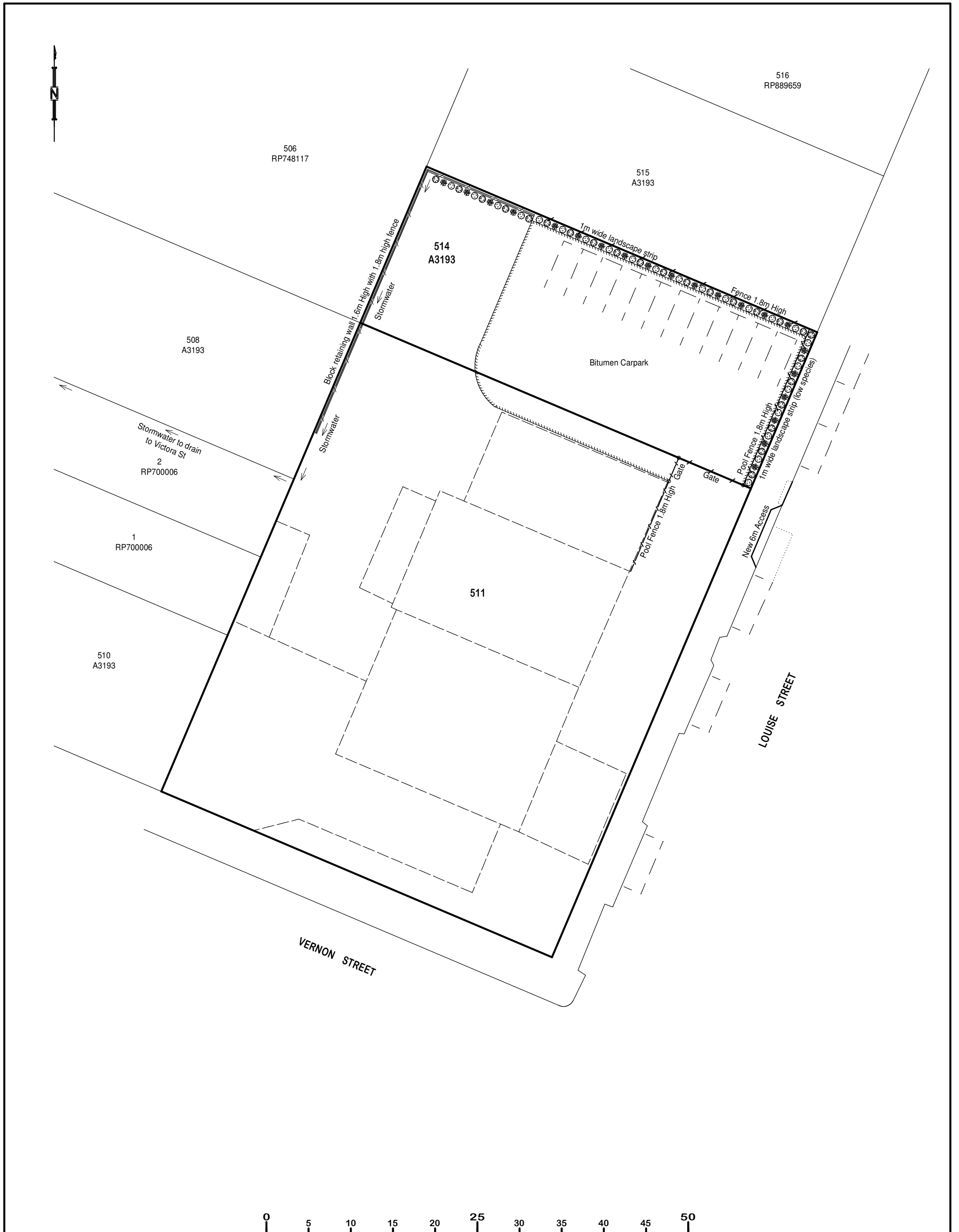
Please forward the tax invoice to info@twinesurveys.com.au

Kind Regards



Lenore Twine

36 Mabel Street, Atherton Q 4883 | PO Box 146, Atherton Q 4883
P: 07 4091 1303 | E: info@twinesurveys.com.au



| AMENDMENTS |
|--------------|
| A - ORIGINAL |
| |
| |
| |
| |
| |
| |
| |

LOCAL GOVERNMENT: TRC
 LOCALITY: ATHERTON
 LOTS 513 & 514 ON A3193
 SCALE 1:300 (A3)

WORKS FOR IPA01/01
ALL WHEEL DRIVE CENTRE
 DWG NO. 8412-DESIGN 2019.8.14 REV A



TWINE SURVEYS PTY LTD
 4/36 Mabel St, Atherton 4883
 PO Box 146, Atherton 4883
 P 07 40911303
 E info@twinesurveys.com.au

36 Mabel Street
Atherton QLD 4883

P 07 4091 1303
E info@twinesurveys.com.au
W twinesurveys.com.au

ACN 109 476 422
ABN 66 109 476 422



4th September 2019

Chief Executive Office
Tablelands Regional Council
Frank Eyndhoven
Mabel Street
ATHERTON QLD 4883

Our Ref: 8412
Your Ref:
IPA01/10

Dear Frank

Change of Conditions
L Trentin Investments Pty Ltd
33 & 35 Louise Street – Atherton
Lots 513 & 514 on A3193

Thanks for your time on site to go over the Louise Street Development (IPA01/01).

The client has now determined the proposed changes required to complete the development, attached is a plan of the proposed works. The changes are similar to the agree changes discussed on site. The changes to the decision notice are as below (in italics demonstrate what is proposed):

Condition 1 requires amendment to reflect the attached plan not Drawings 104-1.

Development on the site shall be substantially in accordance with the plans submitted (Works for IPA01/01 All Wheel Drive Centre) unless modifications are required to comply with conditions of this approval.

Condition 3 requires amendment to reflect the current situation.

The northern boundary will be fenced with either 1.8m high chain mesh or 1.8m high solid fence. The fence will continue along the top of the retaining wall. As per the attached plan.

Condition 4 i.

As the subject site is both Lots 513 and 514 on A3193, it is unpractical to have a landscape strip for the front of Lot 513.

A one (1) metre landscape strip (low species only) adjacent to the Louise Street frontage for Lot 514 on A3193

Condition 4 ii.

The applicant will install a 1 metre wide landscape strip with suitable plants to screen the adjoining residence for the length of the northern boundary. The current condition for 2 metres is excess in this circumstance and considered a waste of commercial use land.

A one (1) metre landscape strip adjacent to the northern property boundary.

Condition 4 iii.

Due to the Landscape strip creating an issue to the stormwater runoff it is not required in the vicinity of the proposed retaining wall. Also, the landscaping will not be visible from the road frontage due to presence of vehicle blocking the line of site.

Condition to be deleted

Condition 6.

The applicant will amalgamate lots 511 -513 on A3193. Lot 514 is not encumbered by any building or structures from adjoining lots.

Lots 511, 512 & 513 on A3193 shall be amalgamated into one lot. The applicant will be responsible for the disconnection of one water service.

Minor Operational works will be required for the construction of the retaining wall to assist with the stormwater drainage. This will be submitted after the change of conditions. The proposed plan also demonstrates a new 6m vehicle access that compiles with condition 8.

The applicant will install a 1.8m high fence of similar style to that is currently installed around the vehicle display area for the frontage of the site.

Kind regards

Lenore Twine
Twine Surveys Pty Ltd

