

Tablelands Regional Council **AGENDA**

Planning Committee

TRC Boardroom, 45 Mabel Street, Atherton Qld 4883

Thursday, 09 March 2023

Commencing at 9:00 AM

THE PLANNING COMMITTEE MEETING OF THE TABLELANDS REGIONAL COUNCIL WILL BE HELD AT **TRC BOARDROOM, 45 MABEL STREET, ATHERTON** ON THURSDAY, 09 MARCH 2023 AND THE ATTENDANCE OF EACH COUNCILLOR IS REQUESTED.

GARY RINEHART
CHIEF EXECUTIVE OFFICER



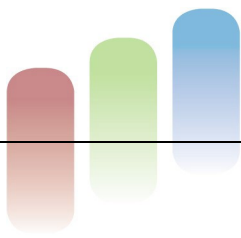
Council Members:

Mayor, Councillor Rod Marti
Deputy Mayor, Councillor Kevin Cardew
Division 1 - Councillor Kevin Cardew
Division 2 - Councillor Annette Haydon
Division 3 - Councillor Dave Bilney
Division 4 - Councillor David Clifton
Division 5 - Councillor Peter Hodge
Division 6 - Councillor Bernie Wilce

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Tablelands Regional Council is bound by the Information Privacy Act 2009 to protect the privacy of personal information.



Principles for Local Government

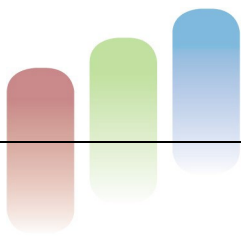
The **local government principles** stated in the Local Government Act 2009 are:

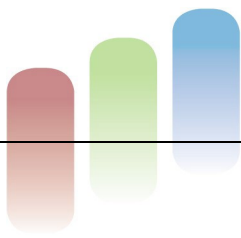
- (a) transparent and effective processes, and decision-making in the public interest;
- (b) sustainable development and management of assets and infrastructure, and delivery of effective services;
- (c) democratic representation, social inclusion and meaningful community engagement;
- (d) good governance of, and by, local government;
- (e) ethical and legal behaviour of councillors and local government employees.

Key Priorities and Strategic Goals from the TRC Corporate Plan

Strategic Themes

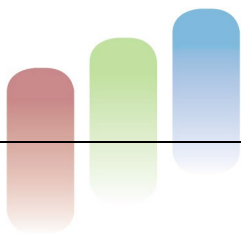


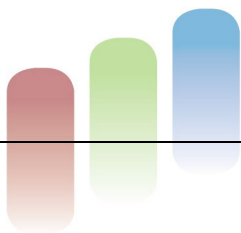




ORDER OF BUSINESS

1. MEMBERS IN ATTENDANCE.....	6
2. OFFICERS IN ATTENDANCE.....	6
3. APOLOGIES/LEAVES OF ABSENCE	6
4. ACKNOWLEDGEMENT OF COUNTRY.....	6
5. DECLARATION OF ANY CONFLICT OF INTEREST BY COUNCILLORS AND SENIOR COUNCIL OFFICERS	6
6. DEPUTATIONS & DELEGATIONS	6
7. MAYORAL MINUTE	6
8. CHIEF EXECUTIVE OFFICER	7
8.1. Tropical Vets Properties Pty Ltd (TTE) - Material Change of Use - Veterinary Services - Lot 801 on A3191 - 2 Mabel Street, Atherton - MCU22/0034.....	7
8.2. R Ciobo - Reconfiguration of a Lot (1 into 48 lots plus Balance Lot & Park/Drainage Reserve) Lot 4 SP230973 - Weaver Street, Atherton - RAL23/0003	34
9. BUSINESS WITHOUT NOTICE.....	55
10. CONFIDENTIAL ITEMS	56
11. NEXT MEETING OF COUNCIL	57





8. CHIEF EXECUTIVE OFFICER

8.1. TROPICAL VETS PROPERTIES PTY LTD (TTE) - MATERIAL CHANGE OF USE - VETERINARY SERVICES - LOT 801 ON A3191 - 2 MABEL STREET, ATHERTON - MCU22/0034

REPORT DETAIL

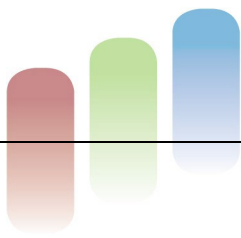
Report Author: Senior Planner

Department: Development Services

APPLICATION DETAILS:

Applicant:	Tropical Vets Properties Pty Ltd (TTE) C/ - Steffan Town Planning	
Applicant Reference:	MCU22/0034	
Landowner:	Tropical Vets Properties Pty Ltd (TTE)	
Proposal:	Development Permit for Material Change of Use – Veterinary Services	
Properly Made Date:	06 December 2022	
Street Address:	2 Mabel Street, ATHERTON	
RP Description:	Lot 801 on A3191	
Lot Area:	1,012 m ²	
Planning Scheme:	Tablelands Regional Council Planning Scheme 2016 (v4)	
Designations:	Strategic Framework:	Centre
	Local Plan:	Atherton, Town centre core precinct
	Zone:	Centre
	Applicable Overlays:	Nil
Assessment Type:	Code	
Number of Submissions:	Not Applicable – Code Assessable	
Referral Agencies:	Nil	
Referred Internal Specialists:	<ul style="list-style-type: none">• Project Engineer Development• Water / Wastewater Group• Environmental Health Officer	

- ATTACHMENTS:**
1. Plans of Development & Documents
 2. Third Party Advice
 3. Statement of Reasons



EXECUTIVE SUMMARY

The proposed development is a Veterinary services (veterinary clinic) within the Centre zone and will be purpose built to minimise any potential impacts to adjoining landowners. The development provides a positive addition to the character of the streetscape while providing a continued and improved service to the Atherton community and surrounds. The proposed veterinary clinic will consist of consultation rooms, utilities, grooming and kennels for overnight hospitalisation and treatment of animals, as well as the provision of onsite carparking for customers and staff.

The proposal has been assessed against the relevant statutory planning instruments, including the Tablelands Regional Council Planning Scheme 2016 (V4) and is substantially consistent with the relevant planning instruments. Any conflicts with the Tablelands Regional Planning Scheme 2016 (V4) have been conditioned to comply. These conflicts all include addressing environmental impacts (e.g. noise, odour, lighting, privacy and outlook). There are sufficient grounds to approve the development, given that the proposed use would service a day-to-day need of the immediate residential community and is substantially consistent with the relevant codes, including the Centre zone code.

The proposed development has addressed the Centre zone and will assimilate into the commercial area. The development will not unreasonably impact on the amenity of the area or any nearby residential properties.

Draft conditions were provided to the Applicant, care of their consultant, and have been agreed.

It is recommended that the application approved in full subject to conditions.

OFFICER'S RECOMMENDATION

- (A) That Council resolve that the application does not conflict with a relevant instrument and approve a Development Permit for a Material change of use – Veterinary Services on land described as Lot 801 on A3191, situated at 2 Mabel Street, Atherton subject to the following plans, documents and conditions:

APPROVED PLANS/DOCUMENTS

Plan/Document Number	Plan/Document Title	Prepared by	Dated
001 Amendment No. F	Proposed Visual Illustrations	Elite Fitout Solutions	27-09-22
103 Amendment No. F	Proposed Site Plan	Elite Fitout Solutions	27-09-22
104 Amendment No. F	Proposed Floor Plan	Elite Fitout Solutions	27-09-22
105 Amendment No. F	Elevations	Elite Fitout Solutions	27-09-22

Plan/Document Number	Plan/Document Title	Prepared by	Dated
106 Amendment No. F	Elevations	Elite Fitout Solutions	27-09-22
Technical Note 999-2208-T-001	Stormwater Non-worsening	5KF	-

ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

1.	<p>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, subject to any alterations:</p> <ul style="list-style-type: none"> - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and - to ensure compliance with the following conditions of approval.
2.	Timing of Effect
2.1	The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
2.2	Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3.	General
3.1	The Applicant/Developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
3.2	All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
3.3	The approved use will be limited to veterinary consulting for small animal species only (dogs, cats, and other small domestic pets or wildlife). The use will also include surgery and associated recovery that includes overnight hospitalisation and associated supervision by veterinary staff where required.
3.4	<p>Hours of Operation</p> <p>The public consulting hours shall be between 8:00am and 5:00pm Monday to Friday and between 8:00am to 12:00pm on Saturday. No public consulting is permitted on Sunday or Public Holidays.</p> <p>Note: These requirements do not extend to out-of-hours emergency treatment of sick, diseased or injured animals, or animals recovering from treatment or surgery that are so ill that they require onsite overnight kennelling and supervision.</p>

3.5	Noise Nuisance
3.5.1	The approved veterinary clinic must operate so that animal noise does not cause an unreasonable nuisance in accordance with 'Division 4 Minimum standards' contained in <i>Council Local Law No. 2 (Animal Management) 2019</i> .
3.5.2	Any new refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3 dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8 dB(A) above background levels as measured from commercial locations.
3.5.3	The Applicant/Developer is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.
3.5.4	Only animals that are recovering from treatment or surgery, and that are so ill that they require overnight supervision, will be kept overnight on the premises.
3.5.5	No more than twenty (20) animals will be kept overnight on any one night, which includes a maximum of ten (10) dogs.
3.5.6	Any animal hospitalised overnight will be housed in the rooms labelled 'Dog Ward' and 'Cat Ward' on the approved plan.
3.5.7	The walls and ceilings in rooms where animals are kept in overnight are to be insulated with a product that is designed for sound reduction, such as high fire resistance sheeting products (that being 9mm cement sheets on walls that are fully insulated) to assist with acoustic impacts and climatic comfort for animals.
3.5.8	To minimise the potential for noise impacts on adjoining neighbours, the exercise yard is to be partially enclosed. This includes the southern wall being constructed floor to ceiling and fully insulated and the western wall being partially enclosed and insulated as shown by the approved plans. The walls must be insulated with a product that is designed for sound reduction, such as high fire resistance sheeting products (that being 9mm cement sheets on walls that are fully insulated) to assist with acoustic impacts.
3.5.9	The applicant/operator will maintain a register of animals hospitalised overnight that records the number and type of animals kept overnight and the dates. The register will be available for inspection by Council's delegated officer at all times.
3.5.10	<p>Building appearance</p> <p>All external wall-mounted plant, including air-conditioning motors and the like, are either to be located on non-street facing walls or are to be provided with screening that compliments the materials and finishes of the subject building. Building finishes (excluding signage) must not comprise un-painted or un-rendered surfaces.</p>

3.5.1 1	To ensure the development contributes to an active streetscape and creates an attractive and distinctive façade, the faux window panels along the façade addressing Mabel Street must be provided with glass, perspex or similar insets and removable decals to provide a suitable level of articulation and visual interest.
3.5.1 2	<p>Building Design</p> <p>(a) Prior to seeking a development permit for Building Work, the Applicant/Developer is to submit amended building plans for the endorsement of Council's delegated officer that incorporate appropriately designed building facades to both the Cook Street and Mabel Street frontages comprising:</p> <ul style="list-style-type: none"> (i) Cantilevered awnings for the full length of the facades; and (ii) The face of the awnings setback 600mm from the face of the kerb save that the awning set back may be relaxed, to the satisfaction of Council's delegated officer, as is necessary to achieve compliance with (iii) and (iii) Awnings that demonstrate compliant clearances to the overhead power lines, certified by an appropriately qualified Registered Professional Engineer of Queensland (Electrical). <p>(b) In lieu of compliance with (a)(i), a self-supporting, detached, awning structure(s) may be erected over the Cook Street footpath provided that architectural plans for the proposed structure(s) are provided for the endorsement of Council's delegated officer prior to seeking further development permits (i.e. Building Work, Operational Work).</p>
4.	Infrastructure Services and Standards
4.1	Waste Management
4.1.1	An on-site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by a 1 metre wide landscaped screening buffer OR a 1.8m high solid fence, to the satisfaction of Council's delegated officer.
4.1.2	<p>Service Vehicles & Waste Collection</p> <p>Service and delivery vehicle activity and refuse collection by any Medium Rigid Vehicles or larger vehicles is limited to the hours of 7am and 6pm, Monday to Friday inclusive. Deliveries are not permitted on Saturdays, Sundays and Public Holidays. Where bulk bins are used, the bins must be collected from a location within the boundaries of the site that enables refuse vehicles to enter and exit the site safely in forward gear.</p>
4.1.3	Any animal waste must be appropriately and efficiently disposed of in in a timely and hygienic manner at all times.
4.1.4	<p>Trade Waste</p> <p>A Trade Waste Permit will be required prior to the commencement of use.</p>
4.3	Stormwater Drainage

	<p>(a) The Applicant must ensure a non-worsening effect on surrounding land as a consequence of the development and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.</p> <p>(b) During construction, temporary drainage, erosion and sediment control infrastructure must be installed to direct run-off to a lawful point of discharge clear of works.</p> <p>(c) Stormwater drainage works must be completed to the satisfaction of Council's delegated officer prior to the commencement of any approved use.</p>
4.4	Access, Car Parking/Internal Driveways & Traffic Management
4.4.1	The developer must ensure that the development is provided with a minimum of 9 on-site car parking spaces, inclusive of one (1) Persons with Disabilities (PWD) space and one (1) Small Rigid Vehicle (SRV). The car parking spaces are to be kept available for the parking of vehicles associated with the use of the premises as per approved plans, prior to the commencement of use.
4.4.2	All car parking areas must be sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer. The type of seal is to be approved by Council's delegated officer prior to any works on the car parking/manoeuvring area being undertaken.
4.4.3	<p>All car parking facilities, associated ramps, and driveways must be provided in accordance with the following latest amendments of the Australian/New Zealand Standards:</p> <p>(i) compliant with Australian Standard AS2890.1: 2004 Parking facilities - Off-street car parking;</p> <p>(ii) compliant with Australian Standard AS2890.6: 2022 Parking facilities - Off-street car parking for people with disabilities; and</p> <p>(iii) compliant with Australian Standard AS2890.2: 2018 – Off-street parking commercial vehicle facilities.</p>
4.4.4	A sign must be erected in proximity to the Cook Street access driveway indicating the location of on-site car parking.
4.4.5	Parking areas are to be kept and used exclusively for parking and maintained in a suitable condition for the parking and circulation of vehicles.
4.4.6	The car parking area must be designed with sufficient circulation for all vehicles to be able to enter and exit the site in a forward gear.
4.4.8	<p>Access and Footpath Works</p> <p>(a) Concrete access driveways and crossovers must be constructed from the existing kerb and channel to the property boundary on Cook and Mabel Streets</p>

	<p>generally in accordance with the FNQROC Development Manual and the approved plans.</p> <p>(b) The existing vehicle access including crossover in the kerb and channel at the location shown on the approved plans must be removed and replaced with new kerb and channel.</p> <p>Any damage to the kerb and channelling must be reconstructed/repared for the full frontage of the site in accordance with the FNQROC Development Manual.</p> <p>(c) A clay-paved footpath must be constructed for the full length of the site's Cook Street frontage (excluding access driveway/crossover) substantially in accordance with the TRC Footpath Paving Policy 10, to the satisfaction of Council's delegated officer.</p> <p>(d) The existing concrete footpath along the site's Cook Street frontage must be removed and the above-described footpath paving must be constructed to the kerb.</p> <p>(e) During the construction phase, any damage to infrastructure in the road reserve (e.g. footpaths, kerb and channel, signage) must be repaired/replaced in accordance with FNQROC Development Manual standards.</p> <p>(f) The Applicant/Developer is responsible for all footpath earthworks, topsoiling and turf reinstatement of all disturbed footpath/verge areas fronting adjoining lots.</p> <p>(g) Footpath earthworks and paving must achieve a level transition between adjoining footpath and grassed verge surfaces.</p> <p>(h) The Applicant/Developer is responsible for all costs associated with adjustments and relocations necessary to public utility services and Council infrastructure resulting from frontage/access works, including (but not limited to) relocation of the existing traffic signage, water meter and fire hydrant (where required).</p> <p>Prior to works commencing, plans for the above-described works must be approved as part of an Operational Works application.</p>
4.4.9	<p>The development must be provided with all applicable signage and line marking in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and Australian Standards to ensure safe one-way traffic movements onto the site via Cook Street and egress onto Mabel Street.</p>
4.4.1 0	<p>During construction 90mm rock or similar material must be used to armour vehicle entrance/exit points to the property to minimise soils and earth entering the roadside gutter.</p>
4.5	<p>Landscaping and Fencing</p>
4.5.1	<p>Prior to seeking a Development Permit for Building Works, the Applicant/Developer must provide a landscape plan for the site to Council's delegated officer for consideration and approval. The plan will provide for the following buffer screen plantings:</p>

	<p>(a) Landscaping strips are to be provided as per approved Site Plan; and</p> <p>(b) This includes a landscaping strip along the entire rear boundary of the site and the frontage of Cook Street excluding the access crossover, with consideration given to existing buildings and structures that may already be within the 1.5m setback area.</p>
4.5.2	All landscaping on-site, including any planter pits, must be carried out in accordance with the endorsed landscaping plan, irrigated, mulched and maintained to the satisfaction of Council's delegated officer for the life of the approved use.
4.5.3	A 1.8m high solid screen fence must be in place for the full length of the common boundary with adjoining lots for privacy screening to ensure minimal impact on the amenity of adjoining properties.
4.6	Outdoor Lighting
4.6.1	Where outdoor lighting is required the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1:2020 – Lighting for Roads and Public Spaces.
4.6.2	Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282:2019 – Control of the Obtrusive Effects of Outdoor Lighting.
4.7	Water Supply
4.7.1	The development must be connected to Council's reticulated water system, and a water meter installed, in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer. Where the existing water supply connection is not adequate to service the proposed development, the Applicant is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended), to the satisfaction of Council's delegated officer.
4.8	<p>Sewerage Connection</p> <p>The Applicant must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer prior to the commencement of use. Where the existing sewerage connection is not adequate to service the proposed development, the Applicant/Developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC</p>

	Development Manual standards (as amended), to the satisfaction of Council's delegated officer.
4.9	Electricity and Telecommunications Electricity and telecommunications must be provided in accordance with the FNQROC Development Manual prior to the commencement of use.

ASSESSMENT MANAGER'S ADVICE

(a) Infrastructure Charges Notice

An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.

(b) Charges & Payments

The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(c) Water Meters/Water Service Connection

Prior to the water service connection works commencing and the installation of the meters by Council, an application for a Plumbing Compliance Permit is required to be submitted with detailed hydraulic drawings. The cost of the required water connection and meter (capping of any existing meter may be required) will be determined based upon the approved hydraulic drawings at the time of lodgement of a Water Quotation Request.

(d) Advertising devices

Advertising signage for the proposed development may require a Development Permit for Operational Works. Please contact Development Services prior to installing any advertising signage on the premises.

(e) Compliance with applicable codes/policies

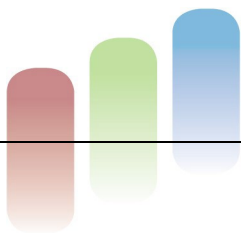
The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(f) Compliance with Acts and Regulations

The erection and use of the building must comply with the *Building Act 1975* and all other relevant Acts, Regulations and Laws, and these approval conditions.

(g) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant



will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.derm.qld.gov.au.

(h) Specifications and Drawings

Details of Council's specifications and standard drawings can be viewed on the FNQROC website.

(i) Connection to Council Water Supply

A copy of this permit and the approved water reticulation design must be submitted to Council with the appropriate application form for connection to council's water supply. Council will respond to the application with a quotation for the work and upon payment will schedule the works for connection.

(j) Connection to Council Sewer

A copy of this permit and the approved sewer reticulation design must be submitted to council with the appropriate application form for connection to council's sewer supply. Council will respond to the application with a quotation for the work upon payment will schedule the works for connection.

(k) Building Work Noise

The hours of audible noise associated with construction and building work on site must be limited to between the hours of:

- 6.30 a.m. to 6.30 p.m. Monday to Saturday; with
- No work on Sundays or Public Holidays.

(l) Building Over/Adjacent to Services

The developer is advised that any proposed building structures located over or adjacent to existing services will, in accordance with QDC MP1.4, be required to make an application to Council for consent under Section 191 of the *Water Supply (Safety and Reliability) Act 2008* for building over or adjacent to services.

THIRD PARTY ADVICE

Third party advice was provided by Ergon Energy with suggested conditions.

A copy of the third party advice dated 20 January 2023 is attached.

CURRENCY PERIOD

The development approval lapses at the end of the following period (the *currency period*)—

- for a material change of use—if the first change of use does not happen within **6 years** after the approval starts to have effect;

The approval, to the extent it relates to the development or aspect not completed, lapses at the end of the currency period. (Refer to Section 85 “Lapsing of approval at end of currency period” of the *Planning Act 2016*.)

FURTHER DEVELOPMENT PERMITS REQUIRED

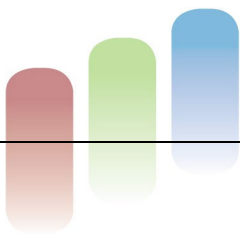
- Development Permit for Building Work
- Development Permit for Operational Works

OTHER APPROVALS REQUIRED FROM ASSESSMENT MANAGER (COUNCIL)

- Compliance Permit for Plumbing and Drainage Work
- Trade Waste Permit

(A) That Council issue an Infrastructure Charges Notice for the following infrastructure charge/s:

Calculation				
Catchment	Existing credit	Additional demand	Charge Category	Charge amount
Atherton PIA	\$22,500.00 Deemed credit	312.5m ² Gross Floor Area + 899.3m ² impervious area	Veterinary services: \$110.00 per m ² of GFA + \$6.00 per m ² impervious area	\$34,375.00 (GFA charge) + \$5,395.80 (impervious charge)
Total Charge				\$17,270.80



THE SITE

The site is situated on the corner of Mabel and Cook Streets at 2 Mabel Street, Atherton. The site is now vacant after having had a dwelling house demolished recently (Figure 1).



Figure 1 - Subject Site

Land Area:	1,012m ²
Existing Use of Land:	Vacant lot
Road Frontage (approx.):	Cook Street: 50.57m Mabel Street: 20.40m
Significant Site Features:	The site is a corner allotment with frontages to both Cook and Mabel Streets.
Topography:	The slope falls from east to west towards Mabel Street
Surround Land Uses:	Commercial and residential

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal plans are provided as Attachment 1. The proposed veterinary clinic will consist of consulting rooms, utilities, grooming and kennels for overnight treatment and hospitalisation of animals along with onsite car parking for staff and customers. The proposed development includes a cantilevered awning constructed along the façade on Mabel Street with customer entrance off Cook Street. The building has been designed to ensure an active street frontage along Mabel Street with continued pedestrian movement and inviting appearance. On site detention will be required to achieve non-worsening of stormwater discharge to adjoining properties and roads. Entry to the carparking will be off Cook Street with egress onto Mabel Street. The proposed development includes a building with a gross floor area of 312.5m² and 9 onsite parking spaces (including one car parking space for persons with disabilities (PWD) and a small rigid vehicle (SRV) space).

ASSESSMENT FRAMEWORK

An assessment of the proposed development against the relevant planning instruments is summarised as follows:

STATE PLANNING POLICY 2017

A separate assessment against the State Planning Policy is not required as the relevant elements are adequately reflected by the TRC Planning Scheme 2016 (V4).

FNQ REGIONAL PLAN 2009-2031

A separate assessment against the Regional Plan is not required as it is reflected by the TRC Planning Scheme 2016 (V4).

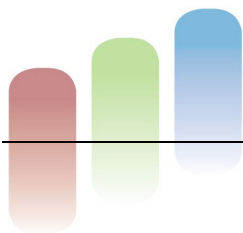
Tablelands Regional Council Planning Scheme 2016 (v4) Designations

Strategic Plan designation:	Centre
Priority Infrastructure Area:	Atherton PIA
Zone:	Centre
Local Area Plan:	Atherton, Town centre core precinct
Overlays:	Bushfire hazard overlay

Planning Scheme Definitions

The proposed use is defined as “Veterinary Services” meaning the use of premises for-

- (a) *The medical or surgical treatment of animals; or*
- (b) *the short-term stay of animals, if the use is ancillary to the use in paragraph (a).*



Strategic Framework

The application is not required to be assessed under the Strategic Framework as the development application is Code assessable.

Relevant Development Codes

The following Development Codes are applicable to the assessment of the application:

- Part 6 6.2.6 Centre zone code
- Part 7 7.2.1 Atherton local plan code
- Part 8 8.2.2 Bushfire hazard overlay code
- Part 9 9.3.4 Commercial activities code
 - 9.4.2 Landscaping code
 - 9.4.3 Parking and access code
 - 9.4.5 Works, services and infrastructure code

The application included an assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant codes set out above, provided reasonable and relevant conditions are attached to an approval. Where the application displays a conflict with an applicable Acceptable Outcome it either complies with, or has been conditioned to comply with, the corresponding Performance Outcome. Further commentary is included in the Statement of Reasons provided as Attachment 3.

Critical Planning Issues

Centre zone code

The proposed development is consistent with the purpose statements of the Centre zone, that being a non-residential development use that directly supports the day to day needs of the immediate residential community. In addition, the proposed development will not exceed two storeys above ground level and will have a height less than 8.5m.

Due to site constraints such as topography, there is no entry to the building off Mabel Street. The building design and the conditions of the development permit will ensure that faux windows are provided (glass or perspex) on the façade fronting Mabel Street creating the appearance of open displays. This will provide an aesthetically pleasing look and ensure that if the use changes in the future, that a cohesive and active streetscape can be maintained without major redesign of the building.

The location of the site is in close proximity to both residential and commercial developments. The veterinary clinic will be purpose built to address noise, odour, lighting, privacy, and outlook. This will

allow the development to maintain a high level of amenity and minimise impacts to adjoining neighbours.

The building includes, or has been conditioned to include, display windows, doors, pillars and a cantilevered awning to add visual interest to the building whilst at the same time providing an appropriate design which contributes positively to the streetscape.

Atherton Local Plan

All development within the Atherton Local Plan area initiates assessment against the Atherton Local Plan Code. The subject site is specifically located within the Town centre core precinct and an active street frontage is a central purpose of the precinct (Figure 2). This reflects the fact that the precinct is the main hub for commercial uses. The subject development will integrate pedestrian linkages from Mabel Street through to Cook Street and will enhance and maintain these linkages through upgrading of the pedestrian linkages on Cook Street to reflect Planning Scheme Policy 4 (FNQROC Regional Development Manual) and Planning Scheme Policy 10 (Footpath Paving). In addition, the proposed veterinary clinic is considered to meet the overall purpose of the Town centre core precinct by incorporating active non-residential land uses supported by a high standard of built form.

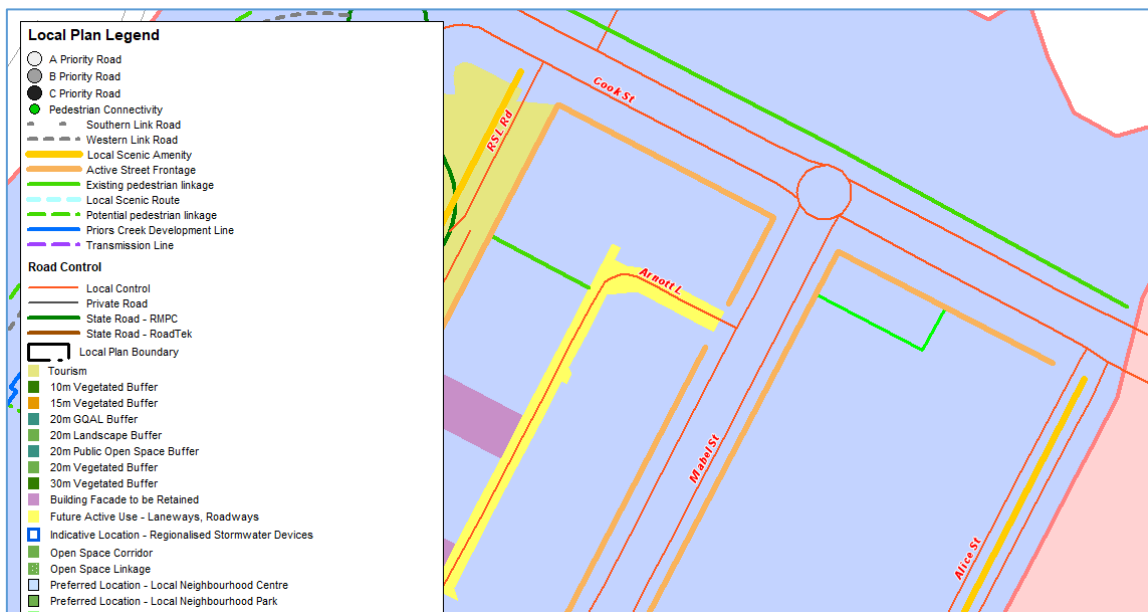


Figure 2 - Atherton Local Plan, Town centre core precinct

Commercial activities code

The subject site is a corner allotment and the proposed building has been designed as much as practically to address both street frontages. The general design of the building has addressed visual amenity and character and recommended Conditions ensure the facades are appropriately addressed to continue to improve and enhance the streetscape of both Mabel and Cook Streets. In addition, the existing footpath along Mabel Street will be followed through to Cook Street in accordance with Planning Scheme Policy 4 (FNQROC Regional Development Manual) and Planning Scheme Policy 10 (Footpath Paving).

The development provides for sufficient parking onsite to meet customer and staff needs which is safe, convenient and allows for suitable entry, egress and manoeuvring onsite. Landscaping onsite will still allow the car parking areas to be visible from the street and the development suitably meets the acceptable outcomes relating to vehicular movement and access.

The recommended conditions require a 1.8m high solid screen fence for the full length of the common boundary to the adjoining residential allotments to minimise any potential impacts on the character and amenity.

Landscaping code

The subject site is currently vacant and is devoid of vegetation besides grassed areas. Landscaping is proposed along the north eastern boundary (Cook Street) as well as throughout the carparking area in accordance with Figure 3 below. Landscaping onsite is considered to be designed in a way that does not pose a problem for overhead electricity lines or underground infrastructure such as water and sewer and also incorporates Crime Prevention Through Environmental Design (CPTED) principles. It is considered that the development can meet the acceptable outcomes and/or performance outcomes of this Code.

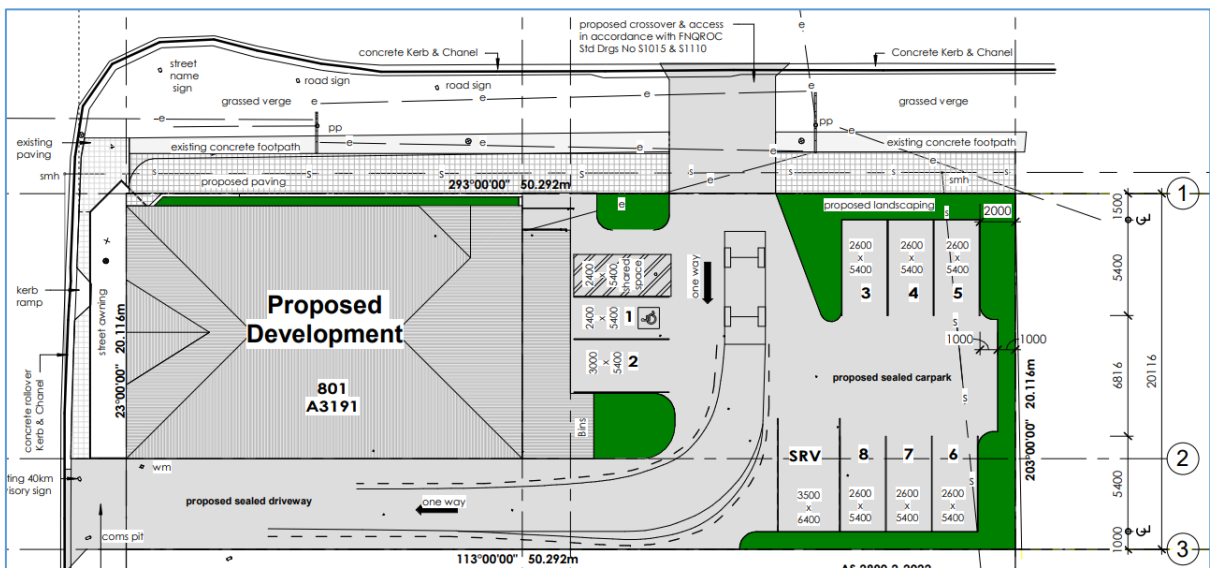
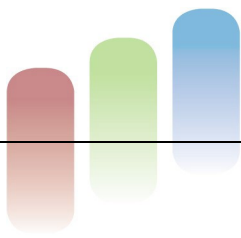


Figure 3 - Site plan showing landscaping

Parking and access code

The proposed development will be providing 9 parking spaces onsite including one car parking space for persons with disabilities (PWD) and a small rigid vehicle (SRV) space as indicated in Figure 2 above. The car parking provided will allow for suitable manoeuvring onsite to allow vehicles to enter and egress the site in a forward motion. There is a sufficiently screened area for bulk bins onsite and collection of these bins for waste disposal has been conditioned to ensure a suitably safe collection point is provided.



Works, services and infrastructure code

The development has the ability to connect to Council’s reticulated water and sewerage systems. A Stormwater Management Plan (SMP – see Attachment 1) has been provided to ensure ‘no worsening effect’ on the locality as a result of this development and the development will be connected to Council’s stormwater network in accordance with the Design Guidelines and Specifications set out in the PSP4 – FNQROC Regional Development Manual. The submitted SMP concludes that the site can achieve non-worsening by the installation of an underground detention of approximately 15m³. This would be best located in the carpark which has sufficient elevation to allow the tank to drain to the Mabel Street kerb and be provided with ‘high early discharge’ to minimise the detention volume.

The development will be provided with appropriate access designed and constructed in accordance with Australian Standards.

Planning Scheme Policies

The following planning scheme policies are relevant to the application:

PSP 4 FNQROC Regional Development Manual

This policy applies to the proposal and is generally achieved through conditions and any resulting operational works.

PSP 6 Landscaping and Preferred Plant Species

The purpose of this policy is to provide information on the minimum standards for landscaping plans. A condition of approval requires landscaping of the site to be undertaken in accordance with an approved landscaping plan prior to the commencement of the use.

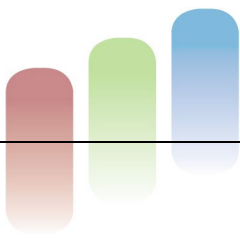
PSP 10 Footpath Paving

The Footpath Paving Planning Scheme policy applies to the main business streets of Atherton, which includes the Centre zone. Recommended Condition 4.4.8 (d) will ensure that the new footpath continuing from Mabel Street to Cook Street will be consistent with the design pattern and colours specified within PSP 10.

Infrastructure Charges Notice

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 1 of 2019), Infrastructure Charges are payable. The infrastructure charges have been calculated as follows:

Calculation				
Catchment	Existing credit	Additional demand	Charge Category	Charge amount
Atherton PIA	\$22,500.00 Deemed credit	312.5m ² Gross Floor Area + 899.3m ² impervious area	Veterinary services: \$110.00 per m ² of GFA + \$6.00 per m ² impervious area	\$34,375.00 (GFA charge) + \$5,395.80 (impervious charge)



Total Charge	\$17,270.80
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Third Party Advice

The application was referred to Ergon Energy for Third Party Advice. Ergon Energy's response to the Third-Party Advice request including suggested conditions, dated 20 January 2023, is provided in Attachment 2 to this report.

Internal Consultation

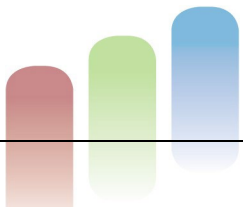
The application was internally referred to the following internal specialists:

- Project Engineer Development
- Water and Wastewater Group
- Environmental Health Officer

CONCLUSION

The proposed development is assessed as being in substantial compliance with the relevant assessment benchmarks of the TRC Planning Scheme 2016 (V4). As per the officers' recommendation, the application is recommended for approval subject to reasonable and relevant conditions to ensure the development will maintain a high level of amenity befitting of the Centre zone and will not introduce excessive traffic, noise, lighting or other locally specific impacts.

Date Prepared: 20 February 2023



ATTACHMENT 1 - PLANS OF DEVELOPMENT & DOCUMENTS

Preliminary for Discussion



Mabel Street View



Cook Street View



ELITE FITOUT SOLUTIONS
 QBSA LICENCE No. 1076691
 4/1 INNOVATION PARKWAY
 BIRTINYA, QLD 4575
 PH: 07 5413 5600
 FAX: 07 5413 5656

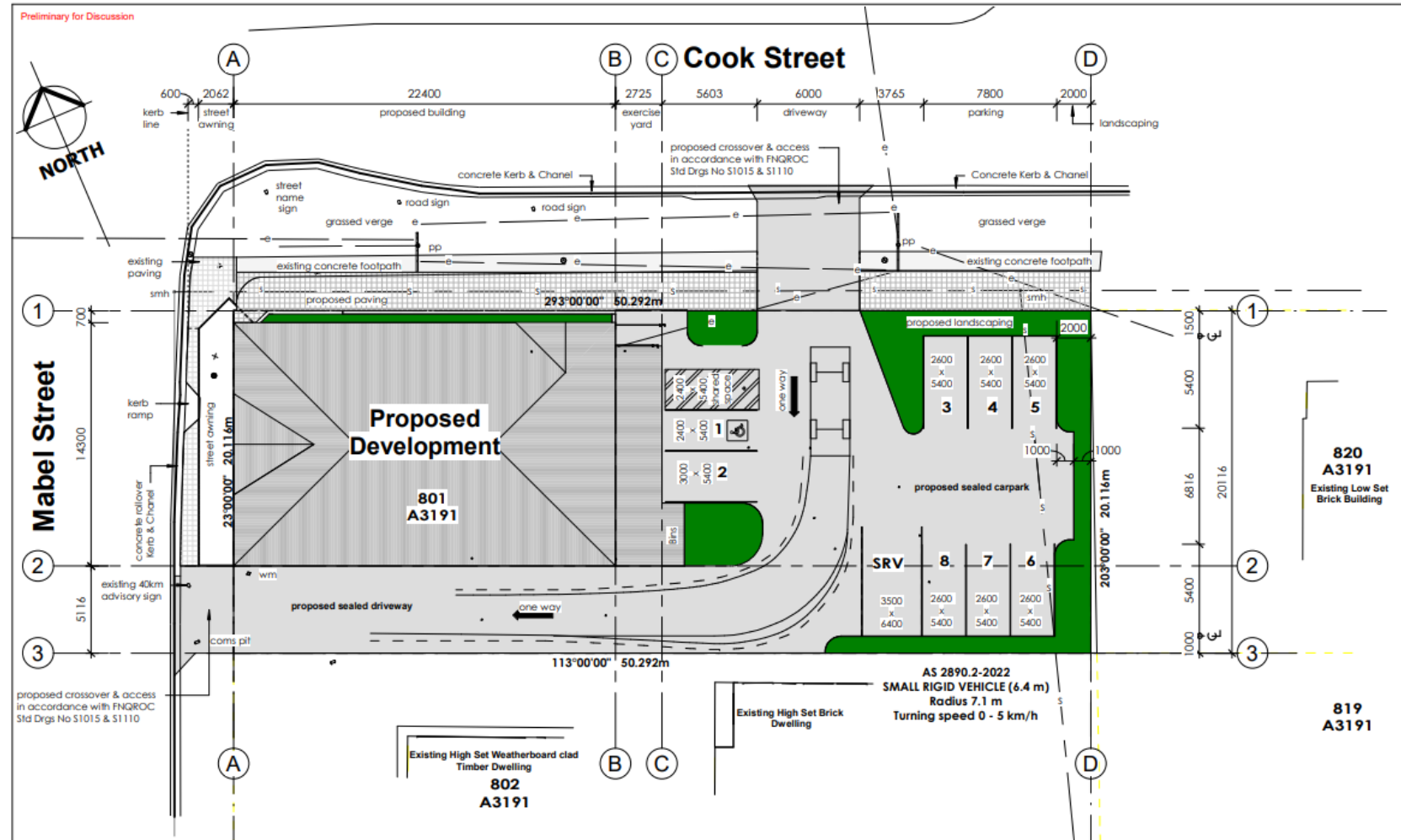

No.	Description	Date
A	Original Issue	23-05-22
D	Redesign	21-06-22
F	Preliminary DA	27-09-22

Tropical Veterinary Services Pty Ltd
 Proposed Veterinary Clinic
 2 Mabel Street
 Atherton

Proposed Visual Illustrations		
Project number	2167	001
Date	29-04-22	
Drawn by	BAJ	Project Status Preliminary for Discussion
Checked by	TL	Scale @ A3

Report all discrepancies in the drawing or included specification to the office prior to construction. No claims arising due to negligence of these procedures shall be accepted. These drawings are copyright and cannot be reproduced wholly or in part without written permission.

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ELITE
 ELITE FITOUT SOLUTIONS
 QBSA LICENCE No. 1076691
 4/1 INNOVATION PARKWAY
 BIRTINYA, QLD 4575
 PH: 07 5413 5600
 FAX: 07 5413 5656

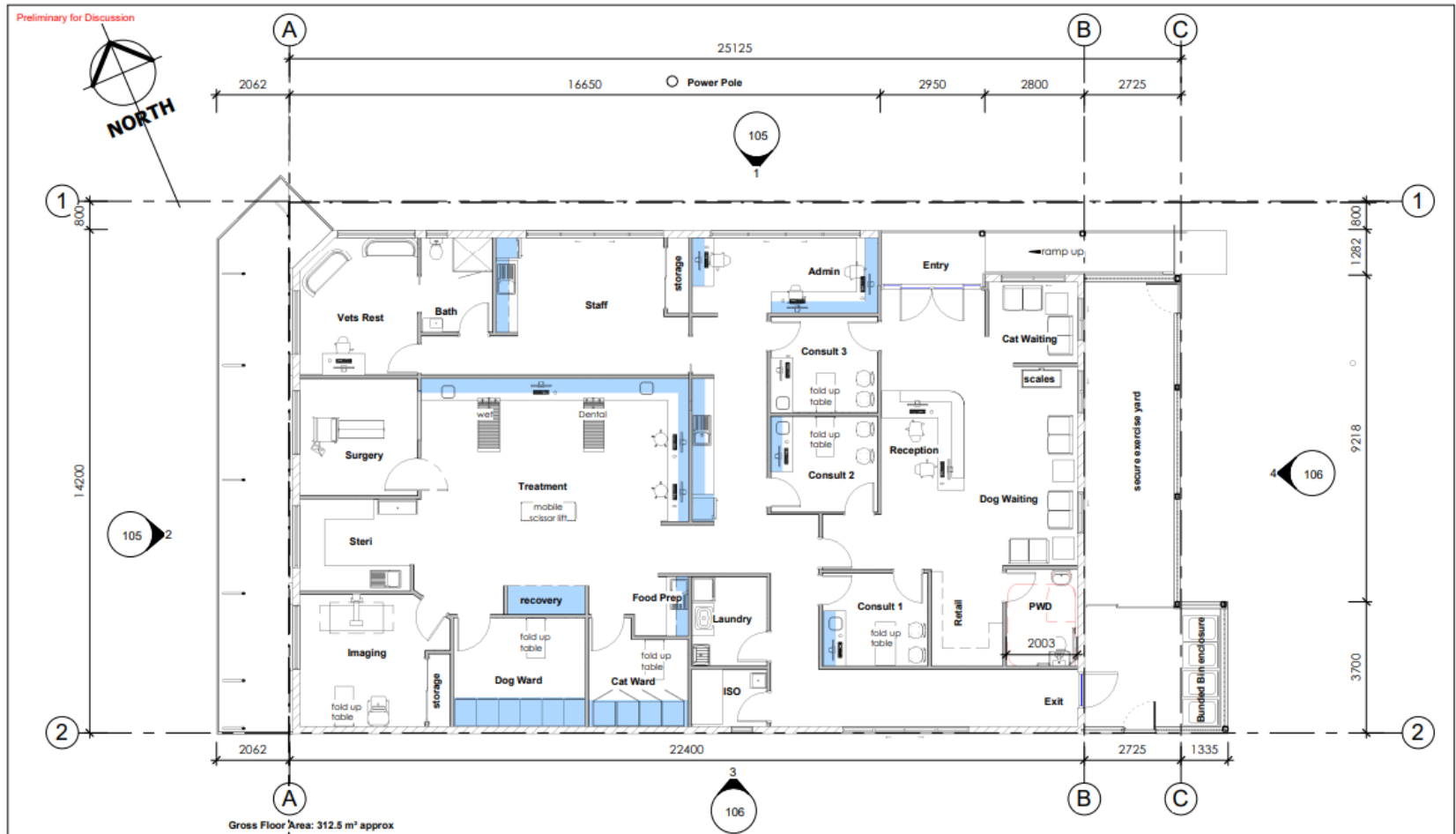
No.	Description	Date
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B	Client Feedback	02-06-22
C	Client Feedback	08-06-22
D	Redesign	21-06-22
E	Client Feedback	22-06-22
F	Preliminary DA	27-09-22

Tropical Veterinary Services Pty Ltd
 Proposed Veterinary Clinic
 2 Mabel Street
 Atherton

Proposed Site Plan	
Project number	2167
Date	29-04-22
Drawn by	BAJ
Checked by	TL
103	
Project Status	Preliminary for Discussion
Scale	1 : 200 @ A3

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BIRTINYA, QLD 4575
PH: 07 5413 5600
FAX: 07 5413 5656

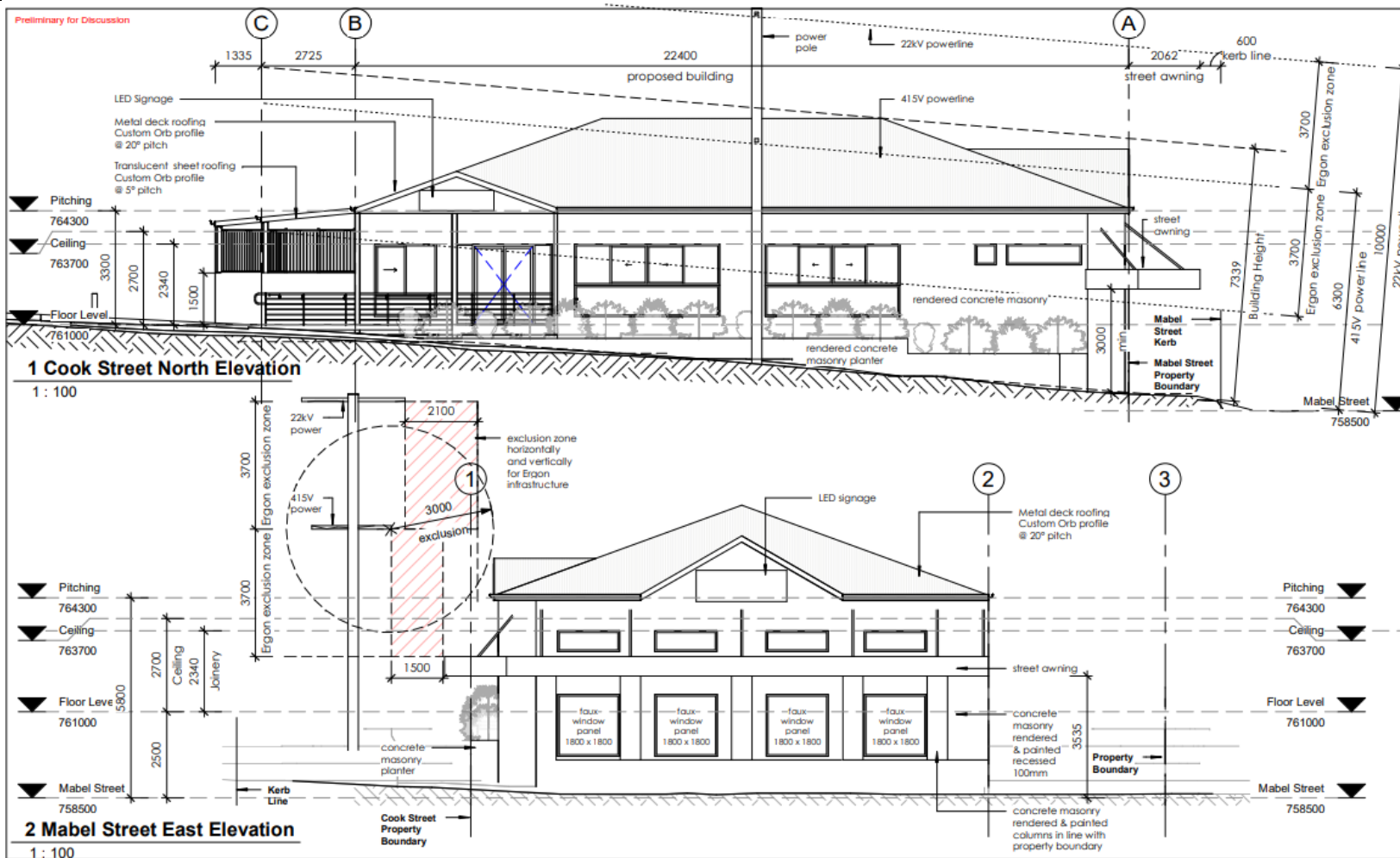
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B	Client Feedback	02-06-22
C	Client Feedback	08-06-22
D	Redesign	21-06-22
E	Client Feedback	22-06-22
F	Preliminary DA	27-09-22

Tropical Veterinary Services Pty Ltd
Proposed Veterinary Clinic
2 Mabel Street
Atherton

Proposed Floor Plan		104
Project number	2167	
Date	29-04-22	
Drawn by	BAJ	Project Status Preliminary for Discussion
Checked by	TL	Scale 1 : 100 @ A3

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 BIRTINYA, QLD 4575
 PH: 07 5413 5600
 FAX: 07 5413 5656

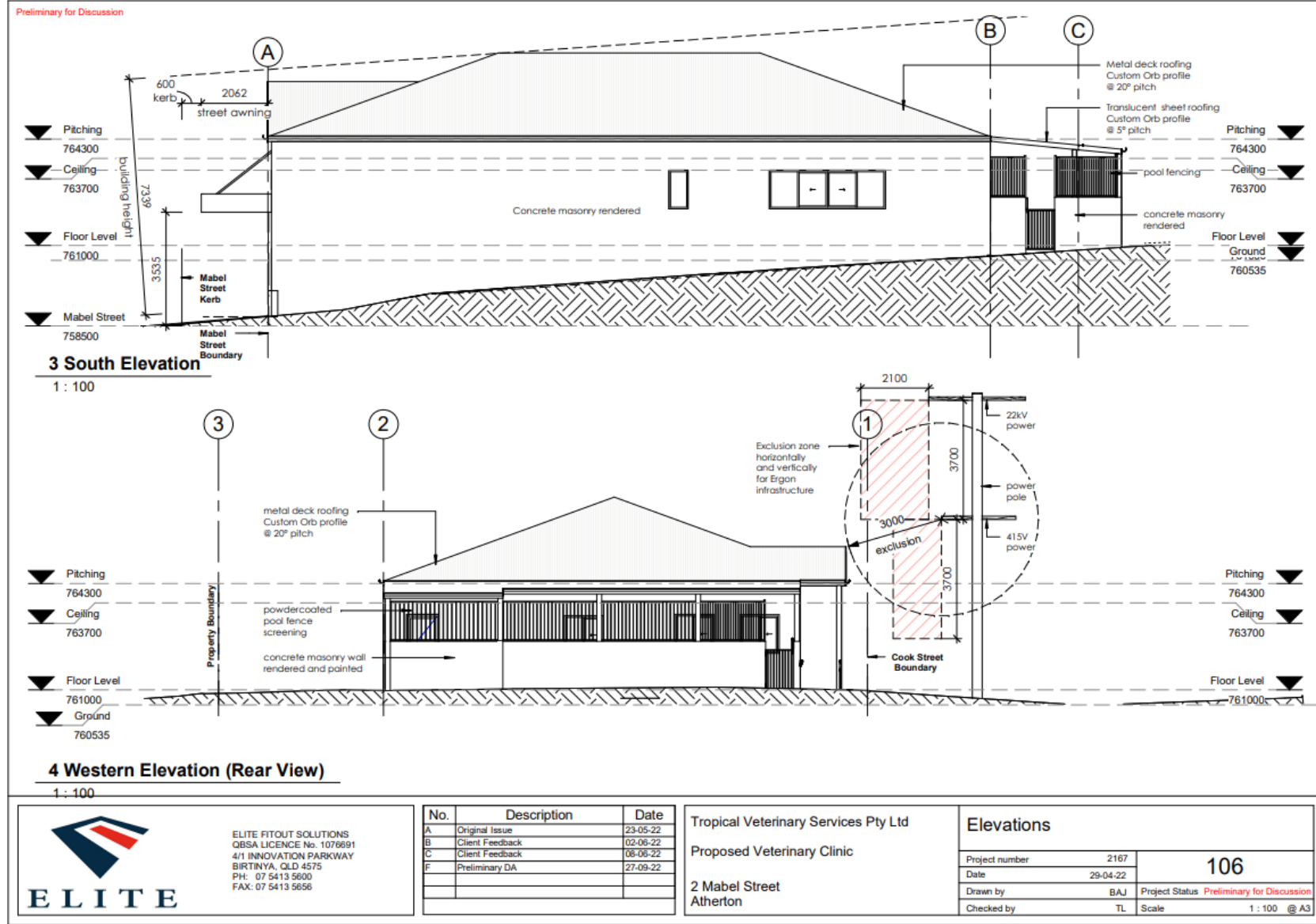
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B	Client Feedback	02-06-22
C	Client Feedback	08-06-22
D	Redesign	21-06-22
E	Client Feedback	22-06-22
F	Preliminary DA	27-09-22

Tropical Veterinary Services Pty Ltd
 Proposed Veterinary Clinic
 2 Mabel Street
 Atherton

Elevations	
Project number	2167
Date	29-04-22
Drawn by	BAJ
Checked by	TL
Project Status	Preliminary for Discussion
Scale	1 : 100 @ A3

Report all discrepancies in the drawing or included specification to the office prior to construction. No claims arising due to negligence of these precautions shall be accepted. These drawings are copyright and cannot be reproduced wholly or in part without written permission.

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Technical Note 999-2208-T-001
Stormwater Non-worsening

The following is an initial calculation of the detention requirements for Lot 801 A3191 on the corner of Mabel and Cook Streets in Atherton for the planning application. Detailed detention tank sizing is required to confirm prior to Operational Works.

The TRC Works, services and infrastructure code has the following performance and acceptable outcomes.

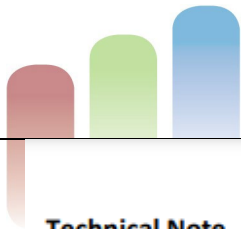
Stormwater	
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event in natural and engineered channels, a piped drainage network and system of overland flow paths to a lawful point of discharge in a safe manner that minimises inundation and protects life.	AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the <i>Planning Scheme Policy 4 – FNQROC Regional Development Manual</i> .
	AO3.2 An on-site drainage system is constructed to convey stormwater from the premises to a lawful point of discharge and a non-worsening impact on adjoining properties or roads, and is in accordance with the Design Guidelines and Specifications set out in the <i>Planning Scheme Policy 4 – FNQROC Regional Development Manual</i> .
	AO3.3 Development other than Dwelling house incorporates on-site stormwater detention measures to ensure a non-worsening effect on adjoining properties and roads.

The site topography is such that lawful discharge can be achieved at the Mabel and Cook Street frontages.

On site detention will be required to achieve non worsening of site discharge which will achieve a non-worsening impact of the adjoining properties and roads.



Existing site – prior to the removal of the house



www.5KF.com.au

Technical Note 999-2208-T-001
Stormwater Non-worsening

Initial sizing of detention in accordance with the Queensland Urban Drainage Manual

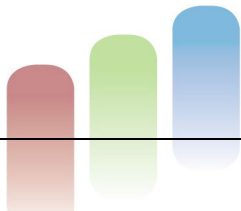
Pre Development		
	fi	Area
Roof Areas	1.00	296
Paved Areas	0.90	7
Open Space Areas	0.00	713
Calculated Values for Catchment	0.30	1016
Post Development		
	fi	Area
Roof Areas	1.00	362
Paved Areas	0.90	541
Open Space Areas	0.00	113
Calculated Values for Catchment	0.84	1016

Method 2, work out initial losses based on change in fi		This method is applicable if part of the catchment is developed	
Pre			
fi	0.3		
Area pervious	0.07112 ha		
Area impervious	0.03048 ha		
pervious initial loss	35 mm		
impervious initial loss	2 mm		
Pre development	25.5016 m3	initial loss volume	
Post			
fi	0.84		
Area pervious	0.02575 ha		
Area impervious	0.07585 ha		
pervious initial loss	35 mm		
impervious initial loss	2 mm		
Post development	10.5288 m3	initial loss volume	
Initial Sizing	14.9728 m3	storage volume required	

The site can achieve no worsening by the installation of an underground detention of approximately 15m³. This would be best located in the carpark which has sufficient elevation to allow the tank to drain to the Mabel Street kerb and be provided with 'high early discharge' to minimise the detention volume.

Craig Caplick
 Principal Engineer | RPEng RPEQ 25102

craig@5kf.com.au | 0402 568 698



ATTACHMENT 2 – THIRD PARTY ADVICE – 20 JANUARY 2023

Good morning Jen,

Thank you for your request to provide third party advice for this development application. Ergon understands that the application seeks a Development Permit for a Material Change of Use for Veterinary Services. The development application has been made over land at 2 Mabel Street, Atherton, properly described as Lot 801 on A3191. Ergon's interest in the land include an overhead 22kV line, poles and a pole mounted transformer along the site's Cook Street frontage.

Ergon provides the following third-party advice for the development:

1. *The proposed crossover and access to Cook Street as shown on Proposed Site Plan 103, Rev. F is to maintain a horizontal clearance in accordance with any local government requirements, or 1 metre from the edge of the driveway/crossover to the outside face of the pole, whichever is greater;*
1. *All future development in the vicinity of Ergon assets:*
 - *Is to maintain clearances to ground and structures as set out in the Electrical Safety Regulation 2013;*
 - *Is to be carried out in accordance with the Electricity Entity Requirements: Working Near Overhead and Underground Lines – this guideline can be accessed via the following link: <https://www.ergon.com.au/network/safety/your-industry/building-and-construction>.*

We would appreciate if this third party advice could be included in any future decision notice for the application.

Should you require any further information regarding this matter, please feel free to contact me to discuss.

Kind regards,

Benjamin Freese

Town Planner

Planning, Strategy & Performance | Services



Energy Queensland

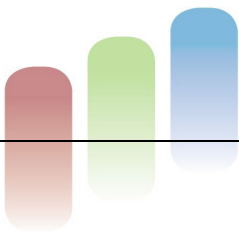
Level 1, 26 Reddacliff Street, Newstead QLD 4006

M 0455 403 399

E benjamin.freese@energyq.com.au

energyq.com.au





STATEMENT OF REASONS

PLANNING ACT 2016 & PLANNING REGULATION 2017

This Notice is prepared in accordance with s63(5) and s83(7) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- The relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and
- Any other information, documents or other material Council was either required to, or able to, consider in its assessment.

All terms used in this Notice have the meanings given them in the *Planning Act 2016*.

Application Details

Application Number:	MCU22/0034
Property Address:	2 Mabel Street Atherton
RPD:	Lot 801 A3191
Proposal:	Material change of use – Veterinary services
Planning Scheme:	Tablelands Regional Council Planning Scheme 2016 (V4)

Reasons for the Decision

The proposed development has been assessed as being in substantial compliance with the relevant assessment benchmarks of the TRC Planning Scheme 2016 (V4). The application has been approved subject to reasonable and relevant conditions to ensure the development will maintain a high level of amenity befitting of the Centre zone and will not introduce excessive traffic, noise, lighting or other locally specific impacts.

Applicable Assessment Benchmarks

Assessment Benchmarks:	Tablelands Regional Council Planning Scheme 2016 (v 4) include: Part 6 6.2.6 Centre zone code Part 7 7.2.1 Atherton local plan Part 8 8.2.2 Bushfire hazard overlay code Part 9 9.3.4 Commercial activities code 9.4.2 Landscaping code 9.4.3 Parking and access code 9.4.5 Works, services and infrastructure code
Reasons for the Decision:	The development application is approved and the reasons for the decision are based on the following: (i) The development will maintain the integrity of established residential areas. (ii) The development will not inhibit the existing character and amenity of the area. (iii) The development has appropriate access to meet the requirements of the development. (iv) The development has appropriate car parking to meet the requirements of the development. (v) The proposal generally complies with the assessment benchmarks.

**8.2. R CIOBO - RECONFIGURATION OF A LOT (1 INTO 48 LOTS PLUS BALANCE LOT & PARK/DRAINAGE RESERVE) LOT 4 SP230973 - WEAVER STREET, ATHERTON - RAL23/0003****REPORT DETAIL**

Report Author: Senior Planner

Department: Development Services

APPLICATION DETAILS:

Applicant:	R Ciobo C/- Freshwater Planning P/L
Applicant Reference	RAL23/0003
Landowner:	R. Ciobo
Proposal:	Development Permit for Reconfiguring a Lot (1 into 48 residential lots plus balance lot and drainage/park reserve)
Properly Made Date:	17 January 2023
Street Address:	Weaver Street, ATHERTON QLD 4883
RP Description:	Lot 4 on SP230973
Lot Area:	14.15 Ha
Planning Scheme:	Tablelands Regional Council Planning Scheme 2016 (V4)
Designations:	Strategic Framework: Residential Local Plan: Atherton LAP (No precinct) Zone: Low Density Residential Overlays: N/A
Assessment Type:	Code
Number of Submissions:	Not Applicable – Code Assessable
Referral Agencies:	N/A
Referred Internal Specialists:	- Development Engineer - Project Engineer – Water and Waste
Recommendation:	Approve subject to conditions

- ATTACHMENTS:**
1. Plan of Reconfiguration
 2. Statement of Reasons

EXECUTIVE SUMMARY

Council is in receipt of a development application described in the above application details.

The application is code assessable and was not required to undergo public notification.

The proposal has been assessed against the relevant statutory planning instruments, including the Tablelands Regional Council Planning Scheme 2016 (V4) and does not conflict with any relevant planning instrument.



The key matters for the assessment relate to the ability of the existing road network to accommodate the additional traffic demand and servicing issues associated with Council's water supply and sewerage networks.

Draft conditions were provided to the Applicant, care of their consultant, and have been agreed.

It is recommended that the application be approved subject to conditions.

OFFICER’S RECOMMENDATION

- (A) That Council resolve that the application does not conflict with a relevant instrument.
- (B) That Council approve a Development Permit for Reconfiguring a Lot (1 into 48 residential lots plus balance lot and drainage/park reserve) on land described as Lot 4 on SP230973 and located at Weaver Street, Atherton subject to the following:

APPROVED PLANS/DOCUMENTS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
2750-C05, Revision B (Sheet 1 of 1)	Proposed Development Layout	Contour	19/12/22

ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)

1	Development must be carried out substantially in accordance with the approved plans and the facts and circumstances submitted with the application, subject to any alterations: <ul style="list-style-type: none"> - found necessary by Council’s delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and - to ensure compliance with the following conditions of approval.
2	Timing of Effect The conditions of the development permit must be complied with to the satisfaction of Council’s delegated officer prior to the endorsement of the plan of survey, except where specified otherwise in the conditions of approval.
3	General
3.1	The Applicant/Developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or works required by any condition of this approval.
3.2	All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
3.3	Any existing buildings, structures or incidental works that straddle the new boundaries must be altered, demolished or removed to address potential encroachments and to achieve

	compliance with the relevant setback requirements, unless otherwise approved by Council's delegated officer.
3.4	The Applicant/Developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
3.5	All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
3.6	Charges All outstanding rates, charges and expenses pertaining to the land are to be paid in full.
4	Development Staging & Lot-by-Lot Releases The development need not be staged in strict adherence to the staging arrangement indicated by the approved plan of reconfiguration (Contour Drawing No. 2750-C05, Revision B, dated 19 December 2022), however, any alternative staging arrangement or request to release titles on a lot-by-lot basis will be considered in the context of Council's Survey Plan Sealing Policy (CORP 051). Should it be determined that a request for plan endorsement is contrary to the policy, Council reserves the right to withhold endorsement until such time it has been demonstrated to the satisfaction of Council's delegated officer that the request would achieve the intent of the policy.
5	Stormwater Drainage/Water Quality (a) As part of a subsequent Operational Works application, the Applicant/Developer must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer. (b) The Stormwater Management Plan/Report will be generally in accordance with the Engineering Servicing Report prepared by Contour Engineers (Ref. 2750-2750-01(A), dated 17 August 2021), must ensure a non-worsening effect on surrounding land as a consequence of the development, and all reasonable and practicable measures must be taken to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual. (c) The "Stormwater Management Area" and "Northern Drainage Reserve" shown on the approved plan of reconfiguration (Contour Drawing No. 2750-C05, Revision B, dated 19 December 2022) must be constructed and transferred to Council in freehold upon registration of the first plan of survey associated with this approval, whether it contains lots comprising Stage 1 or otherwise. (d) The Stormwater Management Plan/Report must include a Stormwater Quality Management Plan/Report, prepared and certified by a suitably qualified design engineer (RPEQ), which meets or exceeds the standards of design and construction

	<p>set out in the Urban Stormwater Quality Planning Guideline, the Queensland Water Quality Guideline and the FNQROC Development Manual (specifically, section D5) to the satisfaction of Council's delegated officer.</p> <p>(e) The Stormwater Quality Management Plan/Report must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), to the satisfaction of Council's delegated officer.</p> <p>(f) All constructed or retained stormwater channels through the balance area must be within a registered easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.</p> <p>(g) Stormwater drainage infrastructure must be designed and constructed to accept upstream developed flows in addition to those collected from the development site and all discharges must be to an approved legal point of discharge, being the proposed detention basin and existing drainage reserve in/to the north-west of the site.</p> <p>(h) Stormwater drainage infrastructure shall be incorporated and designed as a landscape feature within the open space corridors/areas of the development site to the satisfaction of Council's delegated officer.</p> <p>(i) Any detention basin(s) will be constructed to be free-draining and capable of being mowed, landscaped and maintained. All earthworks, finished surface levels and batter slopes must comply with the FNQROC Development Manual.</p> <p>(j) Any necessary temporary drains and associated drainage easements within the balance area will be provided as part of the relevant stage works and survey plans.</p> <p>(k) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site other than the approved drainage lot.</p>
6	<p>Easements</p> <p>Where Council is a party to a proposed easement, and/or if the proposed easement is in favour of Council, the Applicant/Developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents, using Council's standard form of easement. The approved easement documents must be submitted at the same time the Applicant/Developer seeks endorsement of the relevant plan of survey and must be lodged and registered with the Registrar of Titles in conjunction with the relevant plan of survey.</p>
7	<p>Bulk Earthworks Master Plan</p> <p>At the time of seeking a Development Permit for Operational Works:</p> <p>(a) A Bulk Earthworks Master Plan is to be submitted, prepared and certified by a suitably qualified RPEQ, which demonstrates compliance with the TRC Planning Scheme's Works, Services and Infrastructure Code, to the satisfaction of Council's delegated officer, and that includes the following details:</p>

	<ul style="list-style-type: none"> - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; and - Protection of adjoining properties and roads from ponding or nuisance from stormwater. <p>(b) All site earthworks, drainage and pavement construction are to be designed and supervised by a RPEQ. Testing is to be carried out by NATA Registered Laboratories and results submitted as part of the “As Constructed” information. The Supervising Engineer must submit a certificate demonstrating that all work has been satisfactorily completed to the quality control criteria for the site and in accordance with AS3798 (as amended).</p>
8	<p>Water Supply</p> <p>(a) The Applicant/Developer is required to extend the reticulated water supply infrastructure to connect the proposed lots to Council’s existing infrastructure and water service connections (excluding meters) must be provided to each proposed residential lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council’s delegated officer. Prior to works commencing, plans for the works must be approved as part of an Operational Works application.</p> <p>(b) As part of the first application for Operational Works, a water supply master planning report and supporting plans must be provided in accordance with the FNQROC Development Manual (as amended). The report/plans must be in accordance with any applicable Council strategies and clearly demonstrate that the applicable service levels can be delivered. NB: Water infrastructure delivered up front must be capable of servicing the ultimate residential lot yield of the parent parcel (i.e. approximately 100 residential lots).</p>
9	<p>Sewerage connection</p> <p>(a) The Applicant/Developer must connect the proposed development to Council’s reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council’s delegated officer. Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.</p> <p>(b) As part of the first application for Operational Works, a sewer master planning report and supporting plans must be provided in accordance with the FNQROC Development Manual (as amended). The report/plans must be in accordance with any applicable Council strategies and clearly demonstrate that the applicable service levels can be delivered. NB: Sewer infrastructure delivered up front must be cable of servicing the ultimate residential lot yield of the parent parcel (i.e. approximately 100 residential lots).</p>
10	Access

	<p>(a) A residential access crossover must be constructed to the proposed Lot 9 in accordance with the FNQROC Development Manual (as amended) and to the satisfaction of Council’s delegated officer.</p> <p>(b) A sealed driveway (bitumen, asphalt or concrete) must be provided within the battle-axe lot handle of the proposed Lot 9. The driveway must:</p> <ul style="list-style-type: none"> have a minimum sealed width of 3 metres; be constructed for the full length of the access handle; - be formed with one-way crossfall to cater for stormwater drainage such that any stormwater runoff is contained within the access handle; and - be provided with service and utility conduits for the full length of the access handle. <p>(c) Details of the above must be provided as part of the Operational Works application for Stage 2 and the access works must be delivered prior to the endorsement of the relevant plan of survey.</p> <p>(d) All proposed lots (including balance lots) are to be accessed via Quadrio Street.</p>
11	<p>Roadworks Internal/External</p> <p>(a) All internal roads and intersections must be designed and constructed in accordance with the FNQROC Development Manual (as amended), and the applicable standard drawings as is necessary to accommodate the ultimate residential lot yield of the parent parcel (i.e. approximately 100 residential lots).</p> <p>(b) Prior to Council endorsing a plan of survey containing any residential lot (proposed Lots 1 - 48), the unconstructed section of Quadrio Street must be constructed to an Urban Access Street standard in accordance with the FNQROC Development Manual (as amended), to the satisfaction of Council’s delegated officer.</p> <p>(c) Temporary gravel turnarounds must be provided at road stubs in accordance with the FNQROC Development Manual (as amended).</p> <p>(d) Removable/lockable bollards, or similar measures to the satisfaction of Council’s delegated officer, must be installed along the road frontage where the “Stormwater Management Area” and “Northern Drainage Reserve” shown on the approved plan of reconfiguration (Contour Drawing No. 2750-C05, Revision B, dated 19 December 2022) would interface with “Road B” and “Road C” in between the proposed Lots 47 and 48 and Lots 7 and 8. Any keys or combinations required for Council staff/vehicles to access the aforementioned areas, must be provided to Council prior to the assets being placed on Council’s maintenance register.</p> <p>(e) Prior to the above works commencing, plans for the works must be approved as part of an application for Operational Works. At the time of seeking a Development Permit for the Stage 4 Operational Works, the plan of reconfiguration must show the intersection of “Road A” and “Road D” as a standard T-intersection.</p>
12	Electricity Supply

	<p>(a) The Applicant/Developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.</p> <p>(b) Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of underground power reticulation.</p>
13	<p>Telecommunications</p> <p>The Applicant/Developer must enter into an agreement with a telecommunications carrier to provide telecommunication services to each allotment and arrange provision of necessary conduits and enveloping pipes.</p>
14	<p>Street Lighting</p> <p>(a) Street lighting must be provided to the development substantially in accordance with section D8.07 of the FNQROC Development Manual (as amended).</p> <p>(b) Prior to works commencing, street lighting plans must be approved as part of an application for Operational Works.</p>
15	<p>Street Trees</p> <p>The Applicant/Developer is to provide street trees substantially in accordance with section D9.07 of the FNQROC Development Manual (as amended) and a planting plan identifying species must be submitted to Council for approval as part of a subsequent application for Operational Works.</p>
16	<p>Pedestrian/Cycle Paths</p> <p>(a) A 2m wide concrete pedestrian/cycle path network must be provided generally in accordance with the requirements of the FNQROC Development Manual (as amended), and to the satisfaction of Council's delegated officer, prior to Council endorsing a relevant survey plan.</p> <p>(b) The Applicant/Developer must construct a 2m wide concrete pedestrian/cycle path between the proposed Lots 47 and 48 and Lots 7 and 8 prior to endorsement of the survey plan for the relevant stage.</p> <p>Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.</p>
17	<p>Conflicting Land Uses</p> <p>Cropping and/or animal husbandry activities must not occur on any balance lot, with the exception of hay production and/or low impact grazing on natural pasture. Any balance lot must be kept substantially free of noxious weeds and must not become overgrown or harbour vermin. The Applicant/Developer will ensure that a 5m wide buffer to the new lots is grassed, slashed and maintained to the satisfaction of Council's delegated officer at all times. Barbed wire fencing must not be used where a balance lot shares a common boundary with residential lots or road stubs.</p>
18	<p>Landscaping and Site Maintenance</p>

Landscaping/site maintenance must be carried out as per the conditions of this approval and substantially in accordance with section D9 of the FNQROC Development Manual (as amended) for all areas, including covenant areas, easements and road verges as follows:

- replacement of trees/shrubs/plantings as required;
- regular mowing/slashing of all areas outlined above; and
- landscaping/site maintenance is to be continued throughout the Defects Liability Period until the date of Final Acceptance.

ASSESSMENT MANAGER'S ADVICE

(a) This Decision Notice and the Infrastructure Charges Notice do not identify all charges associated with this approval. A number of other charges may be associated with the conditions of approval. The applicable fees are set out in Council's Fees & Charges Schedule for each respective financial year.

(b) Water Service Connection

Prior to the water service connection works commencing, a Water Quotation, Connection, Disconnection Request must be lodged with Council. The cost of the required water connection will be determined based upon the assessment of the Water Quotation Request. The Water Quotation Request must be lodged, and the required connection fee paid prior to the signing of the survey plan.

(c) Easement Documents

The Tablelands Regional Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. Please contact the Planning and Regulatory Services Section for more information regarding the drafting of easement documents for Council easements.

(d) Endorsement Fees

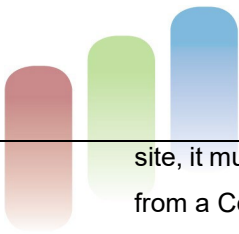
Please be advised that Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.

(e) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(f) Transportation of Soil

All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject



site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

(g) Cultural Heritage

In carrying out the activity the Applicant/Developer must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the “cultural heritage duty of care”). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.des.qld.gov.au.

CURRENCY PERIOD

When approval lapses if development not started (s. 85).

A part of a development approval lapses at the end of the following period (the currency period)-

- For any part of the development approval relating to a reconfiguring a lot – if a plan for the reconfiguration that, under the Land title Act, is required to be given to a local government for approval is not given to the local government within **4 years** after the approval starts to have effect.

The approval, to the extent it relates to the development or aspect not completed, lapses at the end of the currency period.

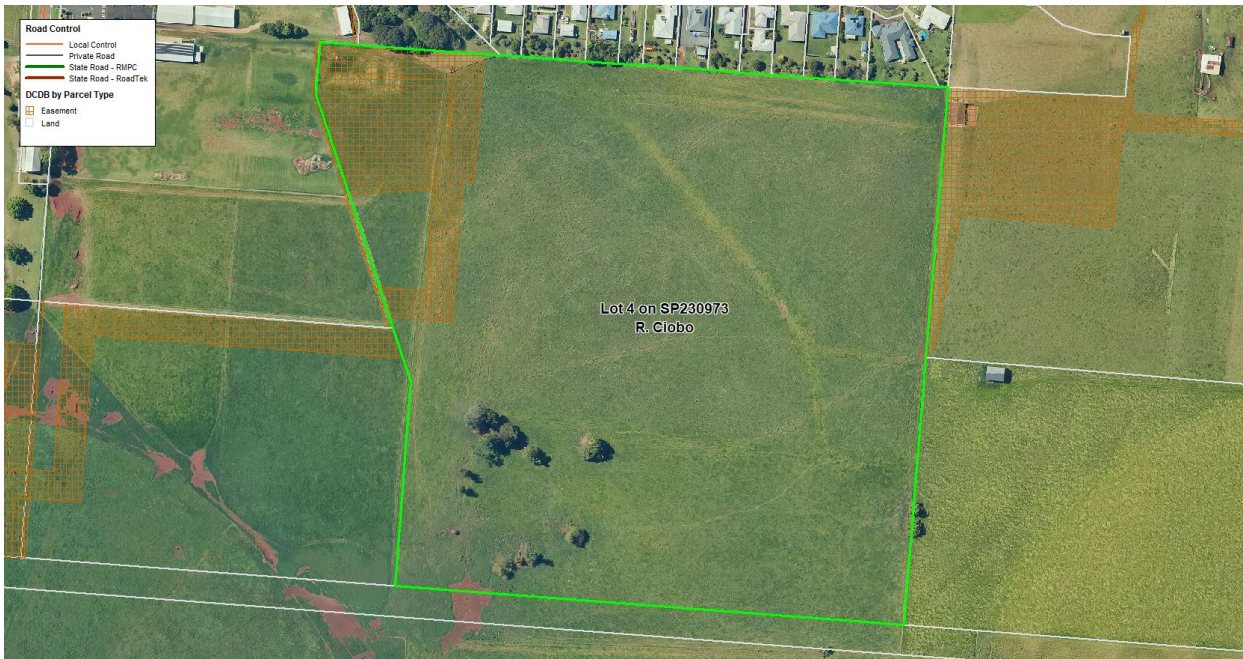
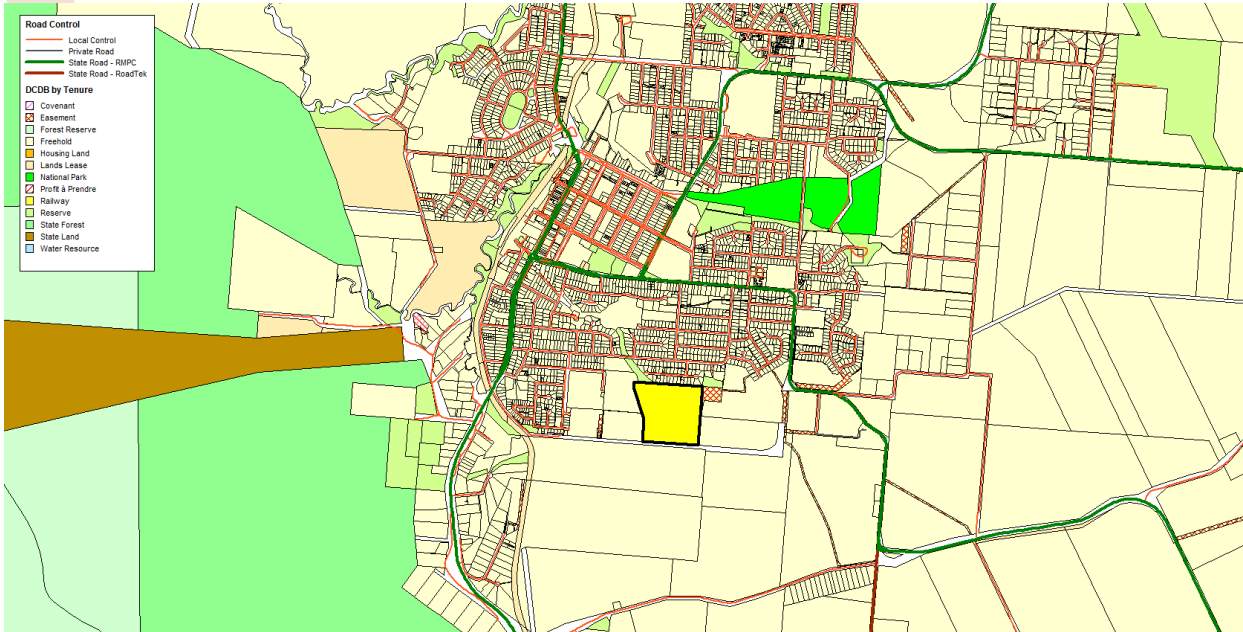
OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Operational Works

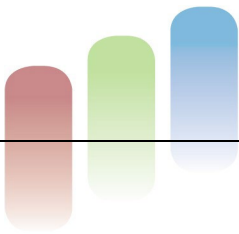
(C) That Council issues an Infrastructure Charges Notice for the following infrastructure charges:

Calculation				
Catchment/s	Existing credit	Additional demand	Charge Category	Charge amount
Atherton PIA	N/A	48 additional residential lots	\$22,500.00/additional residential lot	\$1,080,000.00
Total Charge				\$1,080,000.00

THE SITE



Land Area:	14.15 Ha
Existing Use of Land:	Unimproved, light grazing.
Road Frontage:	17m to Quadrio Street - unconstructed section, 352m to Weaver Street (Southern Link Road) – unconstructed section.
Significant Site Features:	Nil
Topography:	Relatively flat displaying slopes of <15% grade, draining to the north-west and south-west.
Surround Land Uses:	<u>To North:</u> Dwelling houses and dual occupancies on lots of approx. 1,100m ² in the Low Density Residential Zone.



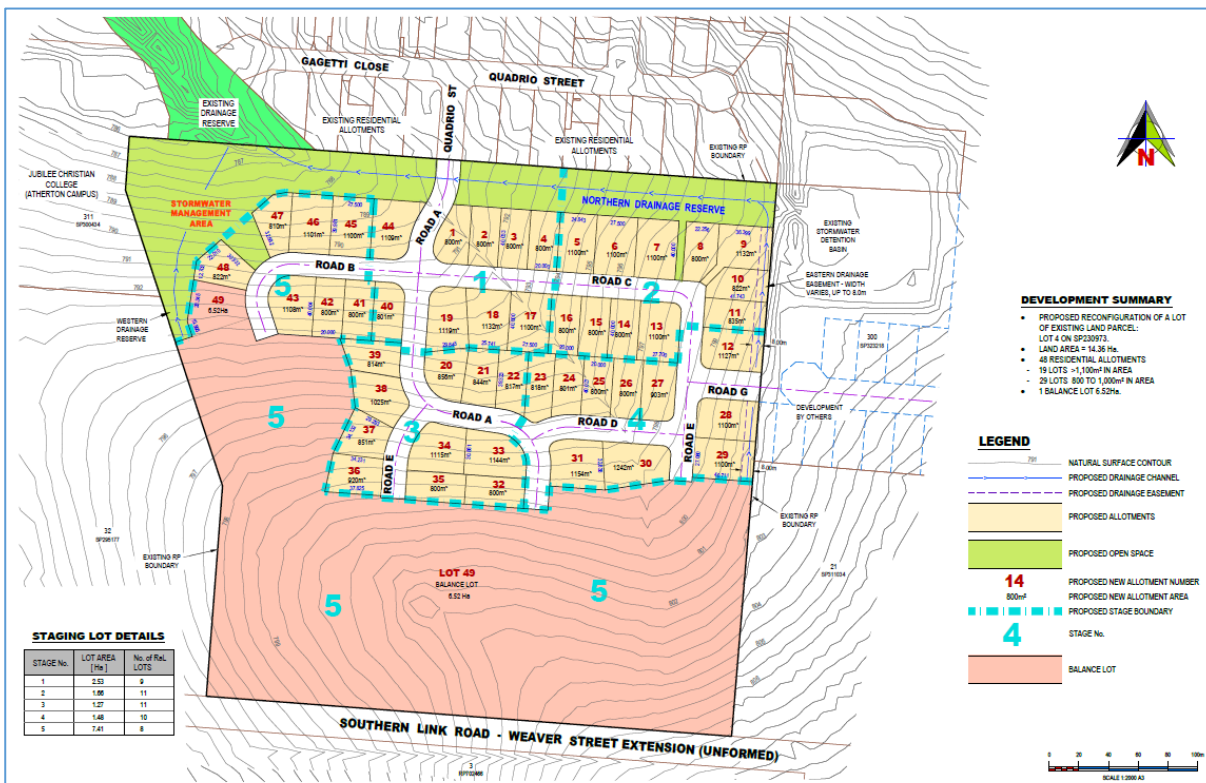
To South: Grazing and cropping lands in the Rural Zone (Agricultural Land Precinct).

To East: Englobo lands in the Low Density Residential Zone comprising future stages of Pleasant View Estate and the Sunshine Gardens gated community.

To West: Jubilee Christian College and englobo land in the Low Density Residential Zone comprising Stage 3 of Atherton Rise Estate (earmarked for an aged care facility).

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Reconfiguring a Lot (1 into 48 residential lots plus balance lot and drainage/park reserve) in accordance with the plan of reconfiguration provided below and as Attachment 1. The proposed residential lots range in size from 800m² to 1,242m² with the balance lot comprising an area of 6.52 Ha.



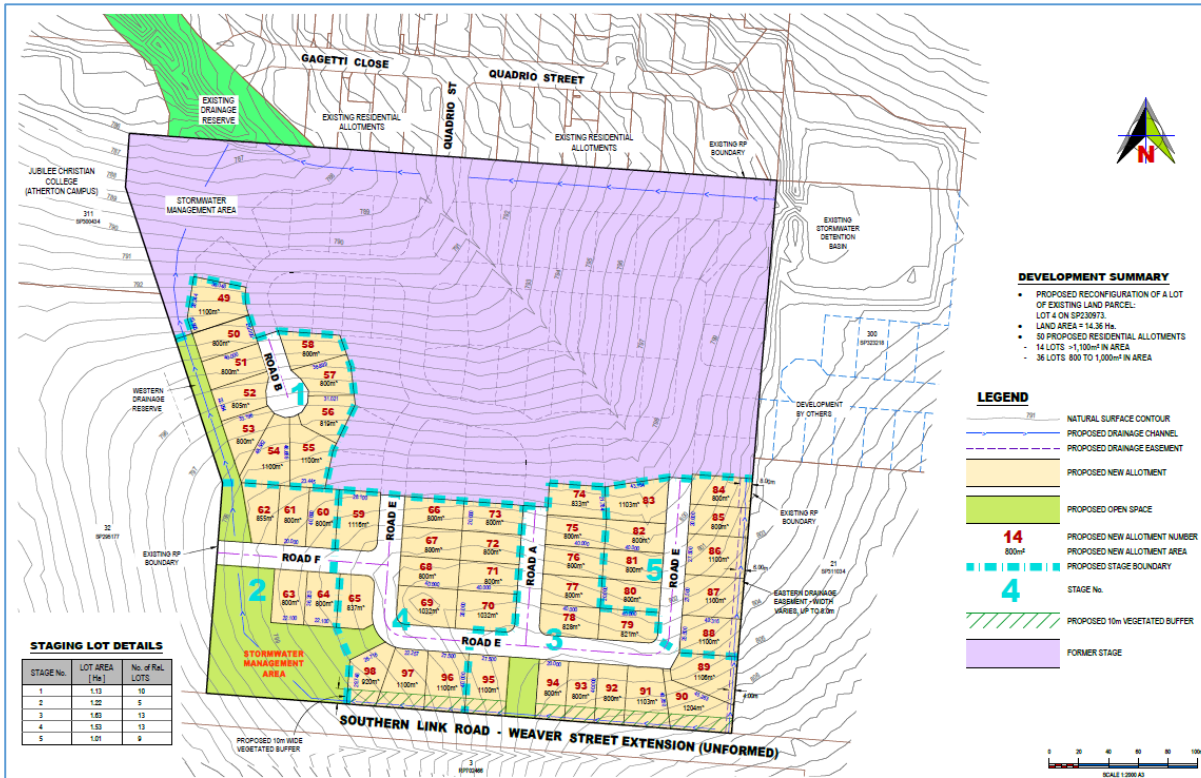
An Engineering Services Report, prepared Contour Engineering Consultants, accompanied the application addressing the following matters:

- Traffic and Access
- Stormwater
- Reticulated Water Supply
- Reticulated Sewerage

The site is located at the head of the Peakes Gully drainage catchment and the existing detention basin in Pleasant View Estate immediately to the east discharges through the land running parallel to lots fronting

Quadrio Street, Gagetti Close and Bell Close. It is proposed that the drainage channel be formalised and placed into a linear drainage/park reserve.

To assist in the assessment, the application included a hypothetical lot layout for the balance of the land as shown below. It is, however, emphasised that a development permit is not sought for the balance lots (Lots 49 to 98 below) at this stage and a further application would be required.



PREVIOUS APPLICATIONS & APPROVALS

Atherton Rise (formerly Atherton Fields)

In December 2007, Council granted a Preliminary Approval over the subject land (DA/13/0057) in accordance with section 3.1.6 of the *Integrated Planning Act 1997* to override the Atherton Shire Planning Scheme (2002) and establish residential development rights in accordance with a plan of development. Under the Atherton Rise approval, the land the subject of the current application was earmarked for Stage 4 of the development (approx. 120 x 600 m^2 residential lots accessible from Weaver Street only) as highlighted on the plan below.



The plan of development for Atherton Rise essentially operates like a site-specific planning scheme, with precincts that function akin to zones and have corresponding precinct codes. The preliminary approval included the following components:

- Approximately 35 residential lots of roughly 400m²;
- Approximately 183 residential lots of roughly 600m²;
- Retail floor space and medical centre with a total GFA of roughly 1,200m²;
- 7 Ha Aged Care Precinct;
- Child Care Centre and Commercial Area of roughly 5,000m²;
- Areas of Public Open Space including Stormwater Detention Basins (x5); and
- Internal roads and construction of approximately 1.2km of the Southern link Road (Weaver Street).

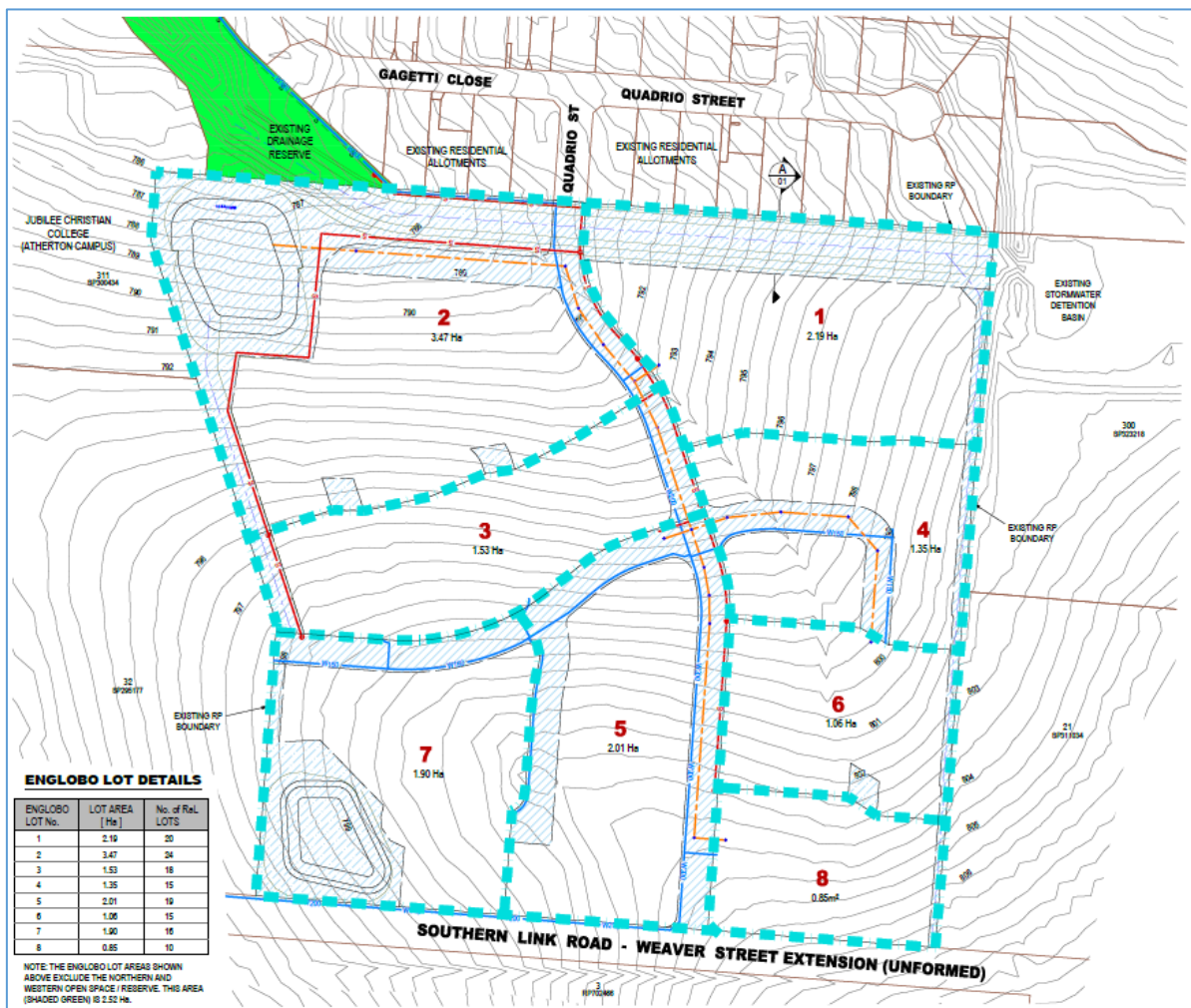
An Infrastructure Agreement is attached to the Preliminary Approval, which identifies the required trunk infrastructure upgrades and infrastructure charging methodology attached to each stage of the development as further development permits (RaL & MCU) are applied for and obtained. In the absence of further development permits, the Preliminary Approval and Infrastructure Agreement do not, in themselves, permit the commencement of works. To date, the only development permit for subdivision that has been issued and acted upon relates to the Stage 1 reconfiguration creating 74 residential lots, issued on 9 March 2010 (amended 20 July 2017). As the development of Stage 1 has “substantially commenced”, the approvals have no lapse date attached to them.

It is not considered that the current application is captured by the Preliminary Approval and Infrastructure Agreement for Atherton Rise for reasons set out in the “Planning Discussion” section of this report.

Withdrawn Applications

The Applicant lodged two previous reconfiguration applications over the site, both of which were subsequently withdrawn. The first application, received in February 2021, sought to subdivide

the land into 4 lots ranging between 2.2 Ha and 4.4 Ha, accessible form Quadrio Street (RAL21/0006). Council officers issued an information request seeking infrastructure master plans and a neighbourhood structure plan having regard to the ultimate development yield of the proposed lots given their substantial re-subdivision potential. Given the inputs required to respond to the information request, the Applicant chose to make a new application over the land (RAL21/0053), this time seeking to create 8 lots of between 8,500m² and 3.47 Ha, accessible from Quadrio Street, as shown below. That application progressed to the provision of draft conditions and the ensuing negotiations, particularly as pertained to lot sizes/potential yields and the predicted traffic impacts, led the Applicant to conclude that the current proposal is the most viable proposition going forward.



ASSESSMENT FRAMEWORK

An assessment of the proposed development against the relevant planning instruments is summarised as follows:



State Planning Policy 2017

A separate assessment against the State Planning Policy is not required as the relevant elements are appropriately reflected by the Tablelands Regional Council Planning Scheme 2016 (V4).

FNQ Regional Plan 2009-2031

A separate assessment against the FNQ Regional Plan is not required as it is reflected by the Tablelands Regional Council Planning Scheme 2016 (V4).

Tablelands Regional Council Planning Scheme 2016 (V4) Designations

Strategic Plan designation:	Residential
Priority Infrastructure Area:	Inside Atherton PIA
Zone:	Low Density Residential
Local Area Plan:	Atherton LAP (No Precinct)
Overlays:	N/A

Relevant Development Codes

The following Development Codes are applicable to the assessment:

- 6.2.4 Low Density Residential Zone Code
- 7.2.1 Atherton Local Plan Code
- 9.4.4 Reconfiguring a Lot Code
- 9.4.5 Works, Services and Infrastructure Code

The application included an assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant codes set out above, provided reasonable and relevant conditions are attached to an approval. Where the application displays a conflict with an applicable Acceptable Outcome it either complies with, or has been conditioned to comply with, the corresponding Performance Outcome, or failing that, the relevant Purpose and/or Overall Outcome statements. Further commentary is included in the Statement of Reasons provided as Attachment 3.

Planning Scheme Policies

The following planning scheme policies are relevant to the application:

PSP 4 - FNQROC Regional Development Manual

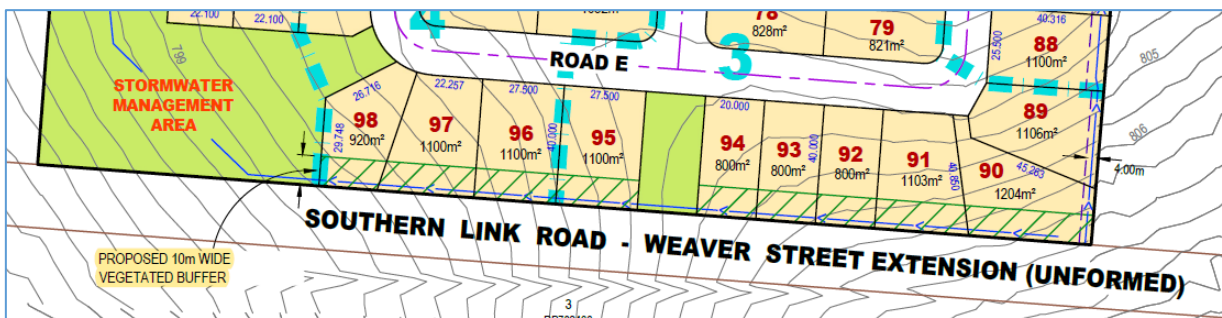
This policy applies to the proposal and would be achieved through the recommended conditions and the conditions attached to subsequent Operational Works permits.

PSP 11 - Separating Agriculture from other land uses

Class A and B Agricultural Land (Good Quality Agricultural Land) is a finite resource that must be conserved and managed for the longer term. Conflict between residential development and agricultural land uses is likely to occur where sensitive land uses directly abut, or are sufficiently

close to, farmland such that they are likely to be impacted by agricultural activities. Such conflict can arise from the use of agricultural chemicals, noise, dust and odour generating activities. The TRC Planning Scheme aims to minimise instances of incompatible uses locating adjacent to agricultural operations in a manner that might inhibit normal farming practices. Where such instances are unavoidable, PSP 11 provides guidance on ways to ameliorate potential conflicts via measures such as vegetated buffers.

In this instance, while the proposed residential lots would be located within 180m of land utilised for cropping, it is not warranted that buffering measures be conditioned at this juncture. The proposal currently before Council essentially represents the first half of the ultimate development, with approximately 50 more lots to be developed over the balance land in the coming years subject to further approval(s). In that context, it would be premature to require the lots the subject of the current application to incorporate vegetated buffering measures as the buffer will ultimately need to be provided within the future lots fronting onto Weaver Street (the Southern Link Road) akin to conditions attached to the Atherton Rise and Sunshine Gardens developments. The hypothetical lot layout included in the application appropriately acknowledges that this will form a future requirement (see below).



Infrastructure Charges Notice

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 1 of 2019), Infrastructure Charges are payable. The infrastructure charges have been calculated as follows:

Calculation				
Catchment/s	Existing credit	Additional demand	Charge Category	Charge amount
Atherton PIA	N/A	48 additional residential lots	\$22,500.00/additional residential lot	\$1,080,000.00
Total Charge				\$1,080,000.00



REFERRAL AGENCIES

The application did not trigger referral to any State agencies or referral entities.

Internal Consultation

Development Engineer

Project Engineer – Water and Waste

PLANNING DISCUSSION

Atherton Rise – Preliminary Approval and Infrastructure Agreement

The application has been lodged under the current TRC Planning Scheme 2016 (V4) without regard to the above-discussed Preliminary Approval (PA) and Infrastructure Agreement (IA) for Atherton Rise Estate, which is an active approval. Unlike other stages of Atherton Rise, it is considered acceptable that the application departs from the Atherton Rise PA and IA because:

- An overriding Preliminary Approval (pursuant to IPA s3.1.6 or SPA s242) has to be for some aspect of development, be it a material change of use and/or a reconfiguring a lot (RAL). Overriding Preliminary Approvals are understood not to be stand-alone mechanisms for “re-zoning” land.
- For the purposes of the *Planning Act 2016*, any reference to a “Variation Approval” is taken to also be a reference to a Preliminary Approval under IPA s3.1.6 (also SPA s242).
- Section 43(7) of the *Planning Act 2016* states that a Variation Approval is the relevant categorising instrument pursuant to s43(1) in so far as the proposed development is the subject of the Variation Approval or a natural and ordinary consequence of that development.
- The proposal before Council substantially departs from the development contemplated by the Atherton Rise PA and IA, which was contingent upon the earlier stages of the estate being sequentially developed and serviced via incremental extensions to Weaver Street (the Southern Link Road) with no vehicle access to the subject site proposed via Quadrio Street.
- The Applicant has gone to considerable lengths to demonstrate that the proposed development can be serviced independent of any servicing arrangements reflected by the Atherton Rise PA and IA.

Traffic Assessment

Whilst the infrastructure master plans contained in the Applicant’s Engineering Services Report are generally satisfactory (subject to conditioning) as relates to water supply, sewerage and stormwater, the issue of traffic was subject to further investigation and negotiation prior the current submission being lodged. As indicated above, the Atherton Rise PA and IA assume that the estate would be sequentially developed such that road access to Stage 4 would be achieved via Weaver Street (the Southern Link Road). For the proposed lots to be serviced by the Southern Link Road, Weaver Street would need to be constructed from its intersection with Herberton Road to the site frontage as the existing section east of the intersection is not constructed to FNQROC standard.



This equates to approximately 1km of arterial standard road construction along with a substantial intersection upgrade, which would not be a reasonable impost on the proposed development.

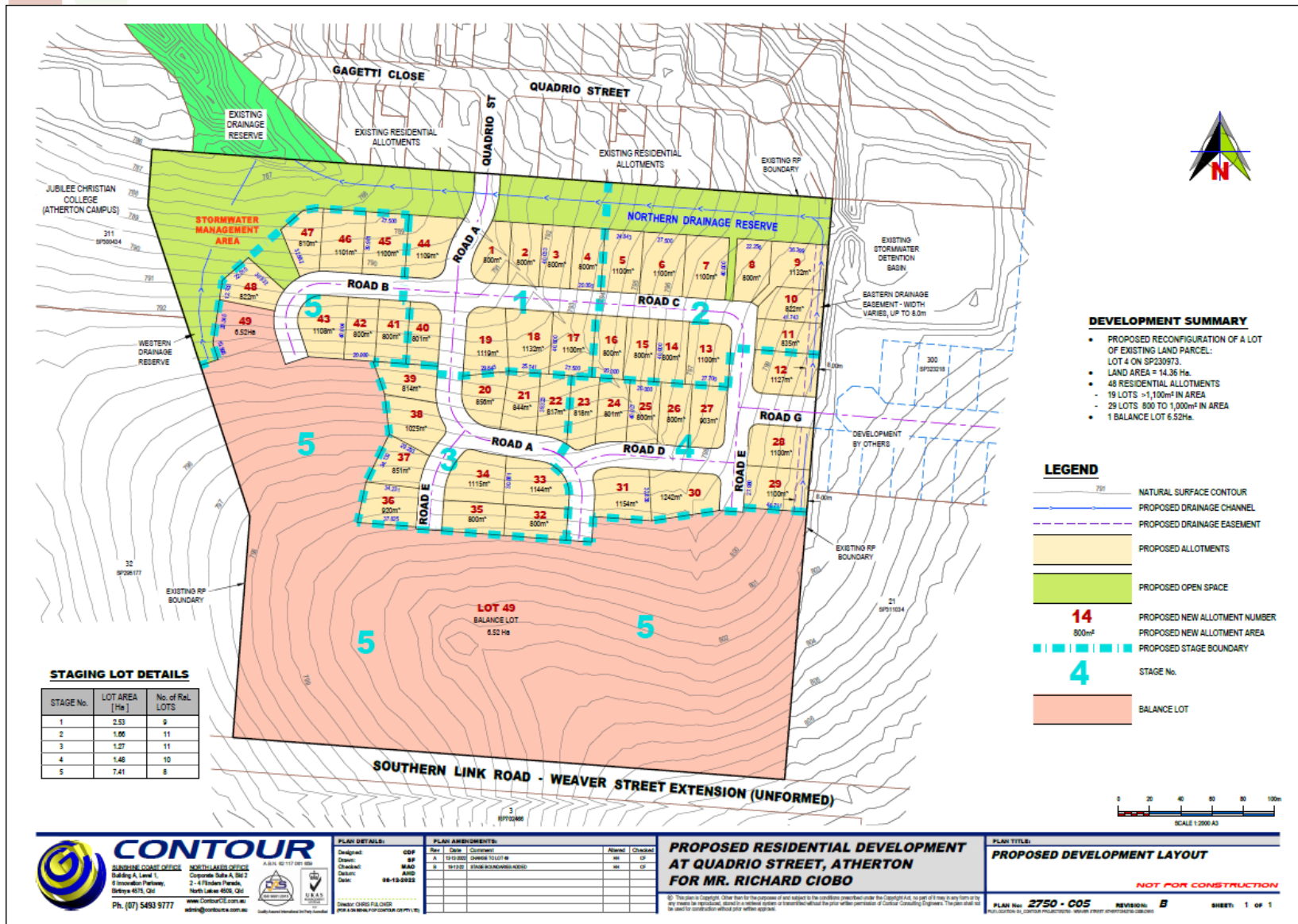
In absence of the link road, the only alternative road access to the site is via Quadrio Street, which is a lower-order residential street servicing just 36 residences at present (i.e. approx. 290 to 360 vehicle movements per day). On that basis, officers requested information demonstrating that Quadrio Street is constructed to an appropriate standard to accommodate the predicted traffic impacts of the proposal. In response, the Applicant's consulting engineer provided information submitting that, in design terms, Quadrio Street can accommodate up to 3,000 vehicle movements per day, or the equivalent of between 300 and 375 residential lots' demand. Officers expressed a concern that this conclusion does not have due regard to the potential amenity impacts on properties fronting Quadrio Street. After some discussion, all parties agreed that, because the design includes provision for future road connections to the east and west, in the medium to long term any reliance on Quadrio Street would be reduced to an acceptable level such that an ultimate site yield of 98 lots could be supported.

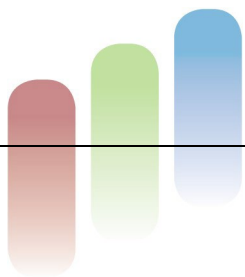
CONCLUSION

The development is substantially consistent with the assessment benchmarks of the Tablelands Regional Council Planning Scheme 2016 (V4) and is in keeping with the planning scheme intent for the Low Density Residential Zone. Where the application displays conflicts with the Acceptable Outcomes contained in the applicable codes it either complies with, or has been conditioned to comply with, the relevant Performance Outcome(s), Purpose Statement(s) and/or Overall Outcome(s) of the codes. The conditions of approval are reasonable and relevant and would ensure that the development is responsive to the natural/physical constraints of the land while requiring it to be serviced in accordance with Council's desired standards.

Date Prepared: 17 February 2023

ATTACHMENT 1 - PLAN OF RECONFIGURATION





STATEMENT OF REASONS

PLANNING ACT 2016 & PLANNING REGULATION 2017

This Notice is prepared in accordance with s63(5) and s83(7) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- The relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and
- Any other information, documents or other material Council was either required to, or able to, consider in its assessment.

All terms used in this Notice have the meanings given them in the *Planning Act 2016*.

Application Details

Application Number:	RAL23/0003
Property Address:	Weaver Street, Atherton
RPD:	Lot 4 on SP230973
Proposal:	Development Permit for Reconfiguring a Lot (1 into 48 residential lots plus balance lot and drainage/park reserve)
Planning Scheme:	TRC Planning Scheme 2016 (V4)

Reasons for the Decision

The development is substantially consistent with the assessment benchmarks of the Tablelands Regional Council Planning Scheme 2016 (V4) and is in keeping with the planning scheme intent for the Low Density Residential Zone. Where the application displays conflicts with the Acceptable Outcomes contained in the applicable codes it either complies with, or has been conditioned to comply with, the relevant Performance Outcome(s), Purpose Statement(s) and/or Overall Outcome(s) of the codes. The conditions of approval are reasonable and relevant and would ensure that the development is responsive to the natural/physical constraints of the land while requiring it to be serviced in accordance with Council's desired standards.

Applicable Assessment Benchmarks

Assessment Benchmarks:	6.2.4 - Low Density Residential Zone Code 7.2.1 - Atherton Local Plan Code 9.4.4 - Reconfiguring a Lot Code 9.4.5 - Works, Services and Infrastructure Code
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Compliance with Benchmarks

Relevant Codes	Comments
Low Density Residential Zone Code	<ul style="list-style-type: none"> PO9 – Condition 17 (Conflicting Land Uses)
Atherton Local Plan Code	The proposed development complies with the assessment benchmarks of this code without the need to for conditions.
Reconfiguration of a Lot Code	<ul style="list-style-type: none"> AO18.7 - Condition 10 (Access). AO29/PO29 & AO32/PO32 - Condition 11 (Roadworks Internal/External). AO25.3/PO25 - Condition 8 (Water Supply) & Condition 9 (Sewerage Connection).
Works, Services and Infrastructure Code	<ul style="list-style-type: none"> AO1.2/PO1 – Condition 8 (Water Supply). AO2.2/PO2 – Condition 9 (Sewerage Connection). PO3, PO14, PO15, PO16 & PO17 – Condition 5 (Stormwater Drainage/Water Quality). AO4/PO4 - Condition 11 (Roadworks Internal/External). AO4/PO4 & PO11 - Condition 11 (Roadworks Internal/External). AO5/PO5 – Condition 10 (Access). PO6 – Condition 7 (Bulk Earthworks Master Plan). AO7/PO7 – Condition 13 (Telecommunications). PO8, PO25 & PO26 – Condition 12 (Electricity Supply). AO9/PO9 – General Condition 3.5 (FNQROC Development Manual) PO9 & PO13 – General Condition 3.1 (Protection and alteration of public utilities).

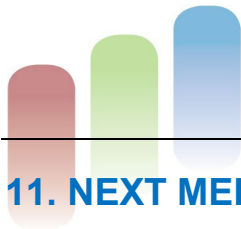


9. BUSINESS WITHOUT NOTICE



10. CONFIDENTIAL ITEMS

No confidential items



11. NEXT MEETING OF COUNCIL

The next meeting of Council will be held at Atherton

Ordinary Meeting 9:00 am on 23 March 2023



Live, discover and invest in a Tablelands community



Tablelands Regional Council

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