

**PLANNING/DELEGATED REPORT (DELETE OPTION NOT REQUIRED)**

**SUBJECT:** C and J DeLai – Access Crossovers, Parking & Footpaths - 6 Lawson St, Tolga - OPW19/0014

**REPORT AUTHOR/  
OFFICER'S TITLE:** JOHN BREEN PROJECT ENGINEER - DEVELOPMENT

**APPLICATION DETAILS**

<b>Applicant:</b>	C and J DeLai
<b>Proposal:</b>	Development Permit – Operational Works Application - Access Crossovers, Parking & Footpaths
<b>Properly Made Date:</b>	30 July 2019
<b>Street Address:</b>	6 Lawson St, Tolga, QLD, 4882
<b>RP Description:</b>	Lot 2 RP715570
<b>Planning Area:</b>	Tolga
<b>Assessment Type:</b>	Code
<b>Number of Submissions:</b>	Not Applicable – Code Assessable
<b>State Referral Agencies:</b>	Nil
<b>Referred Internal Specialists:</b>	<ul style="list-style-type: none"> <li>Development Engineer</li> </ul>

**ATTACHMENTS:** 1. Proposal Plan/s – 8212 – Parking1, Twine Surveys

**PROPOSAL:**

The application seeks approval for construction of Access Crossovers, Parking & Footpaths at 6 Lawson St, Tolga.

The following table describes the key development parameters for the proposal:

<b>OPERATIONAL WORKS</b>	<b>DEVELOPMENT PARAMETERS</b>
<b>Car Parking</b>	FNQROC Development Manual
<b>Footpaths</b>	FNQROC Development Manual

**SITE DETAILS:**

<b>SITE AND LOCALITY DESCRIPTION</b>	
<b>Land Area:</b>	1,492m <sup>2</sup>
<b>Existing Use of Land:</b>	Light Industry
<b>Road Frontage:</b>	Lawson Street
<b>Significant Site Features:</b>	Nil
<b>Topography:</b>	Flat
<b>Surrounding Land Uses:</b>	Low Density Residential Low Impact Industrial

## Background / Site History

<b>APPLICATION NO.</b>	<b>DECISION AND DATE</b>
MCU17/0013	Approved
DA/14/106	Approved
OW/13/0043	Approved
AP/13/0016	Approved
BLD/13/0213	Approved
DA/12/0022	Approved

## ASSESSMENT:

### Framework for Assessment

#### Categorising Instruments for Statutory Assessment

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

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

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

#### **Assessment Benchmarks Pertaining to the *Planning Regulation 2017***

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

<b>PLANNING REGULATION 2017 DETAILS</b>	
<b>Assessment Benchmarks:</b>	Nil.
<b>SEQ Regional Plan Designation:</b>	NA

#### **Assessment Benchmarks Pertaining to the Planning Scheme**

The applicable planning scheme for the application is Tablelands Regional Council 2016 (v3). The following sections relate to the provisions of the Planning Scheme.

<b>Planning Scheme:</b>	Tablelands Regional Council 2016 (v3)
<b>Strategic Framework Land Use Category</b>	Industry
<b>Local Plan Area:</b>	Not Applicable
<b>Zone:</b>	Low Impact Industry
<b>Consistent/Inconsistent Use:</b>	Not Applicable
<b>Assessment Benchmarks:</b>	Parking Code Works, services and infrastructure code FNQROC Development Manual

#### Strategic Framework

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

#### Overlay Codes

#### Local Plan Code

#### Zone Code

#### Development Codes

The application is assessed to have met the requirements of the codes below:

- Parking Code
- Works, services and infrastructure code

#### **Assessment Benchmarks Pertaining to a Variation Approval**

Not Applicable.

#### **Assessment Benchmarks Pertaining to a Temporary Local Planning Instrument**

Not Applicable.

#### **CONSULTATION:**

##### **Referral Agencies**

Nil

##### **Public Notification**

The application was code assessable and did not require public notification in accordance with the *Planning Act 2016*.

#### **CONCLUSION:**

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.

#### **RECOMMENDATION**

**APPROVE WITH CONDITIONS** Application No. OPW19/0014 for Operational Works involving the construction of parking, footpaths and driveway crossovers situated at 6 Lawson Tolga QLD 4883 as identified in the attached details recommended for the Decision Notice.

**Date Prepared:** 2<sup>nd</sup> August 2019

**OFFICER'S RECOMMENDATION**

- (A) That Council resolve that the application OPW19/0014 does not conflict with a relevant instrument.
- (B) That Council approve a Development Permit for Access Crossovers, Parking & Footpaths on land described as Lot 2 RP715570 and located at 6 Lawson Street, Tolga, subject to the following:

## APPROVED PLANS/DOCUMENTS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
8212-Parking1	Operational Works Application (Access Crossovers, Parking & Footpaths)	Twine Surveys	17/06/2019

## ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

**General**

- 1) All operational works must be designed and constructed in accordance with the procedures as set out in the FNQROC Development Manual.
- 2) Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
  - found necessary by the Council's Delegated Officer during construction of the development because of particular engineering requirements;
  - to ensure the works comply in all respects with the requirements and procedures of the FNQROC Development Manual and good engineering practice;
  - to ensure compliance with the following conditions of approval.
- 3) Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Applicant to rectify the inadequacy and resubmit amended plans to Council for approval and rectify the works accordingly.

**Pre-Start Meeting and Construction Monitoring Fee**

- 4) A Pre-Start Meeting is to be held on site prior to the commencement of work conforming to the requirements of Clauses CP1.07, CP1.08 and CP1.09 of the FNQROC Development Manual. Prior to the meeting the prescribed Construction Monitoring Fee as set out in Council's Schedule of Fees must be paid. Please contact Council's Delegated Officer, John Breen, on 40892357 to arrange this meeting.

**Inspections**

- 5) Inspections are to be carried out as detailed in the FNQROC Manual unless advised otherwise at the Pre-Start meeting.

**Construction Security Bond and Defects Liability Bond**

- 6) In addition to Clauses CP1.06 and CP1.20 of the FNQROC Development Manual; the Construction Security Bond and Defects Liability Bond must be lodged with Council and the Bank Guarantee shall have no termination date.

- 7) During the 12 months Defects Liability period, it is the responsibility of the developer to rectify any works found to be defective due to design faults and or found to exhibit faults attributed to the performance of the construction activities in terms of quality and conformance with design and specifications. The Bond will be returned on satisfactory correction of any defective work and after expiration of the maintenance period. Failure to comply with a Council issued instruction to correct defective work may result in the call up of the Bond to have the work completed.

#### Hours of Work

- 8) Work involving the operation of construction plant and equipment of any description, must only be carried out on site during the following times:
- 7.00am to 6.00pm, Monday to Friday;
  - 7.00am to 1.00pm Saturdays;
  - No work is permitted on Sundays or Public Holidays.

No variation to the above working hours is allowed unless otherwise agreed in writing by Council.

#### As Constructed Information

- 9) In addition to Clause CP1.21 of the FNQROC Development Manual; the As-Constructed Plans must be checked on site to confirm accuracy, and lodged with Council, prior to the 'On-Maintenance' inspection.

#### CONCURRENCE AGENCY CONDITIONS

Nil

#### CURRENCY PERIOD

The currency period for this development approval is two (2) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

#### OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Nil

#### OTHER APPROVALS REQUIRED FROM COUNCIL

- Nil


The Manager Planning & Regulatory Services has the delegated power to approve this application.

DECISION BY DELEGATE

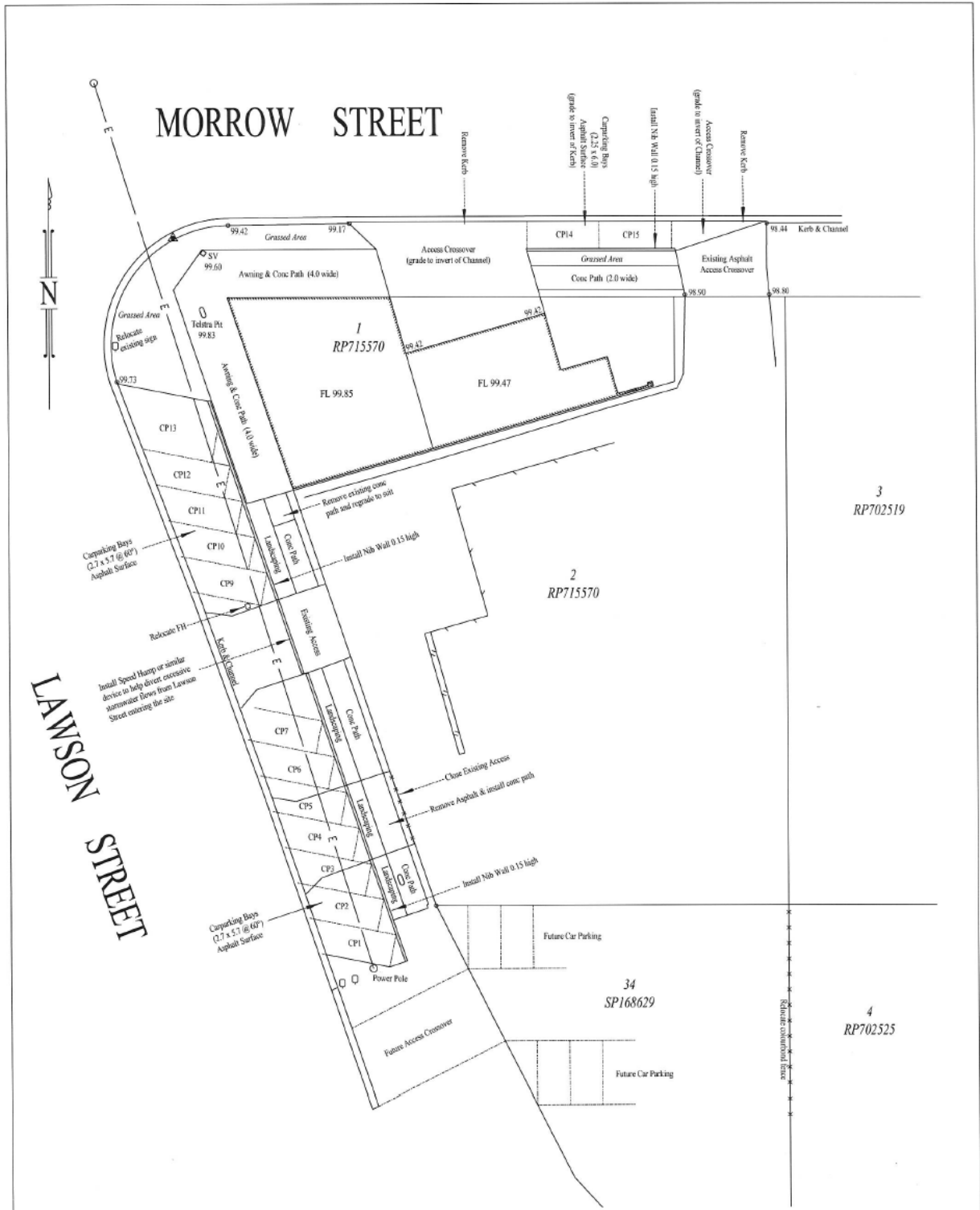
DECISION

Having considered the Planning Officer's report detailed above, I approve, as delegate of Council, the application subject to the conditions listed in the report.

Dated the *2<sup>nd</sup>* day of *August* 2019



**TUDOR TANASE**  
**MANAGER PLANNING & REGULATORY SERVICES**  
TABLELANDS REGIONAL COUNCIL  
AS DELEGATE OF THE COUNCIL



SCALE : 1 : 300	
0m	10m 20m 30m 40m
AMENDMENTS	LOCAL GOVERNMENT: TRC
A - ORIGINAL	LOCALITY: TOLGA
B - Amend Parking etc	SITUATED AT:
C - Additional Parks	LAWSON STREET &
	MORROW STREET
OPERATIONAL WORKS APPLICATION	
(Access Crossovers, Parking & Footpaths)	
DWG NO. 8212 - Parking1	17.6.2019
REV C	

**TWINE SURVEYS PTY LTD**

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