

Ref: 07617

23 January 2007

The Chief Executive Officer  
Hervey Bay City Council  
P O Box 5045  
TORQUAY 4655

Dear Sir,

**Development Application for Material Change of Use for  
Outdoor Recreation Located at Tooth Street, Pialba**

Please find enclosed herewith a Development Application for  
Material Change of Use lodged on behalf of Hervey Bay Golf  
and Country Club Inc. under the provisions of the Hervey Bay  
City Planning Scheme.

Pursuant to the provisions of the Integrated Planning Act  
1997 and the City Planning Scheme, the following information  
is attached to this correspondence:

- Completed Development Application forms with owner's consent;
- Development Application fee as prescribed by Council; and
- Planning assessment report and development plans.

We trust all is in order and look forward to receipt of your  
Acknowledgement Notice.

Yours faithfully,



**Ward Veitch**  
Urban Planet

s.47(3)(b) Sch 4  
Part 3 Item 3

Attachments	Development Application Development Application fees Proposal Plans
B/C	Hervey Bay Golf and Country Club Inc.

- Development applications
- Feasibility studies
- Site plans
- Landscape plans
- IPA planning schemes
- Planning appeals
- Master plans
- Urban design
- Strategic planning
- Policy planning
- Counter disaster planning
- Public consultation
- Social impact planning
- Recreation planning
- Grant applications
- Licensing applications

Urban Planet  
Town Planning Consultants  
ABN 85 825 004 550

65 Main Street  
Hervey Bay  
PO Box 232  
Hervey Bay Q 4655

P: 07 4128 2888  
F: 07 4128 2588  
urbplan@bigpond.net.au

Partners:  
Ward Veitch  
M: 0427 282 088  
ward@urbanplanet.com.au

Doug Mackay  
M: 0427 282 085  
doug@urbanplanet.com.au

Land use solutions  
beyond the square

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513/3-071007

Form 1 Development Application

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# Common details

PART A

The completion of all **applicable questions** on Part A is **mandatory** for all applications. Part A must be accompanied by the completed IDAS Assessment Checklist if required, and by one (1) or more other completed parts of the Form as required. For more information on the parts of the Form refer to [www.ipa.qld.gov.au](http://www.ipa.qld.gov.au). Any information requested in the form may be provided in an attachment to the application. For further information about completing the following details, refer to Guide 1.

<p><b>Description of land</b> All land the subject of the application, must be identified. However, a description of the land is not required in relation to a mobile or temporary Environmentally Relevant Activity (ERA). <b>Advice for completing Q2 - Q2 applies if development is proposed within a water body or watercourse.</b> <b>Advice for completing Q3 - Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.</b> However, if the land on which the development is proposed does not have a lot on plan description (i.e. the development is proposed in a water body or watercourse) provide - (i) the lot on plan description for the adjoining/adjacent land; or (ii) GPS coordinates where there is no adjoining/adjacent land (eg. in Moreton Bay). <b>Advice for completing Q7 - Q7 does not apply if the development is within a water body or watercourse.</b> <b>Advice for completing Q8 - Q8 applies if development is within a local government area.</b> <i>Note: Areas below high water mark are not within a local government's area unless provided for under the Local Government Act 1993.</i> <b>Advice for completing Q9 - Q9 applies if development is on strategic port land or a strategic port land tidal area. For more details refer to Guide 11</b></p>	<p>1. Street address: (including house number, street name, suburb/locality name &amp; postcode) (if applicable) Tooth Street, Pialba</p> <p>2. Name of water body or watercourse, within which the development is proposed: (if applicable)</p> <p>3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates: Lot 2 on SP165309</p> <p>4. The above description is for: (tick applicable box) <input checked="" type="checkbox"/> (i) the land on which the development is proposed; or <input type="checkbox"/> (ii) the land adjoining the water body or watercourse, within which the development is proposed; or <input type="checkbox"/> (iii) the water body or watercourse.</p> <p>5. Shop / tenancy number:      6. Storey / level:      7. Total area of land: (m<sup>2</sup> or ha): 60.13 Ha</p> <p>8. Local government area in which the land is situated: (eg. Esk, Hervey Bay, Woocoo etc.) (if applicable)</p> <p>9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed: (eg. Port of Brisbane, Port of Townsville) (if applicable) N/A</p>
<p><b>Proposal details</b> If there is insufficient room available, details may be provided in an attachment to the application.</p>	<p>10. Existing use of the land: (eg. vacant, single house, shop etc.) Golf and Country Club</p> <p>11. Proposed use of the land: (eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc.) Extension and renovation of clubhouse facilities</p>
<p><b>Other applicable parts of Form 1</b> Part A must <b>always</b> be accompanied by other completed parts of Form 1. For information about when a part of Form 1 may apply refer to Guide 1.</p>	<p>12. Other parts of Form 1 completed as part of this application: (eg. Part D, Part I, etc) D, Referral Checklist</p>
<p><b>Applicant details</b> Clearly identify who is making the application. The applicant need <b>not</b> be the owner of the land. <b>When signing and lodging this application</b> The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency &amp; the Chief Executive (where applicable) will rely on this information when assessing and deciding the application. <b>If the applicant is a company - a contact person must be shown.</b></p>	<p>13. Applicant's name: Hervey Bay Golf and Country Club Inc C/ Urban Planet Town Planning Consultants</p> <p>14. Contact number: 41282888</p> <p>15. Contact person: Ward Veitch</p> <p>16. Facsimile number/e-mail address: 41282588</p> <p>17. Postal address: P O/Box 232 Hervey Bay 4655</p> <p>18. Signature: [Redacted]</p> <p>19. Date: 19 Jan 07</p>

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s.47(3)(b) Sch 4  
Part 3 Item 3

**Land owner's consent (if applicable)**

Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owners, if the application involves:

- (i) a material change of use;
- (ii) reconfiguration of a lot;
- (iii) work on land below high-water mark & not within a canal as defined under the Coastal Protection and Management Act 1995; or
- (iv) work on rail corridor land defined under the Transport Infrastructure Act 1994.

Section 3.6.1(2)(a) of the IPA provides that landowner's consent is not required for a mobile or temporary ERA.

For more information refer to Guide 1.

**20. Land owner's consent to the making of this application:**

Name	Signature	Date
(i) Hervey Bay Golf and Country Club Inc	[Redacted Signature]	19 Jan 07
(ii) ABN: 484 640 56331	[Redacted Signature]	
(iii)		
(iv)		
(v)		

s.47(3)(b) Sch 4 Part 3 Item 3

**Resource entitlement (if applicable)**

Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications that involve a prescribed State resource.

Section 3.2.1(10)(a)(ii) of the IPA prescribes that an application cannot be taken to be properly made without evidence of the resource entitlement.

**Advice for completing Q21 & 22**

Refer to schedule 10 of the Integrated Planning Regulation 1998 that prescribes the nature of evidence required by the State in support of the lodging of this development application.

**Advice for completing Q23**

The information in (i) - (v) is mandatory if evidence is required under Q22 (i) or (iii) above.

The official stamp of the Department of Natural Resources, Mines and Water is mandatory where the application involves any water or riverine quarry material under the Water Act 2000.

Section 3.2.1(5A) allows the resource manager to limit the time the evidence may be used. Q23 (vi) must be completed if the evidence is time limited.

**21. Does this application involve a State resource prescribed under a regulation (other than involving quarry material on State coastal land under the Coastal Protection and Management Act 1995)?**

- NO - go to Q24  YES - go to Q22

**22. This application is accompanied by evidence: (tick applicable box)**

- (i) of the allocation of, or entitlement to, the resource - attach evidence and go to Q23(vi)
- (ii) the chief executive of the department administering the resource is satisfied the development is consistent with an allocation of, or entitlement to, the resource - go to Q23
- (iii) the chief executive of the department administering the resource is satisfied the development application may proceed in the absence of an allocation of, or entitlement to, the resource - go to Q23

**23. Evidence of the resource entitlement:**

- (i) Resource entitlement / authority details  
[ ]
- (ii) Name of delegated officer  
[ ]
- (iii) Position of delegated officer  
[ ]
- (iv) Signature of delegated officer  
[ ]
- (v) Date  
[ ]
- (vi) Expiry date of evidence (if applicable)  
[ ]

(vi) Official stamp of the department administering the resource (if applicable)

**Assessment triggers**

This checklist does not apply if the application requires the completion of Parts A and B of the Form only. It must be completed for all other applications.

**24. Is the IDAS Assessment Checklist completed and attached to this application?**

- YES  NO - the assessment manager may refuse to accept this application on the grounds that the application has not been properly made

**Plans / drawings / reports**

An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

**25. Plans/drawings/reports accompanying this application:**

Plan / Drawing / Report Number	Title	Date
(i) R07617	Material Change of Use for Extension and Renovation of Golf Club	January 2007
(ii)		
(iii)		
(iv)		

**PLEASE NOTE:** The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

**OFFICE USE ONLY (applicable to assessment manager's)**

FEE (\$) 2000-00	DATE RECEIVED 23-1-07	RECEIVING OFFICER'S NAME'S T. Richards	REFERENCE NUMBERS 5133-071007
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Notification of Engagement of Private Certifier (Optional format)

To \_\_\_\_\_ Council. I have been engaged as the private certifier for the building work referred to in this application.

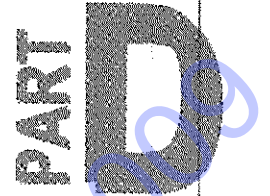
Date of engagement: / / Accreditation Number: \_\_\_\_\_ Name: \_\_\_\_\_ Signature: \_\_\_\_\_

A CRC - Released under RTI Act 2009

Form 1 Development Application idas

# Material change of use

assessable against a local government's planning scheme



Completion of **all applicable questions** on Part D is **mandatory** for all applications involving assessment of a material change of use (MCU) assessable against a local governments planning scheme.

<p><b>Nature of the application</b> A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.</p>	<p>1. This application is for: (tick 1 or both if applicable)</p> <p><input type="checkbox"/> Preliminary approval for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme (i.e. consideration of the proposal concept)</p> <p>AND / OR</p> <p><input checked="" type="checkbox"/> Development permit for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.</p>
<p><b>The subject land</b> For the definition of "gross floor area" go to the planning scheme against which the application will be assessed.</p>	<p>2. How the subject land is identified in the planning scheme (name the zone, precinct etc.)</p> <p>Open Space</p> <p>3. Existing gross floor area: (if applicable) 930 m2</p> <p>4. Are there any existing easements on the land?</p> <p><input type="checkbox"/> NO <input checked="" type="checkbox"/> YES – attach plans of the location and details of the purpose of the easement</p>
<p><b>Material change of use details</b></p>	<p>5. Details of the change to the use of the land' (eg. vacant land to shopping centre, house to apartment building, vacant land to industry (tyre manufacturing) etc.)</p> <p>Extensions and refurbishment of clubhouse facilities</p> <p>6. Number of employees: tba</p> <p>7. Operating days and hours: 7 days, Liquor Licence Hours</p>
<p><b>Associated building works details (if applicable)</b> For the definition of "site cover", "gross floor area" and "storey" go to the planning scheme against which the application will be assessed.</p>	<p>8. Site cover: &lt;5%</p> <p>9. Gross floor area: 1196 m2</p> <p>10. Number of on-site car parking spaces: 105</p> <p>11. Number of storeys / maximum height above natural ground: 1</p> <p>12. Number of employees tba</p> <p>13. Hours and days the use will operate 7 days, Liquor Licence Hours</p>
<p><b>Associated operational works details (if applicable)</b></p>	<p>14. Details of associated operational works (eg. landscaping, cut and fill, drainage, road works etc.)</p> <p>nil</p>

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**PLEASE NOTE**

This application cannot be accepted unless accompanied by Part A of Form 1.  
The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

**OFFICE USE ONLY** (applicable to assessment manager)

DATE RECEIVED	23-1-06	REFERENCE NUMBER/S	513/3-07/007
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Form 1 Development Application

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# IDAS Assessment Checklist

(Formerly the "Referrals Checklist")

**IMPORTANT NOTE FOR ALL APPLICANTS:**

1. This checklist was formerly referred to as the "Referrals Checklist". Some of the 'Guides' to using the IDAS Application Forms continue to refer to this document as the "Referrals Checklist". The name of this checklist was changed from 25 July 2005 to more accurately describe its function.
2. Under the IPA and IDAS framework, an application may require assessment by the local Council and/or certain Queensland State entities (e.g. Environmental Protection Agency, Dept. of Natural Resources, Mines and Water, Queensland Heritage Council etc.).
3. This checklist is provided to assist applicants to determine when an application requires assessment by a Queensland State entity and may also assist the applicant to determine the assessment manager<sup>1</sup> for the application.
4. Therefore, the completion of **all questions** in section 1 of this checklist is **mandatory** for all applications (other than those requiring the completion of Parts A & B only).
5. It is the responsibility of the applicant to accurately complete this checklist.
6. Depending on the nature of the application, an applicable State entity may be either the assessment manager or an IDAS referral agency for the application.
7. The assessment manager for the application will rely on the information provided in this checklist (as well as any material lodged in support of the application) to identify any applicable referral agencies for the application in the Acknowledgement Notice. The assessment manager will also rely on this information when identifying if the application triggers referral coordination<sup>2</sup>.
8. To assist you in answering the following questions a series of guides are available free from the IPA website [www.ipa.qld.gov.au](http://www.ipa.qld.gov.au). Guide 25 explains the role of the IDAS Assessment Checklist in the IDAS application process, and its relationship to the Form 1 development application.
9. Any other parts of Form 1 that this checklist requires to be completed are available from the Council or the applicable State entity, or can be downloaded free from [www.ipa.qld.gov.au](http://www.ipa.qld.gov.au).
10. Section 2 on page 10 provides advice about the referrals that can be required for applications for building work assessable against the *Building Regulation 2006*.

**SECTION 1 - STATE ASSESSMENT (completion mandatory)**

Note: The following state assessment triggers apply to development other than for building work assessable against the *Building Regulation 2006*.

**Environmentally relevant activity**

For more information refer to [Guide 4](#).

Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority<sup>3</sup>.

If an entity, other than the administering authority, is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter.

Note: An application involving ERA 19 and/or 20 will also require completion of Part K of Form 1 for approval where an allocation under the Water Act 2000 is required.

1. The application involves: (tick applicable box/es)

- (i) an environmentally relevant activity (ERA) for which a code for environmental compliance has **not** been made - complete Part G of Form 1
- (ii) a mobile or temporary ERA for which a code of environmental compliance has **not** been made - complete Part G of Form 1
- (iii) none of the above

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**State-controlled road matters**

For more information refer to [Guide 3](#).

Unless you answered "none of the above" to Q2, the application triggers referral to the Department of Main Roads (DMR) as a referral agency.

In certain circumstances DMR will be an advice agency, while in other circumstances DMR will be a concurrence agency.

Schedule 2 of the IP Regulation will assist you to determine where DMR is an advice or concurrence agency for the application.

2. The application involves: (tick applicable box/es)

- (i) development on land **contiguous**<sup>4</sup> to a State controlled road and for -
  - (a) **material change of use** assessable against the planning scheme;
  - (b) **reconfiguring a lot** unless -
    - the total number of lots is not increased; and
    - the total number of lots abutting the State-controlled road is not increased;
  - (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
    - associated with access to a State-controlled road; or
    - for filling or excavation; or
    - involving the redirection or intensification of site stormwater from the land, through a pipe with a cross-sectional area greater than 625 cm<sup>2</sup> that directs stormwater to a State-controlled road.

1 The assessment manager is responsible for assessing and deciding an IDAS application. The assessment manager for an application is prescribed in schedule 8A of the IPA.  
 2 For additional information refer to Guide 6 'Does my application trigger the referral coordination process?'  
 3 The 'administering authority' may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).  
 4 Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land - if part of the land is within 100m of the State-controlled road; or that is part of a future State-controlled road.

State-controlled road matters (cont)

- (ii) development on land *not contiguous* to a State-controlled road and -
  - (a) **material change of use** -
    - assessable against the local government's planning scheme; and
    - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule;
  - (b) **reconfiguring a lot** for a purpose mentioned in schedule 5 of the IP regulation and exceeding the thresholds set by that schedule;
  - (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
    - assessable against the local government's planning scheme; and
    - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule.
- (iii) none of the above

Clearing vegetation

For more information refer to [Guide 12](#).

Unless you answered "none of the above" to Q3, the application requires assessment by the Department of Natural Resources Mines and Water (NRMW).

If an agency other than NRMW is the assessment manager for the application, NRMW is a concurrence agency for the application in relation to this matter.

If you ticked Q3(i) or (ii), your application requires referral to NRMW for assessment regardless of whether vegetation clearing is proposed or not.

3. The application involves: (tick applicable box/es)

- (i) **material change of use** -
  - (a) assessable against the planning scheme;
  - (b) on a lot containing -
    - a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
    - if there is no property map of assessable vegetation for the lot - remnant vegetation;
  - (c) where the existing use of the land is a rural or environmental use; and
  - (d) where the size of the land is 2 hectares or larger - *complete Part J of Form 1*
- (ii) **reconfiguring a lot** -
  - (a) on a lot containing a category 1, 2 or 3 area shown on a property map of assessable vegetation or, if there is no property map of assessable vegetation for the lot, remnant vegetation;
  - (b) where the size of the lot before the reconfiguration is 2 hectares or larger;
  - (c) where 2 or more lots are created; and
  - (d) where the size of any lot created is 25 hectares or smaller - *complete Part J of Form 1*
- (iii) **operational work** -
  - (a) for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA; and
  - (b) not associated with a material change of use assessable against the planning scheme mentioned in (i) or reconfiguring a lot mentioned in (ii) - *complete Part J of Form 1*
- (iv) none of the above.

Strategic port land

For more information refer to [Guide 11](#).

If you ticked (i) - the relevant Port Authority is the assessment manager for the application.

If you ticked (ii) Queensland Transport is a concurrence agency for the application.

4. The application involves:

- (i) development on strategic port land as defined in the *Transport Infrastructure Act 1994* (TI Act) - *complete Part I of Form 1*
- (ii) a **material change of use** that is *inconsistent* with the land use plan approved under the TI Act for the strategic port land - *complete Part I of Form 1*
- (iii) none of the above

Acid sulfate soils

For more information refer to [Guide 10](#).

Unless you answered "none of the above" to Q5, the application requires assessment by Department of Natural Resources Mines and Water (NRMW).

If an agency other than NRMW is the assessment manager for the application, NRMW is an advice agency for the application in relation to this matter.

5. The application involves development on land situated in an identified<sup>5</sup> local government area and where the surface of the land is: (tick applicable box)

- (i) below 20m AHD<sup>6</sup> and the development will involve the excavation of 1000m<sup>3</sup> or more of soil or sediment at or below 5m AHD, or
- (ii) at or below 5m AHD and the development will involve filling the site with 1000m<sup>3</sup> or more of material
- (iii) none of the above

5 The identified local government areas are: Arurkun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Coooloola, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrooke, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiaro, Torres, Townsville, Whitsunday.

6 Australian Height Datum (AHD).

**Major hazard facilities or possible major hazard facilities**  
 For more information refer to Guide 17.  
 If you answered "YES" to Q6, the application requires assessment by the Department of Emergency Services (DES).  
 If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.

6. Does the application involve a **material change of use** for a major hazard facility or possible major hazard facility as defined under the *Dangerous Goods Safety Management Act 2001*?
- NO  
 YES - complete Part L of Form 1

**Water related development under the Water Act 2000**  
 For more information about items (a) – (d), refer to Guide 15. For more information about item (e), refer to Guide 14 Does my application involve assessment of a referable dam?  
 Unless you answered "none of the above" to Q7, the application requires assessment by the Department of Natural Resources Mines and Water (NRMW).  
 If an agency other than NRMW is the assessment manager for the application, NRMW is a concurrence agency for the application in relation to this matter.

7. The application involves:
- (i) **operational work**, for taking or interfering with water under the *Water Act 2000*, that is: (tick applicable boxes)
- (a) in a watercourse, lake or spring, or from a dam constructed on a watercourse (eg. a pump, gravity diversion, stream re-direction, weir or dam) - complete Part K<sub>3</sub>, K<sub>3</sub>, K<sub>4</sub>, K<sub>6</sub>, or K<sub>9</sub> of Form 1 whichever is applicable;
  - (b) for an artesian bore anywhere in the State, no matter what the use - complete Part K<sub>1</sub> of Form 1;
  - (c) for a subartesian bore, in declared groundwater area<sup>7</sup>, for use for purposes other than stock and/or domestic use - complete Part K<sub>1</sub> of Form 1;
  - (d) for a subartesian bore, in certain declared groundwater area, for use for stock and/or domestic purposes - complete Part K<sub>1</sub> of Form 1;
  - (e) for constructing a referable dam<sup>8</sup> or that will increase the storage capacity of a referable dam by more than 10% - complete Part K<sub>5</sub> of Form 1; Or
  - (f) for taking or interfering with overland flow water - complete Parts K<sub>4</sub> and G of Form 1
- (ii) none of the above.

**Removal of quarry material from a watercourse**  
 For more information refer to Guide 16.  
 If you answered "YES" to Q8, the application requires assessment by the Department of Natural Resources Mines and Water (NRMW).  
 If an agency other than NRMW is the assessment manager for the application, NRMW is a concurrence agency for the application in relation to this matter.  
 Note: Part G of Form 1 is required to be completed as the activity of removing quarry material from a watercourse is also an Environmentally Relevant Activity (ERA).

8. Does the application involve development for the removal of quarry material from a watercourse<sup>9</sup> requiring an allocation notice under the *Water Act 2000*?
- NO  
 YES - complete Parts K<sub>7</sub> and G of Form 1

7 The declared ground water areas are listed in Guide 13 Development in a declared catchment area.  
 8 Referable dam is defined under the *Water Act 2000*.  
 9 Watercourse is defined in sch 10 of the IPA.



**Operational works in a tidal area or coastal management district**

For more information refer to Guide 18. For more information about prescribed tidal work in local government tidal areas refer to Guide 24.

Unless you answered "none of the above" to Q9, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter. Local government is the assessment manager for all prescribed tidal work.

9. The application involves **operational work** that is: (tick the applicable box/es)

- (i) **tidal work**<sup>10</sup> as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; or
- (ii) tidal work that is **prescribed tidal work**<sup>11</sup> other than in a canal<sup>12</sup> – complete Part P of Form 1; or
- (iii) carried out within a **coastal management district** under the Coastal Act and for – complete Part M of Form 1 if any box/es (a) to (f) below are ticked.
  - (a) constructing or installing works in a watercourse between MHWS and HAT (i.e. other than those works in tidal water) where the development has been determined not to be assessable against the *Water Act 2000*;
  - (b) constructing a canal<sup>12</sup> intended to be connected to tidal waters;
  - (c) constructing an artificial waterway;
  - (d) reclaiming land under tidal water;
  - (e) disposing of dredge spoil or other solid waste material in tidal water;
  - (f) interfering with quarry material on State coastal land above high-water mark;
  - (g) draining or allowing drainage or flow of water or other matter across State coastal land above high-water mark;
  - (h) removing or interfering with coastal dunes on land, other than State coastal land, that is in an erosion prone area and above high-water mark;
  - (i) constructing a bank or bund wall to establish a ponded pasture on land, other than State coastal land, above high-water mark; or
- (iv) none of the above.

**Operational work below high water mark**

For more information refer to Guide 18. For more information about prescribed tidal work in local government tidal areas refer to Guide 24.

Unless you answered "none of the above" to Q10, the application triggers referral to Queensland Transport (QT) (Maritime Safety Qld) as a concurrence agency.

Local government is the assessment manager for all prescribed tidal work.

10. The application involves **operational work** that is: (tick the applicable box/es)

- (i) **tidal work**<sup>13</sup> as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; or
- (ii) tidal work that is **prescribed tidal work**<sup>14</sup> – complete Part P of Form 1; or
- (iii) carried out within a **coastal management district**<sup>15</sup> under the Coastal Act and for –
  - (a) disposing of dredge spoil or other solid waste material in tidal water – complete Part M of Form 1;
  - (b) reclaiming land under tidal water – complete Part M of Form 1; or
  - (c) constructing a canal<sup>16</sup>, if the canal is associated with reconfiguring a lot – complete Part M of Form 1;
- (iv) none of the above.

**Coastal management**

For more information refer to Guide 18.

Unless you answered "none of the above" to Q11, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

11. The application involves: (tick the applicable box/es)

- (i) a **material change of use** assessable under a planning scheme **involving operational work** carried out completely or partly in a coastal management district<sup>15</sup>
- (ii) a **material change of use** assessable under a planning scheme **involving building work**, carried out completely or partly in a coastal management district that is –
  - the construction of a new premises with a GFA<sup>17</sup> of at least 1000m<sup>2</sup>
  - the enlargement of the GFA of existing premises by more than 1000m<sup>2</sup>
- (iii) **reconfiguring a lot** assessable under schedule 8 of the IPA where the land is situated completely or partly in a coastal management district
- (iv) **reconfiguring a lot**<sup>18</sup> assessable under schedule 8 of the IPA and in connection with the construction of a canal<sup>16</sup> – complete Part M of Form 1
- (v) none of the above

10 Tidal work is defined in sch 10 of the IPA.

11 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

12 Canal means canal as defined under the *Coastal Protection and Management Act 1995*

13 Tidal work is defined in sch 10 of the IPA.

14 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

15 Coastal management district is defined in sch 10 of the IPA and means a coastal management district under the *Coastal Protection and Management Act 1995*, other than an area declared as a coastal management district under section 47(2) of that Act.

16 Canal means canal as defined under the *Coastal Protection and Management Act 1995*

17 GFA is defined in sch 14 of the IPA to mean the gross floor area. For a definition of how to calculate GFA, go to the planning scheme against which the application is being assessed.

18 Under s117 of the *Coastal Protection and Management Act 1995*, an application for reconfiguration, where the reconfiguration is associated with the construction of an artificial waterway, must be accompanied by the application for the operational works to construct the artificial waterway.

<p><b>Development within the limits of a port</b></p> <p>For more information refer to <u>Guide 18</u>. For information about prescribed tidal work refer to <u>Guide 24</u>.</p> <p>If you answered "YES" to Q12, the application triggers referral to the <u>Port Authority</u>.</p> <p>The Port Authority is a concurrence agency if the development is –</p> <ul style="list-style-type: none"> <li>• within 200m of a shipping channel or an entry and exit shipping corridor for the port</li> <li>• within 1000m of a swing basin, a commercial shipping wharf, a mooring, anchorage or spoil grounds;</li> <li>• within 1000m of a planned port facility identified in a land use plan approved under the <u>Transport Infrastructure Act 1994</u>.</li> </ul> <p>In all other situation the Port Authority is an advice agency.</p>	<p>12. Does the application involve development below high water mark<sup>19</sup> and within the limits of a port under the <u>Transport Infrastructure Act 1994</u>?</p> <p><input checked="" type="checkbox"/> NO</p> <p><input type="checkbox"/> YES – complete Part M of Form 1, or Part P of Form 1 if the work is prescribed tidal work</p>
<p><b>Marinas</b></p> <p>For more information refer to <u>Guide 18</u>. For information about whether a marina is prescribed tidal work refer to <u>Guide 24</u>. The local government is the assessment manager for all prescribed tidal work.</p> <p>If you answered "YES" to Q13, the application triggers referral to <u>Queensland Fire and Rescue Service</u> as an advice agency.</p>	<p>13. Does the application involve <b>operational work</b> that is tidal work for a marina<sup>20</sup> with more than 6 vessel berths?</p> <p><input checked="" type="checkbox"/> NO</p> <p><input type="checkbox"/> YES - complete Part M of Form 1, or Part P of Form 1 if the tidal work is prescribed tidal work</p>
<p><b>Tidal works in strategic port land tidal areas</b></p> <p>For more information refer to <u>Guide 18</u>.</p> <p>Unless you answered "NO" to Q14, the relevant <u>Port Authority</u> is the assessment manager for the application and the <u>Environmental Protection Agency (EPA)</u> and <u>Queensland Transport (QT)</u> are concurrence agencies for the application.</p>	<p>14. Does the application involve tidal works within a strategic port land tidal area<sup>21</sup>?</p> <p><input checked="" type="checkbox"/> NO</p> <p><input type="checkbox"/> YES - complete Part M of Form 1</p>
<p><b>Heritage</b></p> <p>For further information refer to <u>Guide 19</u>.</p> <p>If you answered "YES" to Q15, the application triggers referral to the <u>Queensland Heritage Council</u> as concurrence agency for the application.</p>	<p>15. Does the application involve development in a heritage registered place as defined under the <u>Queensland Heritage Act 1992</u>?</p> <p><input checked="" type="checkbox"/> NO</p> <p><input type="checkbox"/> YES – complete Part C of Form 1</p>
<p><b>Declared catchment areas</b></p> <p>For more information, including a list of the declared catchment areas within Queensland, refer to <u>Guide 13</u>.</p> <p>Unless you answered "none of the above" to Q16, the application requires assessment by the <u>Department of Natural Resources Mines and Water (NRMW)</u>.</p> <p>If an agency other than NRMW is the assessment manager for the application, NRMW is a concurrence agency for the application in relation to this matter.</p>	<p>16. The application is in an area declared to be a catchment area under the <u>Water Act 2000</u> and involves: (tick the applicable box/es)</p> <p><input type="checkbox"/> (i) <b>reconfiguring a lot</b> if any lot resulting from the reconfiguration is less than 16 hectares;</p> <p><input type="checkbox"/> (ii) development assessable against the planning scheme involving the establishment or expansion of a waste water disposal system, other than a disposal system for carrying out an environmentally relevant activity under the <u>Environmental Protection Act 1994</u>;</p> <p><input checked="" type="checkbox"/> (iii) none of the above</p>
<p><b>Contaminated land</b></p> <p>Applications involving material change of use and/or reconfiguring a lot may trigger this referral.</p> <p>For more information refer to <u>Guide 5</u>.</p> <p>Unless you answered "none of the above" to Q17, the application requires assessment by the <u>Environmental Protection Agency (EPA)</u>. If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.</p>	<p>17. The application involves: (tick the applicable box/es)</p> <p><input type="checkbox"/> (i) <b>reconfiguring a lot</b> for which all of part of the premises are –</p> <ul style="list-style-type: none"> <li>(a) premises mentioned in the IPA, schedule 8, part 1, table 2 – <ul style="list-style-type: none"> <li>• item 5, including the exemption otherwise provided for by paragraph (d);</li> <li>• item 6, including the exemption otherwise provided for by paragraph (e); or</li> <li>• item 7, including the exemption otherwise provided for a mining activity or petroleum activity; or</li> </ul> </li> <li>(b) in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1</li> </ul> <p><input type="checkbox"/> (ii) <b>a material change of use</b> –</p> <ul style="list-style-type: none"> <li>(a) made assessable under the IPA, schedule 8, part 1, table 2, items 5 to 7; or</li> <li>(b) assessable against the planning scheme and if all or part of the premises is in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1</li> </ul> <p><input checked="" type="checkbox"/> (iii) none of the above</p>

19 High water mark is defined in the Coastal Protection and Management Act 1995 and means the ordinary high water mark at spring tide.

20 Marina is defined in the Transport Operations (Maritime Pollution) Regulation 1995.

21 Strategic port land tidal areas are the areas generally 50 metres seaward of high water mark adjacent to strategic port land.

**Electricity infrastructure**

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q18, the application triggers referral to the agency to which the easement is granted in favour of as advice agency.

18. The application involves: (tick the applicable boxes)

- (i) **reconfiguring a lot** where any part of the lot is –
  - subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; or
  - situated within 100m of a substation site;
- (ii) a **material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if –
  - any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; and
  - any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement;
- (iii) a **material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site;
- (iv) **operational work** that is filling or excavation assessable against the planning scheme, not associated with reconfiguring a lot, if –
  - any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the work is located wholly or partly in the easement;
  - the work is located wholly or partly within 10m of a substation site;
- (v) none of the above.

**Land designated for community infrastructure**

Applications involving development on land designated for community infrastructure may trigger this referral.

For more information refer to schedule 2 of the IP Regulation.

If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose.

If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.

19. Does the application involve development assessable against the planning scheme and on land designated for community infrastructure?

- (i) intended to be supplied by a public sector entity; and
- (ii) on land not owned by or on behalf of the State; and
- (iii) other than development –
  - (a) for the designated purpose; or
  - (b) carried out by, or on behalf of, the designator.
- NO
- YES

**SEQ Regional Plan**

For more information refer to schedule 2 of the IP Regulation

Refer to Chapter 2, part 5A and schedule 10 of the Integrated Planning Act 1997, and schedule 2 of the Regulatory Provisions for relevant definitions.

Unless you answered "none of the above" to Q20, the application requires assessment by the Office of Urban Management (OUM)

20. The application involves (tick applicable boxes) -

- (i) a **material change of use** of premises -
  - (a) in a **Major Development Area** in the Urban Footprint for -
    - (i) an **urban activity** -
      - in an area included in a structure plan where the IPA, section 3.1.6 applies;
      - in an area not included in a structure plan where -
        - the IPA, section 3.1.6 applies to the application for the material change of use; or
        - the premises exceeds 10,000m<sup>2</sup>; or
        - the gross floor area (GFA) on the premises will exceed 10,000m<sup>2</sup>; or
        - impact assessment is required under the relevant planning scheme
    - (ii) **intensive animal husbandry**; or
    - (iii) residential development involving a **rural residential purpose**
  - (b) in the **Regional Landscape and Rural Production Area** for -
    - (i) an **urban activity** and not specified in section 2.4(2); or
    - (ii) residential development involving a **rural residential purpose** and not specified in section 2.6(2)
  - (c) in the **Rural Living Area** for an urban activity and not specified in section 2.8(2);
  - (d) in the **Investigation Area** for -
    - (i) an **urban activity** and not specified in section 2.10(2);
    - (ii) residential development involving a **rural residential purpose** and not specified in section 2.12(2); or
    - (iii) **intensive animal husbandry**
- (ii) **reconfiguring a lot**-  
On land in a **Major Development Area** in the Urban Footprint that is:
  - (a) not included in a structure plan; and
  - (b) not specified in section 3.1(2).
- (iii) none of the above

**Fisheries matters**

For more information refer to schedule 2 of the IP Regulation

Unless you answered "none of the above" to Q21, the application requires assessment by the Department of Primary Industries and Fisheries (DPI&F)

If an agency other than DPI&F is the assessment manager for the application, DPI&F is a concurrence agency for the application in relation to items (i) - (iv) and an advice agency in relation to item (v).

21. The application involves: (tick the applicable box/es)

- (i) an assessable **material change of use** for aquaculture - complete Part O<sub>1</sub> of Form 1;
- (ii) assessable **operational work** that is the construction or raising of a waterway barrier - complete Part O<sub>2</sub> of Form 1;
- (iii) assessable **operational work** completely or partly within a declared fish habitat area - complete Part O<sub>2</sub> of Form 1;
- (iv) assessable **operational work** that is the removal, destruction or damage of a marine plant - complete Part O<sub>2</sub> of Form 1;
- (v) development assessable under the IPA, schedule 8, part 1, on land that adjoins a declared fish habitat area;
- (vi) none of the above.

**Integration of land use and public transport**

For more information refer to Guide 23, schedule 8A of the IPA, & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

22. The application involves: (tick the applicable box/es)---

- (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13C of the IP Regulation and exceeding the thresholds set by that schedule.
- (ii) **reconfiguring a lot**---
  - (a) on land that is completely or partly within a public transport corridor, and the total number of lots increases;
  - (b) on land that is completely or partly within a future public transport corridor or an airport's public safety area;
  - (c) on land that is within 400m of a public passenger transport facility or a future public passenger transport facility, and the total site area is 5000m<sup>2</sup> or greater;
  - (d) for a residential purpose within the 25 ANEF contour for an airport;
  - (e) for a residential purpose resulting in 100 or more allotments.
- (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, on land that---
  - (a) is completely or partly within a public transport corridor or a future public transport corridor;
  - (b) will result in work that encroaches into an airport's operational airspace.
- (iv) none of the above.

**Railway safety and efficiency**

For more information refer to Guide 23, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

23. The application involves: (tick the applicable box/es)---

- (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13D of the IP Regulation and exceeding the thresholds set by that schedule.
- (ii) **reconfiguring a lot**---
  - (a) on land that is completely or partly within a future public transport corridor, future railway land or a railway tunnel easement;
  - (b) on land that is within 400m of a Citytrain passenger railway station or a future Citytrain passenger railway station, and the total site area is 5000m<sup>2</sup> or greater;
  - (c) on land that abuts rail corridor land, commercial corridor land or future railway land, and the total number of lots increases;
  - (d) on land that abuts rail corridor land, commercial corridor land or future railway land and an easement abutting the corridor or future railway land is created;
  - (e) on land that is completely or partly within 100m of, and abutting an approach to, a railway level crossing, and the total number of lots increases;
  - (f) for a residential purpose resulting in 100 or more allotments.
- (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, involving extracting, excavating or filling greater than 50m<sup>3</sup>, on land that---
  - (a) is completely or partly within rail corridor land or commercial corridor land, and the work is not for rail transport infrastructure or other rail infrastructure;
  - (b) is completely or partly within future railway land, or a railway tunnel easement;
  - (c) abuts rail corridor land, commercial corridor land or future railway land, and the work is within 25m of the railway boundary.
- (iv) none of the above.

**Moonie to Brisbane pipeline**

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to the holder of pipeline licence No 1 issued under the Petroleum Act 1923, currently Santos QNT Pty Ltd, for advice.

24. The application involves the easement for the construction or operation of the Moonie to Brisbane strategic pipeline, and involves: (tick the applicable box/es)---

- (i) a **material change of use** assessable against the planning scheme and not associated with reconfiguring a lot, and any structure or work will be located wholly or partly in the easement.
- (ii) **reconfiguring a lot**
- (iii) **operational work** assessable against the planning scheme, that is filling, excavation, compaction, drilling, boring or piling not associated with a reconfiguring a lot, and the work is located wholly or partly in the easement.
- (iv) none of the above.

**Koala habitat area**  
 For more information, refer to Guide 26 and schedule 2 of the IP Regulation.  
  
 Unless you answered 'none of the above', the application requires referral to the Environmental Protection Agency as a concurrence agency.

25. The application involves: (tick the applicable box/es) –
- (i) a **material change of use** of premises in a koala conservation area or koala sustainability area made assessable under a planning scheme, that is not for a domestic activity and will result in –
    - (a) clearing of native vegetation over an area greater than 2500m<sup>2</sup>;
    - (b) a new building and any reasonably associated structure with a total footprint greater than 1000m<sup>2</sup>;
    - (c) an extension to an existing building and any reasonably associated structure if the extension has a total footprint greater than 1000m<sup>2</sup>;
    - (d) extracting gravel, rock or sand from an area greater than 5000m<sup>2</sup>;
    - (e) excavating or filling an area greater than 5000m<sup>2</sup>;
    - (f) additional traffic in a koala conservation area or koala sustainability area, between 6p.m. on a day and 6a.m. on the following day.
  - (ii) **reconfiguring a lot** in a koala conservation area or koala sustainability area that will result in –
    - (a) an increased number of lots;
    - (b) clearing of native vegetation over an area greater than 2500m<sup>2</sup>.
  - (iii) **operational work** in a koala conservation area or koala sustainability area made assessable under Schedule 8, Part 1, Table 4, items 1A to 1G (not associated with reconfiguring a lot mentioned in (ii) above) that will result in the clearing of native vegetation over an area greater than 2500m<sup>2</sup>.
  - (iv) **operational work** in a koala conservation area or koala sustainability area made assessable under a planning scheme (not associated with a material change of use mentioned in (i) or reconfiguring a lot mentioned in (ii) above) that is not for a domestic activity and will result in –
    - (a) clearing of native vegetation over an area greater than 2500m<sup>2</sup>;
    - (b) extracting gravel, rock or sand from an area greater than 5000m<sup>2</sup>;
    - (c) excavating or filling an area greater than 5000m<sup>2</sup>.
  - (v) none of the above.

**Referral coordination**  
 An information request requires referral coordination if the application involves –

- (i) 3 or more concurrence agencies; or
- (ii) a facility or area assessable under a planning scheme and prescribed in schedule 7 or 8 of the IP Regulation; or
- (iii) development which is subject to an application for preliminary approval mentioned in s3.1.6 of the IPA.

For more information go to Guide 2 and Guide 6.

26. Does the application trigger referral coordination?
- NO
  - YES, as the application: (tick the applicable box/es)
    - (i) triggers 3 or more concurrence agencies;
    - (ii) involves a **material change of use** made assessable under a planning scheme and prescribed in schedule 7 of the IP Regulation;
    - (iii) involves a **material change of use** (other than a dwelling house, outbuilding or farm building) made assessable under a planning scheme, or **reconfiguring a lot**, in an area prescribed in schedule 8 of the IP Regulation;
    - (iv) is for a preliminary approval mentioned in s3.1.6 of the IPA

**Referral agency responses prior to lodgement**  
 Under s3.3.2 of IPA a referral agency may give a referral agency response on a matter within its jurisdiction about a proposal before an application for the proposal is made to the assessment manager.  
  
 This is commonly the case where an application requires referral to a building referral agency (eg. Qld Fire and Rescue Service).

27. Did a referral agency give a referral agency response under s3.3.2 of the IPA before the application was made to the assessment manager?
- NO
  - YES - attach a copy of the referral agency's response/s

**PLEASE NOTE:** The assessment manager may refuse to accept an application, which, at the time of lodgement, fails to provide the completed IDAS Assessment Checklist (if applicable).

**OFFICE USE ONLY** (applicable to assessment manager)

<b>DATE RECEIVED</b>	23-1-07	<b>REFERENCE NUMBER/S</b>	51313-071007.
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## SECTION 2 – BUILDING REFERRALS (completion not mandatory)

Below is a list of the referrals that can apply to an application for building work assessable against the *Building Regulation 2006*. This section of the IDAS Assessment Checklist is provided for **advice only**. This section of the IDAS Assessment Checklist is **not** required to be completed and lodged with an application for building work assessable against the *Building Regulation 2006* only.

<p><b>Special fire services - generally</b> For more information go to schedule 2 table 1 and schedule 2A of the <i>IP Regulation</i>. Assessment period 15 days. No response is a deemed refusal.</p>	<p>1. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work requires special fire services mentioned in schedule 2A part 1 of the <i>Integrated Planning Regulation 1998</i> (IP Regulation) or includes an alternative solution assessed against the performance requirements of the Building Code of Australia.</p>
<p><b>Fire safety for budget accommodation</b> For more information go to schedule 2 of the <i>IP Regulation</i>.</p>	<p>2. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system for a budget accommodation building.</p>
<p><b>Spray painting</b> For more information go to schedule 2 of the <i>IP Regulation</i>.</p>	<p>3. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves a workplace incorporating spray painting.</p>
<p><b>Retail meat premises</b> For more information go to schedule 2 of the <i>IP Regulation</i>.</p>	<p>4. An application may trigger referral to Safe Food Qld as a concurrence agency if the application involves a retail meat premises.</p>
<p><b>Private health facilities</b> For more information go to schedule 2 of the <i>IP Regulation</i>.</p>	<p>5. An application may trigger referral to the Department of Health as a concurrence agency if the application involves a private health facility.</p>
<p><b>Workplace area less than 2.3m<sup>2</sup></b> For more information go to schedule 2 of the <i>IP Regulation</i>.</p>	<p>6. An application may trigger referral to the Department of Industrial Relations (DIR) as an advice agency if the application involves a work place area less than 2.3m<sup>2</sup>.</p>
<p><b>Land contiguous to a State-controlled road</b> For more information go to schedule 2 of the <i>IP Regulation</i>.</p>	<p>7. An application may trigger referral to the Department of Main Roads as a concurrence agency or advice agency if the application involves land contiguous to a State-controlled road.</p>
<p><b>Pastoral workers accommodation</b> For more information go to schedule 2 of the <i>IP Regulation</i>.</p>	<p>8. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves pastoral workers accommodation.</p>
<p><b>Child care centre</b> For more information go to schedule 2 of the <i>IP Regulation</i>.</p>	<p>9. An application may trigger referral to the Department of Communities as a concurrence agency if the application involves a childcare centre.</p>
<p><b>Coastal development</b> For more information go to schedule 2 of the <i>IP Regulation</i>.</p>	<p>10. An application may trigger referral to the Environmental Protection Agency (EPA) as a concurrence agency if the application involves land completely or partly seaward of a coastal building line<sup>22</sup>.</p>
<p><b>Heritage</b> For more information go to schedule 2 of the <i>IP Regulation</i>.</p>	<p>11. An application may trigger referral to the Heritage Council as a concurrence agency if the application involves a heritage registered place.</p>
<p><b>Fisheries matters</b> For more information go to schedule 2 of the <i>IP Regulation</i>.</p>	<p>12. An application may trigger referral to the Department of Primary Industries and Fisheries (DPI&amp;F) as a concurrence agency if the application involves assessable building work in a declared fish habitat area; or as an advice agency if the application involves assessable building work on land that adjoins a declared fish habitat area.</p>
<p><b>Integration of land use and public transport</b> For more information go to schedule 2 of the <i>IP Regulation</i>.</p>	<p>13. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves existing or future public transport corridors, or airport operational airspace<sup>23</sup>.</p>
<p><b>Railway safety and efficiency</b> For more information go to schedule 2 of the <i>IP Regulation</i>.</p>	<p>14. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves future railway land.</p>

**NOTE: CONCURRENCE AGENCY ASSESSMENT PERIODS**

The local government, as the concurrence agency, is required to assess and provide a response for the following building applications within a prescribed time. For applications relating to design and siting (17, 18 & 19), and building work for removal or rebuilding (23), the assessment period is 5 days. For all other applications the assessment period is 15 days. If no response is received from the local government for an application, it is taken to be a deemed refusal. However for amenity and aesthetics impact of particular building work for a single detached class 1a or class 10 building or structure (15), no response is taken to be a deemed approval.

<p><b>Amenity and aesthetic impact of particular building work for single detached class 1 building or class 10 building or structure</b> For more information go to schedule 2 table 1 of the <i>IP Regulation</i>. Assessment period 15 days. No response is a deemed approval.</p>	<p>15. An application will trigger a referral to the local government if it is :</p> <ul style="list-style-type: none"> <li>• for a single detached class 1 building or class 10 structure; and</li> <li>• the local government has declared by resolution the following:                         <ul style="list-style-type: none"> <li>– the appearance of the building or structure will have an extremely adverse impact on the amenity of the locality; and</li> <li>– the appearance of the building or structure would be in extreme conflict with the character of the locality.</li> </ul> </li> </ul>
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<sup>22</sup> Coastal building lines are prescribed under the *Coastal Protection and Management Act 1995*.

<sup>23</sup> Operational airspace is as defined in State Planning Policy 1/02 "Development in the Vicinity of Certain Airports and Aviation Facilities".

<p><b>Whether particular buildings may be occupied for residential purposes</b>                  For more information go to schedule 2 table 1 of the <u>IP Regulation</u>                  Assessment period 15 days. No response is a deemed refusal.</p>	<p>16. An application to use an existing building that is not class 1, 2, 3 or 4 for residential purposes may trigger a referral to the local government as the concurrence agency.</p>
<p><b>Design and siting</b>                  For more information go to schedule 2 table 1 of the <u>IP Regulation</u>                  Assessment period 5 days. No response is a deemed refusal.</p>	<p>17. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the performance criteria of parts 11 and 12 of the Queensland Development Code.                  18. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for building clearance and site cover.                  19. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for performance criteria 4, 5, 7, 8 or 9 of the Queensland Development Code, part 11 or 12.</p>
<p><b>Fire safety in particular budget accommodation buildings</b>                  For more information go to schedule 2 table 1 of the <u>IP Regulation</u>                  Assessment period 15 days. No response is a deemed refusal.</p>	<p>20. An application may trigger referral to the local government as the concurrence agency to determine the building will comply with the fire safety standard under the <i>Building Act 1975</i> when the building work has been completed.</p>
<p><b>Higher risk personal appearance services</b>                  For more information go to schedule 2 table 1 of the <u>IP Regulation</u> and the QDC part 15                  Assessment period 15 days. No response is a deemed refusal.</p>	<p>21. An application may trigger referral to the local government as the concurrence agency to determine if the building work</p> <ul style="list-style-type: none"> <li>• complies with the performance criteria of the Queensland Development code part 15; and</li> <li>• the work does not comply with an acceptable solution stated in the part.</li> </ul>
<p><b>Building work for residential service</b>                  For more information go to schedule 2 table 1 of the <u>IP Regulation</u> and the QDC part 20                  Assessment period 15 days. No response is a deemed refusal.</p>	<p>22. An application for building work for premises in which residential care service under the <i>Residential Services (Accreditation) Act 2002</i>, section 4, is conducted, or is proposed to be conducted, will trigger referral to the local government as the concurrence agency.</p>
<p><b>Building work for removal or rebuilding</b>                  For more information go to schedule 2 table 1 of the <u>IP Regulation</u>                  Assessment period 5 days. No response is a deemed refusal.</p>	<p>23. An application for the removal and/or rebuilding at another site of a building or other structure, will trigger referral to the local government as the concurrence agency.</p>
<p><b>Building work for rainwater tank in designated rainwater tank area</b>                  For more information go to schedule 2 table 1 of the <u>IP Regulation</u> and the QDC part 25                  Assessment period 15 days. No response is a deemed refusal.</p>	<p>24. An application may trigger referral to the local government as the concurrence agency to determine if the building work or structure complies with the relevant performance criteria if -</p> <ul style="list-style-type: none"> <li>• Under the <i>Building Regulation 2006</i>, a rainwater tank is proposed to be installed as part of relevant building work, in a designated rainwater tank area; and</li> <li>• Under the Queensland Development Code, part 25, the rainwater tank does not include an acceptable solution for a relevant performance criteria.</li> </ul>





Urban Planet  
Town Planning Consultants

# Planning Report

**Material Change of Use for  
Outdoor Recreation Located at  
Tooth Street, Pialba**

**Lot 2 on SP 165309**

**Hervey Bay Golf and Country Club  
Inc.**

Date: January 2007  
Reference: 07617

HERVEY BAY CITY COUNCIL

23 JAN 2007

RECEIVED

51313-071007

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Feasibility studies  
Site plans  
Landscape plans  
IPA planning schemes  
Planning appeals  
Master plans  
Urban design  
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Counter disaster planning  
Public consultation  
Social impact planning  
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Urban Planet  
Town Planning Consultants  
ABN 85 825 004 550

65 Main Street  
Hervey Bay

PO Box 232  
Hervey Bay Q 4655

P: 07 4128 2888  
F: 07 4128 2588  
urbplan@bigpond.net.au

Partners:

Ward Veitch  
M: 0427 282 088  
ward@urbanplanet.com.au

Doug Mackay

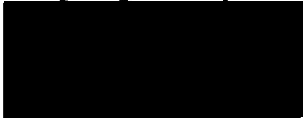


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Signed on behalf of Urban Planet Town Planning Consultants.



s.47(3)(b) Sch 4  
Part 3 Item 3

Ward David Veitch  
Partner

Date 23 January 2007

Copy Number 5 /6

ACCRC - Released under RTI Act 2009



## EXECUTIVE SUMMARY

Urban Planet has been commissioned by Hervey Bay Golf and Country Club Inc. to lodge a Development Application for Material Change of Use under the provisions of the Hervey Bay City Planning Scheme. It is proposed to reconfigure the existing clubhouse facility and relocate the Pro-shop in accordance with the proposal plans contained at **Attachment 1** to this report.

The project is compliant with the objectives and Desired Environmental Outcomes of the Strategic Framework or otherwise provides suitable design elements to facilitate high quality design outcomes in terms of impacts on the amenity characteristics of the locality. The project is in keeping with the provisions of the Hervey Bay City Planning Scheme and is unlikely to impose adverse impacts on the amenity expectations of patrons.




## 1.0 PROPOSAL

The development details are:

<b>PROPOSAL</b>	<p><b>Material Change of Use for Outdoor Recreation</b></p> <p>This report supports an application for Material Change of Use for Outdoor Recreation under the provisions of the Hervey Bay City Planning Scheme. The applicant proposes to reconfigure and refurbish the existing clubhouse and construct the Pro-shop in a new on site location.</p> <p>The subject site is occupied by the Hervey Bay Golf and Country Club, utilised for commercial and recreational activities. The proposed reconfiguration of the current clubhouse will include provision of a Sportsman's and spike bar, bottle shop, handicapper's room, reception, designated outdoor smoking areas and foyer, and will relocate the existing gaming machines, committee room and building entrance. This Application also proposes to develop part of the subject site for an independent Pro-shop to replace the existing facility. The proposal plans at Attachment 1 depict the existing and proposed development.</p> <p>The site addresses the Tooth Street, Hythe Street and Old Maryborough Road frontages, Pialba. Vehicular and pedestrian access is obtained from Tooth Street only. Car parking is located along the main approach frontage of the site.</p> <p>The proposed Pro-shop will be constructed in a form and of materials consistent with contemporary buildings in the locality. The proposal is generally consistent with the requirements of the Town Planning Scheme and Strategic Framework. The proposal is consistent with the character of the locality and the expectations of Council's statutory planning documents.</p> <p>The details of the development are depicted on the proposal plans at Attachment 1.</p>
<b>APPLICANT</b>	Hervey Bay Golf and Country Club Inc.
<b>PROPERTY DESCRIPTION</b>	Lot 2 on SP165309
<b>FRONTAGE</b>	Hythe Street (604m) Old Maryborough Road (626m), Tooth Street (770m)
<b>AREA OF LAND</b>	60.13 Ha
<b>ADDRESS</b>	Tooth Street, Pialba



<b>ZONING</b>	Open Space Zone 
<b>CATEGORY</b>	Code Assessable
<b>CURRENT USE</b>	Outdoor Recreation Use
<b>ADVICE AGENCIES</b>	Nii
<b>CONCURRENCE AGENCIES</b>	DMR

### 1.1 Site Description

The subject premises is located at Tooth Street, Pialba on land described as Lot 2 on 2SP165309. The site is 60.13 Ha in extent and has frontage to Tooth Street, Old Maryborough Road and Hythe Street, road reserves all constructed to bitumen seal standards with kerb and channel. Vehicular access is obtained from Tooth Street only. The site is contained within the Open Space zone pursuant to the Hervey Bay City Planning Scheme. The general locality is characterised by development of a light industrial and residential nature.



The site is developed with an eighteen hole golf course and ancillary facilities including a clubhouse, Pro-shop, beer garden and barbeque area.

The subject site adjoins Eli Waters Residential Estate to the West, and development of a residential nature also exists East of the site and across from Tooth Street. Light industrial development occupies land to the South and the site reverses onto vacant rural land, to the north and across from Hythe Street. A 1.8m chainwire fence traverses the length of the western, southern, northern and part of the eastern property boundaries, providing division between adjacent premises and activities.

The existing development includes provision of sufficient car parking facilities. One hundred and five (105) sealed car parking spaces exist on the main approach side of the site and service the needs of staff and patrons of the golf course and country club. The site is landscaped in accordance with requirements of the superseded Town Planning Scheme. Buffer strips address the street frontage except for points of vehicular entry and egress and are compliant in width, length and location.

The subject land is well located to provide accessibility to employment opportunities in the town and to a range of urban facilities. The proposed development will meet the density expectations of development within the immediate locality.

The locality of the site is depicted below



## 1.2 History

Nil

## 1.3 Attachments

Attachment 1

Development Plans



**2.0 Town Planning Scheme Plan Codes**

**Zone:** Open Space

**Proposed Land Use:** Pro-shop

**Overall Outcomes for the Open Space Zone**

**2.1.5.1 Development Principles**

<b>URBAN LOCALITY CODE – OPEN SPACE ZONE</b>		
<b>Performance Criteria</b>	<b>Proposed Development</b>	<b>Complying?</b>
<b>Land Use</b>		
<p><b>PC1</b> The following uses are inconsistent with the overall outcomes of the Open Space Zone and are not located in this Zone:</p> <ul style="list-style-type: none"> <li>• any Community use (except where appropriately located, Community facility, Indoor recreation and Outdoor recreation);</li> <li>• any Rural use;</li> <li>• any Residential use;</li> <li>• any Commercial use;</li> <li>• any Industrial use;</li> <li>• any Other use (except Park facility).</li> </ul>	<p>The proposal is for a reconfiguration of the existing lawful golf club facilities. The proposed use is consistent with the intent of the zone</p>	<p>Meets Acceptable Solution</p>
<p><b>PC2</b> Parks provide for the active and passive recreational needs of the community.</p>	<p>The existing golf course provides an active recreational experience for patrons and an accompanying clubhouse facility presents an opportunity for passive recreational needs and the club administration.</p>	<p>Meets Acceptable Solution</p>
<b>Siting and Design</b>		
<p><b>PC3</b> The built form and design of park facilities is consistent in scale, height and bulk with surrounding development.</p>	<p>Ancillary facilities, including the proposed Pro-shop, comply with relevant site cover, height and set-back controls pursuant to Hervey Bay City Planning Scheme.</p>	<p>Meets Acceptable Solution</p>
<p><b>PC4</b> Buildings are setback to ensure they do not dominate the open space character of the site.</p>	<p>Ancillary facilities including the proposed Pro-shop are set back in excess of ten (10) meters from all road frontages.</p>	<p>Meets Acceptable Solution</p>
<p><b>PC5</b> Buildings and recreational activities are located to minimise any conflict with adjoining residential development.</p>	<p>The existing golf course development provides sufficient buffering between adjoining land uses and the</p>	<p>Meets Acceptable Solution</p>

	proposed Pro-shop and existing clubhouse.	
PC6 Car parking and service areas are appropriately located to ensure they do not to impact on the open space character of the area.	Car parking is well removed from Tooth Street and Old Maryborough Road and suitable levels of buffering are provided to integrate car parking space into the locality.	Meets Acceptable Solution
<b>General Requirements</b>		
PC7 The parkland focuses on the values of the area – eg. the recreational, cultural, educational, habitat, ecological or landscape values.	The existing golf course enhances the topographical features of the site and services the community as a high level recreational opportunity.	Meets Acceptable Solution
PC8 The nature and type of noise generated does not impact on residential amenity.	The use will not generate unwanted noise beyond that which is expected in the Open Space area zone.	Meets Acceptable Solution

#### Issues

Nil. It must be noted that the existing facilities are lawfully operated on the subject site. The proposed new pro-shop will be located within the bounds of the existing golf course.

#### Overall Outcomes for the Commercial Use Code

##### 3.4.4 Development Principles

<b>COMMERICAL USE CODE</b>		
Performance Criteria	Proposed Development	Complying?
<b>Location</b>		
PC1 Local shops are suitably located and support the immediate residential community.	This application does not include a proposal for local shops.	N/A
<b>Gross Floor Area, building height and building form</b>		
PC2 The scale and bulk of buildings is consistent with the buildings of the locality and the character of the area.	The building height of the existing clubhouse does not exceed 20 metres. The clubhouse is 3 metres in height and the proposed Pro-shop is 2.7 metres in height.  Site cover for the existing and proposed development does not exceed 50% of the site area	Meets Acceptable Solution
<b>Building Setbacks</b>		
PC3 The building setbacks complement the setbacks of surrounding development	Ancillary facilities including the proposed pro-shop are	Meets Acceptable





and do not detrimentally impact on the amenity of adjoining land uses and the area.	set back in excess of ten (10) meters from the road frontages and are sufficiently removed from all site boundaries.	Solution
<b>Building Design</b>		
PC4 Building design complements the scale and function of the Centre and the streetscape.	The existing clubhouse is orientated towards the street façade and entrances are directly accessible from the Tooth Street frontage. The development of a new reception area on the southern end of the building will provide more accessible entry to the building.	Meets Acceptable Solution
<b>Pedestrian Environment</b>		
PC5 Commercial uses are designed to provide a safe and sheltered pedestrian environment with non-discriminatory access.	The development provides a sheltered and shaded pedestrian environment.	Meets Acceptable Solution
<b>Amenity</b>		
PC6 Development is designed to attenuate noise from external sources and to minimize the emission of noise on adjoining residential areas	The existing development does not impose any adverse impacts on the adjoining residential estate to its west, in that space is provided for adequate ventilation, privacy and daylight penetration between structures.	Meets Acceptable Solution
PC7 Air conditioning units and/or refrigeration units are located so they are not visually obtrusive and do not cause undesirable visual or noise impacts on adjoining premises.	Complies with acceptable solutions	Meets Acceptable Solution
<b>Parking</b>		
PC8 Parking structures are designed to be unobtrusive when viewed from the street.	Car parking is well removed from Tooth Street and Old Maryborough Road s and suitable levels of buffering are provided to integrate car parking space into the locality.	Meets Acceptable Solution
<b>Design for Safety</b>		
PC9 The design of buildings and public spaces provide a safe environment for users of the space.	Windows and doors are navigated towards the street frontages and overlook open space areas and visitor parking facilities.  Landscaping is designed to facilitate casual surveillance of the street	Meets Acceptable Solution



	via minimisation of concealment points.	
<b>Landscaping</b>		
<b>PC10</b> Commercial buildings and car parking area are landscaped to create an attractive streetscape.	Landscaping treatments are of a scale and composition that will maintain a high level of visual amenity appropriate to the Open Space zone.	Meets Acceptable Solution
<b>PC11</b> Development is to achieve a high level of amenity in landscape design outcomes.	Landscaping treatments are of a scale and composition that will maintain a high level of visual amenity appropriate to the Open Space zone.	Meets Acceptable Solution
<b>Impact of Commercial Development</b>		
<b>PC12</b> The growth of commercial development is effectively managed to ensure that significant economic and social impacts are ameliorated.	N/A	N/A

**Issues**

Nil

**Overall Outcomes for the Landscaping Code**

**4.6.4 Development Principles**

<b>LANDSCAPING CODE</b>		
<b>Performance Criteria</b>	<b>Proposed Development</b>	<b>Complying?</b>
<b>Landscaping Design - General</b>		
<b>PC1</b> All development shall include landscape outcomes that provides for increased aesthetics and environmental outcomes.	The development is landscaped to an appropriate standard of design and in a manner which preserves and enhances the amenity of the locality and protects the personal health and safety of the community.	Meets Acceptable Solution
<b>Streetscape Values</b>		
<b>PC2</b> New development provides attractive streetscapes that reinforce the functions of the street and enhance the amenity of buildings.	This application for a Pro-shop and the reconfiguring of the existing Clubhouse does not demand the need for additional landscaping of the site.  Existing landscaping treatments are of a scale and composition that will	Meets Acceptable Solution



	maintain a high level of visual amenity appropriate to the Open Space zone.	
PC3 New development provides a landscape contextual link to existing development landscape outcomes .	This application for a Pro-shop and the reconfiguring of the existing Clubhouse does not demand the need for additional landscaping of the site.  Existing landscaping treatments are of a scale and composition that will maintain a high level of visual amenity appropriate to the Open Space zone.	Meets Acceptable Solution
PC4 The form, extent and materials of fencing must be designed to minimise visual impact.	Fencing and landscaping treatments are compliant with Council controls.	Meets Acceptable Solution
PC5 Landscape works and fencing are provided to the front of all development forms and designed to create visual interest to ensure appropriate amenity within the City	The full length of the street frontage is buffered to council regulations.	Meets Acceptable Solution
<b>Site Planning</b>		
PC6 Existing trees are retained in such a way that ongoing viability of the trees is accommodated.	N/A	N/A
PC7 The proposed development is legible for pedestrians.	The proposed development provides for safe and efficient pedestrian access to a building's entrance from the street frontage and from all parking and set down areas.	Meets Acceptable Solution
PC8 The visual impact of cut and fill and retaining walls is minimised.	N/A	N/A
PC9 The finished topography and built form allows for practical maintenance access to any part of the site.	N/A	N/A
<b>Visual Amenity</b>		
PC10 Vegetation screening is provided to improve the amenity of development and to mitigate impacts between development and service areas.	Existing landscaping treatments are of a scale and composition that will maintain a high level of visual amenity appropriate to the Open Space zone.	Meets Acceptable Solution
PC11 Landscape buffers are provided to maximise the separation of potentially incompatible land uses and improve the visual amenity of a proposed development.	The full length of the street frontage is buffered pursuant to council regulations.	Meets Acceptable Solution



<b>Planting</b>		
PC12 The proposed planting contributes to a 'sense of place' or specific character, resulting in improved visual amenity and an ongoing positive contribution to the City character.	The development is landscaped to a high standard of design and in a manner which will preserve and enhance the residential amenity of the locality.	Meets Acceptable Solution
PC13 Plant species selected must address functional issues including screening, buffering, visual amenity and shading, in terms of aesthetics, size, reliability, watering requirements, maintenance and long-term viability.	N/A	N/A
<b>Pavements</b>		
PC14 Pavements are designed to ensure durability, safety and visual interest.	N/A	N/A
<b>Landscape Structures</b>		
PC15 Landscape Structures are provided to augment the setting of the landscape.	N/A	N/A
<b>Car Park Areas</b>		
PC16 Landscaping is used to reduce the visual impact of the car park areas and provide solar shading to car parks.	Car parking is well removed from Tooth Street and Old Maryborough Road and suitable levels of buffering are provided to integrate car parking space into the locality.	Meets Acceptable Solution
PC17 Existing trees that contribute to the provision of shade and visual amenity are viably retained.	N/A	N/A
PC18 Amenity impacts on adjacent incompatible development are minimised.	Landscape areas are designed to provide suitable levels of visual buffering to adjoining residential development and obscure overlooking opportunities.	Meets Acceptable Solution
PC19 Water sensitive urban design principles are employed where feasible.	N/A	N/A

**Issues**

Nil



**Overall Outcomes for the Parking and Access Code**

**4.9.4 Development Principles**

<b>PARKING AND ACCESS CODE</b>		
<b>Performance Criteria</b>	<b>Proposed Development</b>	<b>Complying?</b>
<b>Car Parking / Service Vehicle Provision</b>		
<p><b>PC1</b> Sufficient car parking spaces and provision for service vehicle are provided on the site to accommodate the amount and type of vehicle traffic likely to be generated by the proposed use and its locality.</p>	<p>It is our opinion that sufficient visitor, resident and staff parking is provided on site to service the proposed and existing development pursuant to Council requirements. In this regard, the site provides 105 sealed spaces. Adequate overflow parking is available within the site for "on-off" events such as the pro-Am.</p>	<p>Meets Acceptable Solution</p>
<b>Car park location</b>		
<p><b>PC2</b> On-site car parking areas are conveniently located, easily accessible, attractive and safe to use.</p>	<p>Car parking is well removed from Tooth Street and Old Maryborough Road and suitable levels of buffering are provided to integrate car parking space into the locality.</p>	<p>Meets Acceptable Solution</p>
<b>Access</b>		
<p><b>PC3</b> Access points are located to operate efficiently and safely and minimise conflicts considering:</p> <ul style="list-style-type: none"> <li>- the amount and type of vehicular traffic;</li> <li>- the type of use and road traffic conditions;</li> <li>- the nature and extent of future street or Intersection improvements;</li> <li>- current and future on street parking; and</li> <li>- available site distances.</li> </ul>	<p>The subject site is readily accessible for vehicular traffic and proposed access and location of driveways are designed so as to minimize traffic conflicts.</p>	<p>Meets Acceptable Solution</p>
<b>Design &amp; Layout</b>		
<p><b>PC4</b> Car parking spaces are of a suitable size and dimension to meet user requirements.</p>	<p>It's our understanding that car parking is located and designed in accordance with Australian Standards – AS2890.1.</p>	<p>Meets Acceptable Solution</p>
<p><b>PC5</b> Car parking layout, manoeuvring and service areas are safe, convenient and functional.</p>	<p>It's our understanding that car parking layout, vehicle maneuvering and service areas are designed in accordance with Australian Standards – AS 2890.1 and AS2890.2.</p>	<p>Meets Acceptable Solution</p>



<p>PC6 Car parking areas do not detract from the amenity of the surrounding locality.</p>	<p>Suitable levels of visual buffering are provided to integrate car parking space into the locality.</p>	<p>Meets Acceptable Solution</p>
<p><b>On-site Vehicle Movement</b></p>		
<p>PC7 On-site driveways, manoeuvring areas and vehicle parking/standing areas must be designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> <li>- are at gradients suitable for intended vehicle use;</li> <li>- consider the shared movements of pedestrians and cyclists;</li> <li>- are effectively drained and sealed; and</li> <li>- are available at all times they are required.</li> </ul>	<p>Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p> <p>On site driveways and vehicle maneuvering areas are drained in such a way that adjoining and downstream land is not adversely affected.</p>	<p>Meets Acceptable Solution</p>
<p>PC8 Suitable access and on-site manoeuvring is provided for the use.</p>	<p>It's our understanding that vehicle maneuvering and circulation and/or turning areas are designed in accordance with Australian Standards AS 2890.1 and AS 2890.2.</p>	<p>Meets Acceptable Solution</p>
<p>PC9 Service vehicle and loading areas are of a suitable size and dimension to meet user requirements with suitable access and on-site maneuvering.</p>	<p>The development is designed to accommodate service vehicles and on site manoeuvring requirements.</p>	<p>Meets Acceptable Solution</p>
<p>P 10 Commercial uses and community uses are designed and constructed to encourage users of the development to access the site by means of foot or bicycle through provision of appropriate end-of-trip facilities including bicycle parking and shower/change rooms.</p>	<p>Sufficient space for bicycle parking exists on site and the development provides a shaded pedestrian environment.</p> <p>Suitable public transport networks are in place in the locality to service the needs of local customers and residents and to provide convenient access to tourist and commercial facilities located within close proximity of the site.</p>	<p>Meets Acceptable Solution</p>

**Issues**

Nil



**Overall Outcomes for the Works, Services and Infrastructure Code**

**4.14.4 Development Guidelines**

<b>WORKS, SERVICES &amp; INFRASTRUCTURE CODE</b>		
<b>Performance Criteria</b>	<b>Proposed Development</b>	<b>Complying?</b>
<b>General Infrastructure Provision and Integration</b>		
<b>PC1</b> Land used for urban purposes must be serviced adequately with regard to water, waste disposal, drainage, telecommunication and electricity infrastructure.	It is our understanding the subject site is adequately serviced with all necessary infrastructure and has access to all urban services consistent with the requirements for the proposed development.	Meets Acceptable Solution
<b>PC2</b> An adequate, safe and reliable supply of potable and general use water is provided.	It is our understanding the subject site is adequately serviced by a reticulated water supply.	Meets Acceptable Solution
<b>PC3</b> Provision is made for the treatment and disposal of effluent to ensure there are no adverse impacts on water quality (both ground water and surface waters) and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	It is our understanding the subject site is adequately serviced by a reticulated sewerage system.	Meets Acceptable Solution
<b>PC4</b> Land is provided with internal and external drainage to an appropriate standard to minimise runoff and impacts on receiving waters (both surface and ground water).	It is our understanding the subject site is adequately serviced by a reticulated stormwater system.	Meets Acceptable Solution
<b>PC5</b> Land is provided with an electricity supply.	It is our understanding the subject site is adequately connected to an electricity supply	Meets Acceptable Solution
<b>PC6</b> Telecommunication facilities are provided to all sites and/or development.	It is our understanding the subject site is adequately connected to a telecommunications system.	Meets Acceptable Solution
<b>PC7</b> Roads are provided to allow for : a) safe and efficient movement of vehicles on the road adjacent to the site; b) the safe and efficient movement of vehicles to and from the site; c) the safe and efficient movement of pedestrian and cyclists adjacent to the site; and d) the safe and efficient movement of pedestrians and cyclists to and from the site.	The road frontage is constructed to bitumen sealed standards with kerb and channel and can safely and efficiently accommodate traffic movement.  Sufficient space exists on site and on the street front to accommodate pedestrians and cyclist parking where necessary.	Meets Acceptable Solution



<b>Flood management</b>		
<b>PC8</b> Development design must reduce property damage and where applicable, ensure public safety by ensuring that the development levels are set above the relevant design flood event, and by avoiding causing exposure to undue flood hazard.	N/A	N/A
<b>PC9</b> Development must not compromise flood evacuation procedures, with sufficient access of egress available to enable evacuation during a range of floods up to and beyond the designated flood event.	N/A	N/A
<b>PC10</b> The proposed stormwater management system or site works must not adversely impact on flooding or drainage of properties that are upstream, downstream or adjacent to the subject site.	N/A	N/A
<b>PC11</b> Development must not reduce the flood storage capacity of the creek or waterway.	It is our understanding that all site drainage is carried out in accordance with Council's Drainage Strategy and no direct discharge is made to waterways external to the site.	Meets Acceptable Solution
<b>PC12</b> Development protects and enhances the environmental values in a creek or waterway, including it's banks and vegetation.	It is our understanding the proposal will not impact upon natural environmental assets or ecological processes.	Meets Acceptable Solution
<b>PC13</b> Landscaping must not impede a natural watercourse, flood channel or overland flow path.	The subject site is not located within close proximity to a watercourse, such that the proposal would reduce the water quality of receiving waters.	Meets Acceptable Solution
<b>Filling and Excavation</b>		
<b>PC14</b> Filling and excavation does not result in the instability of a site or adjacent land.	N/A	N/A
<b>PC15</b> Filling or excavation does not result in the contamination of land.	N/A	N/A
<b>PC16</b> Changes to site characteristics as a result of filling or excavation has no detrimental impact upon the site or upstream or downstream land.	N/A	N/A
<b>PC17</b> Earthworks are carried out in a manner to ensure no adverse impact	N/A	N/A



upon surrounding land including groundwater, watercourses, drainage lines, wetlands, and native vegetation.		
<p>PC18 Embankment location and construction does not impact upon neighbouring properties in terms of :</p> <p>a) hydrology;  b) alteration of existing overland flow paths and patterns;  c) landslip or failure of dam wall; and  d) effluent disposal areas.</p>	N/A	N/A

**Issues**

Nil

**2.1 Referrals**

Department of Main Roads



### 3.0 CONCLUSION

It is our opinion that the proposed Material Change of Use is consistent with the objectives and future intent of the Town Planning Scheme for the City of Hervey Bay. The development generally complies with the provisions of the Strategic Framework and the Desired Environmental Outcomes for the City and the scale and nature of development is consistent with the expectations of development in this locality given its compliance with Council's planning requirements.

The proposed development is suitably designed to be compatible with the character of the locality, and reconfiguring the existing clubhouse and construction of a Pro-shop will not have unacceptable impacts on the area through traffic generation, building scale, noise or visual characteristics, beyond the expectations of the precinct. The development complies with the provisions of the Town Planning Scheme and will offer significant benefits to the growth of the City.

It is therefore submitted that the proposed development is suitable for approval subject to reasonable and relevant conditions.

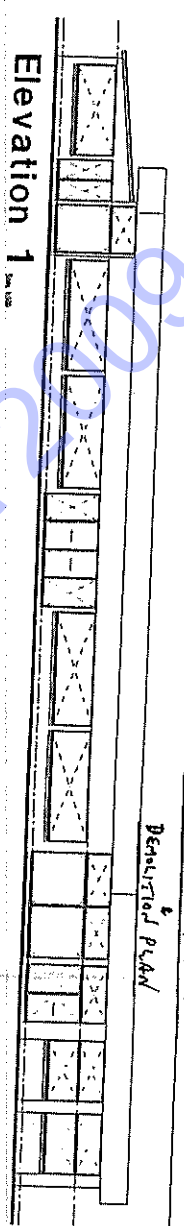
**Attachment 1  
Development Plans**

KCRC - Released under RTI Act 2009

ORIGINAL DASH PLAN  
&  
Detailed Plan

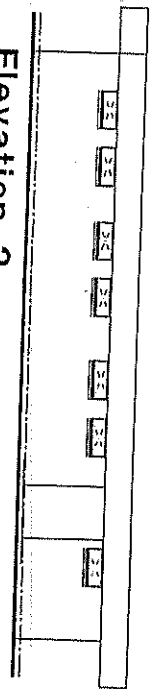
Elevation 1

Scale 1/8" = 1'-0"



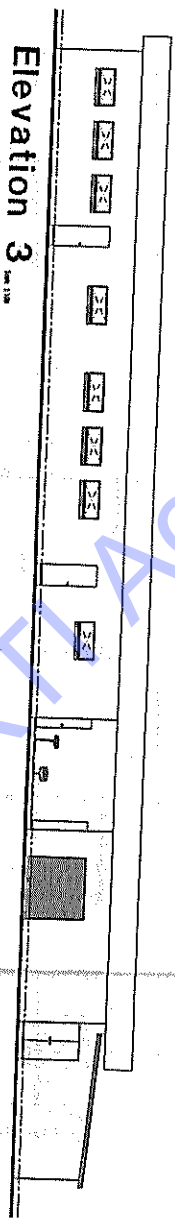
Elevation 2

Scale 1/8" = 1'-0"



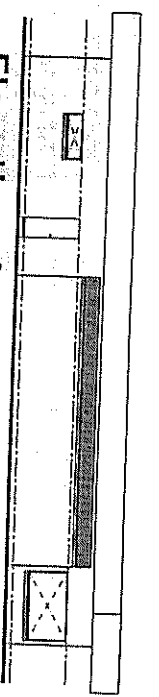
Elevation 3

Scale 1/8" = 1'-0"



Elevation 4

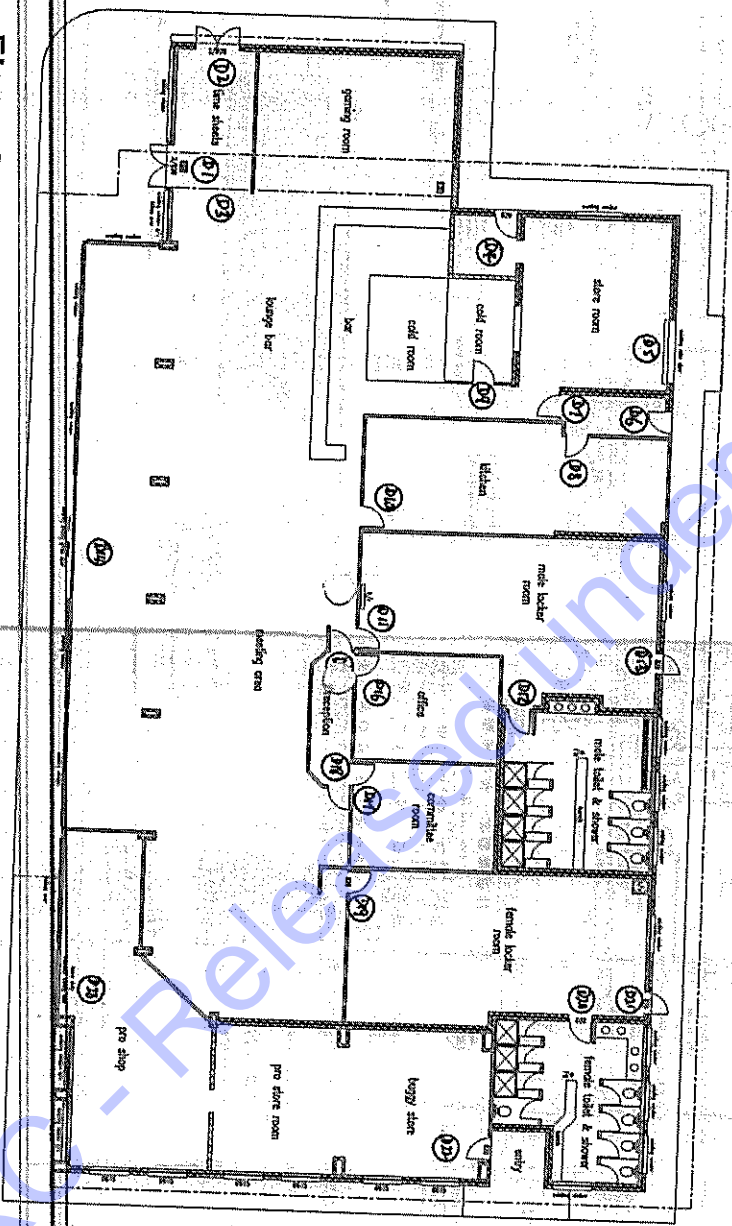
Scale 1/8" = 1'-0"



CONCEPT DRAWINGS  
NOT FOR CONSTRUCTION

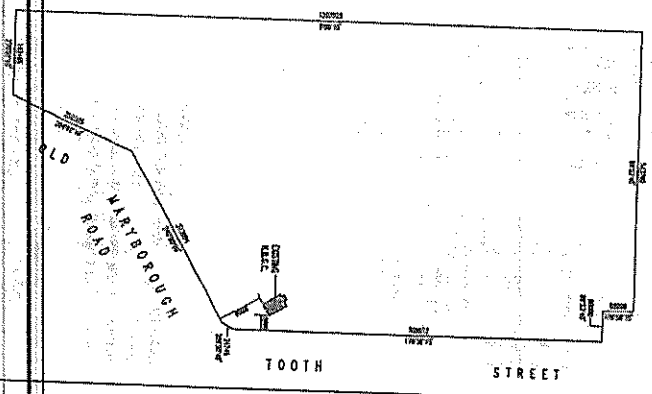
Floor Plan

Scale 1/8" = 1'-0"



Site Plan

Scale 1/8" = 1'-0"



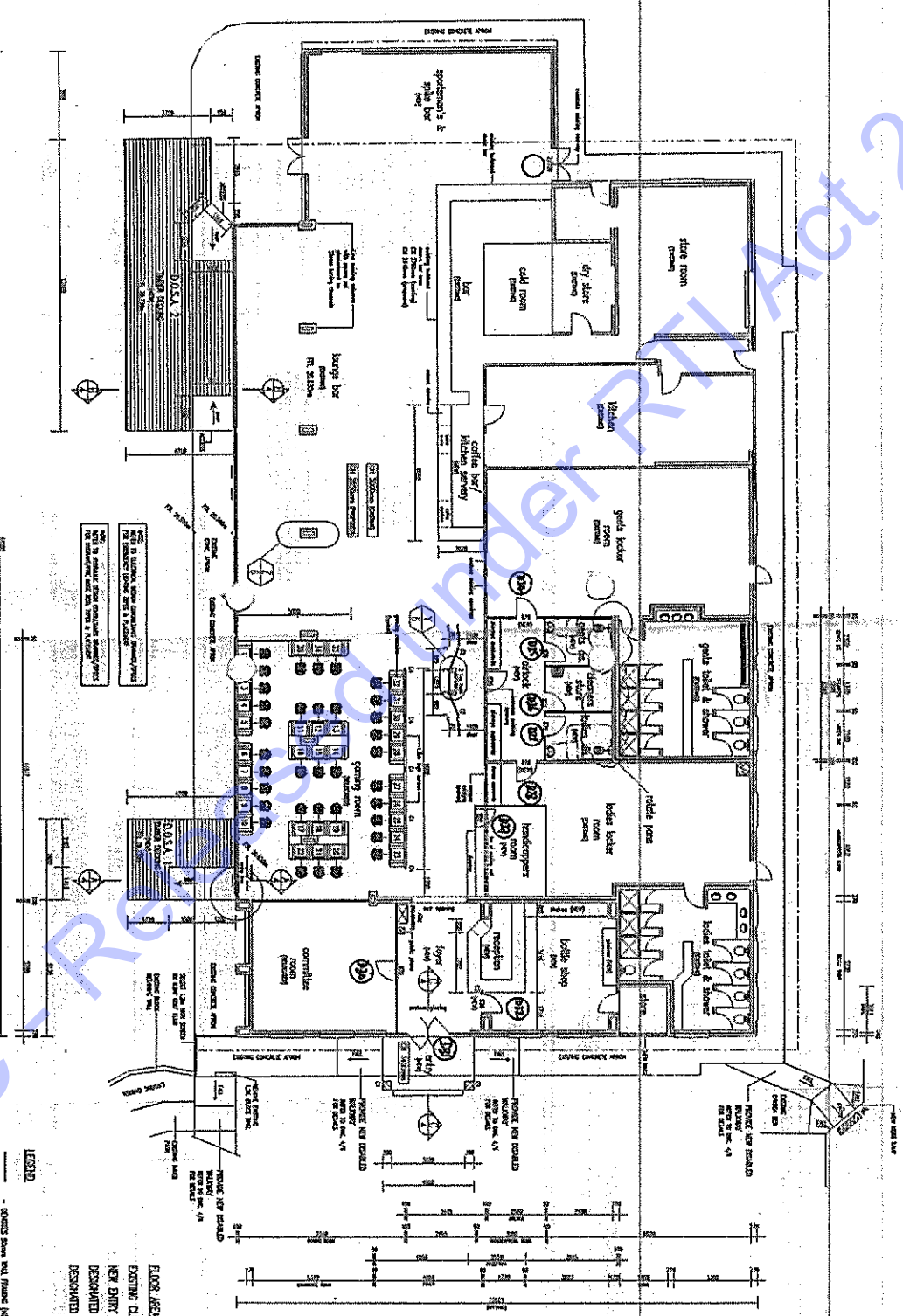
**PATTON & ROOPER**  
ARCHITECTS  
DESIGN OFFICE  
1000 W. 10th St.  
Wichita, KS 67202  
Phone: (785) 326-1111  
Fax: (785) 326-1112

PROJECT: PROPOSED ALTERATIONS  
NO. 1000 W. 10th St.  
Wichita, KS 67202  
Client: K&N

DATE	DESCRIPTION
10/1/03	PRELIMINARY
11/1/03	REVISED
12/1/03	REVISED
1/1/04	REVISED
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9/1/20	REVISED
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11/1/20	REVISED
12/1/20	REVISED

# Proposed Stage 1 Floor Plan

- VENTILATION**
- Ventilation of all areas in accordance with the relevant AS/NZS standards.
  - Ventilation of all areas in accordance with the relevant AS/NZS standards.
  - Ventilation of all areas in accordance with the relevant AS/NZS standards.
- FIRE SAFETY REQUIREMENTS**
- Fire safety requirements in accordance with the relevant AS/NZS standards.
  - Fire safety requirements in accordance with the relevant AS/NZS standards.
  - Fire safety requirements in accordance with the relevant AS/NZS standards.



NOTE: The building and its contents are to be protected by fire insurance. The building and its contents are to be protected by fire insurance. The building and its contents are to be protected by fire insurance.

**REMARKS:**

- 1 - DOORS TO BE INSTALLED AS SHOWN.
- 2 - DOORS TO BE INSTALLED AS SHOWN.
- 3 - DOORS TO BE INSTALLED AS SHOWN.

**PROJECT INFORMATION:**

CLIENT: **NEW DOORS**

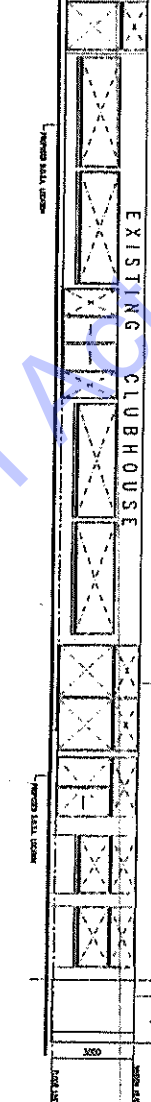
ADDRESS: **LOT 2 COR. TOWN STREET & OLD WARRAWONG ROAD, HEMERY BV, QD**

DESIGNER: **EVAN & ROGER DESIGN GROUP PTY LTD**

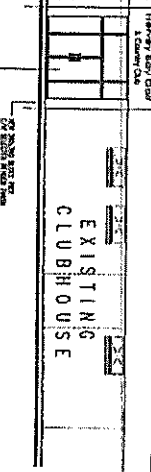
DATE: **1/2**

NO.	DATE	DESCRIPTION
1	1/2	ISSUED FOR PERMIT

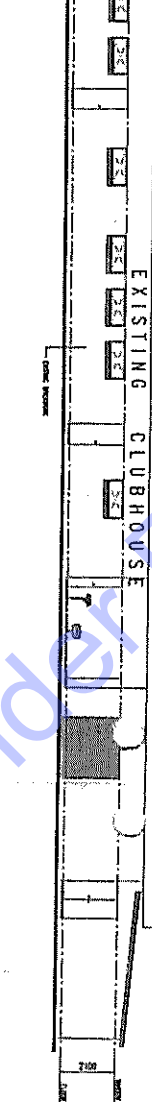
Elevation 1  
SCALE 1/8" = 1'-0"



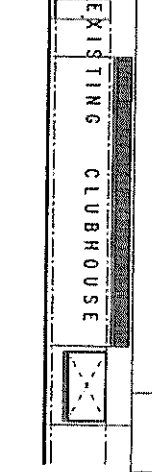
Elevation 2  
SCALE 1/8" = 1'-0"



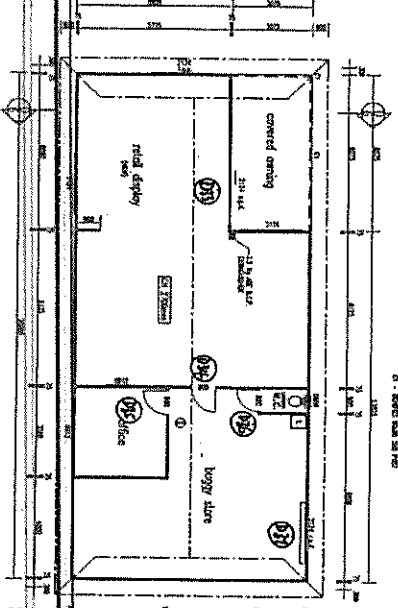
Elevation 3  
SCALE 1/8" = 1'-0"



Elevation 4  
SCALE 1/8" = 1'-0"



Pro-Shop Floor Plan  
SCALE 1/8" = 1'-0"



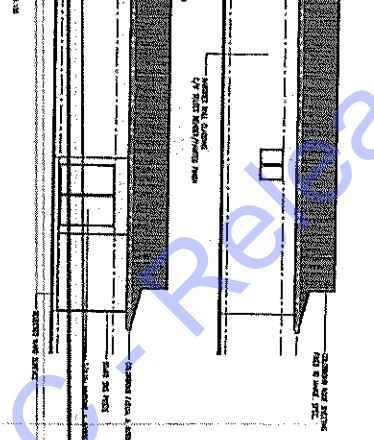
**VERANDA:**  
 1. COVERED BY 2" x 4" JOIST  
 2. 1" x 6" PLANK  
 3. 2" x 4" POST  
 4. 4" x 4" POST

**FIRE SAFETY REQUIREMENTS:**  
 1. ALL DOORS TO BE OPENED TO THE OUTSIDE  
 2. ALL DOORS TO BE OPENED TO THE OUTSIDE  
 3. ALL DOORS TO BE OPENED TO THE OUTSIDE  
 4. ALL DOORS TO BE OPENED TO THE OUTSIDE

**FLOOR AREAS**  
 SHOP AREA 22,489 sqm.  
 BUILT STONE 6,800 sqm.  
 COVERED ENTRY 1,800 sqm.  
 TOTAL FLOOR AREA 100,000 sqm.

**TRIMMITE PROTECTION NOTE:**  
 TRIMMITE PROTECTION IS TO BE PROVIDED IN ACCORDANCE WITH THE TRIMMITE PROTECTION SYSTEM. THE TRIMMITE PROTECTION IS TO BE PROVIDED IN ACCORDANCE WITH THE TRIMMITE PROTECTION SYSTEM.

Elevation 1  
SCALE 1/8" = 1'-0"



Elevation 2  
SCALE 1/8" = 1'-0"



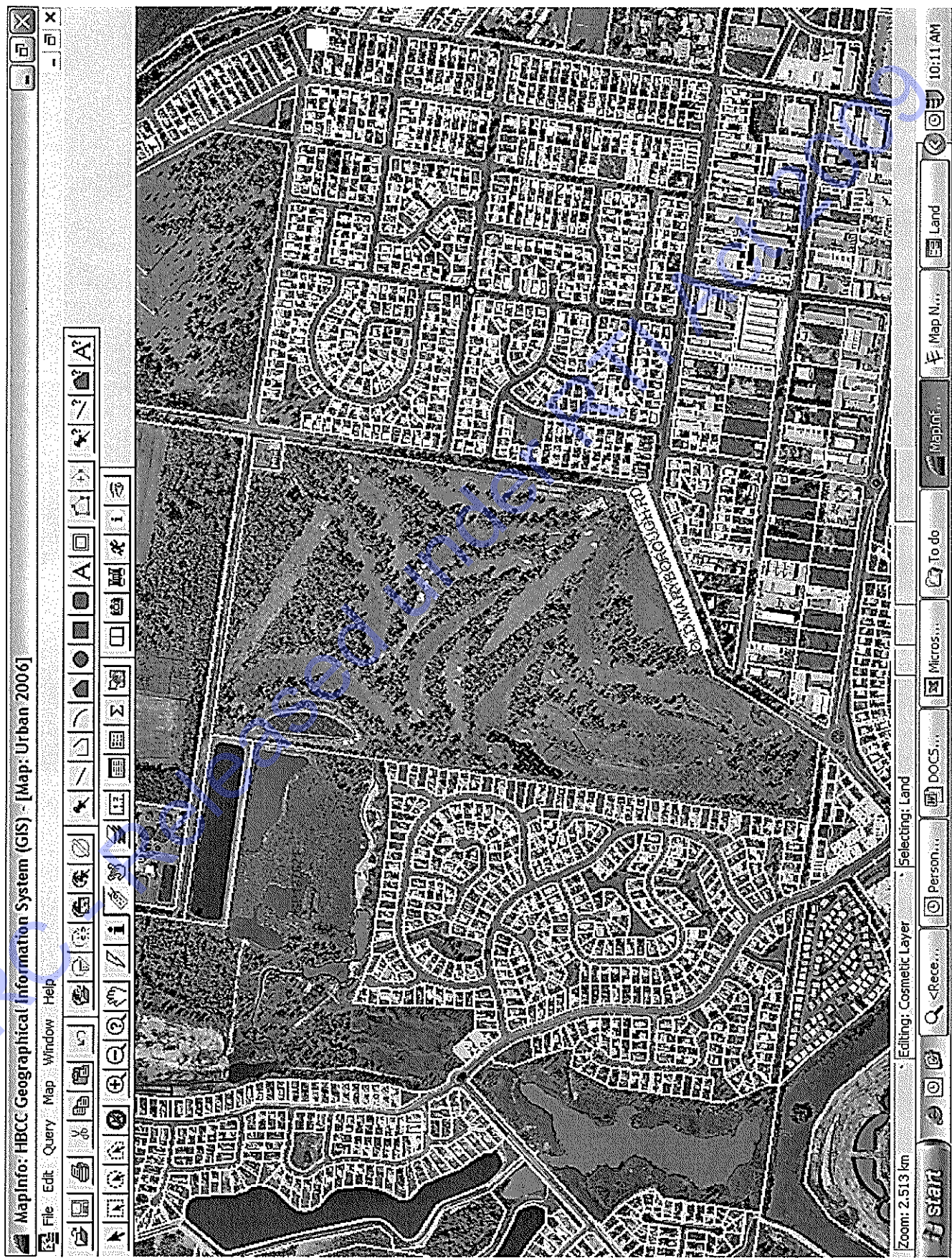
**EMMEN & RODGER ARCHITECTS**  
 ARCHITECTS  
 1001 WEST 10TH AVENUE  
 DENVER, CO 80202  
 PHONE (303) 441-4444  
 FAX (303) 441-4444

**PROJECT:** PRO-SHOP FLOOR PLAN  
**DATE:** 1/16/94  
**SCALE:** 1/8" = 1'-0"

**CLIENT:** HENRY BAR COFFEE & TOBACCO CO.  
 1001 WEST 10TH AVENUE  
 DENVER, CO 80202  
 PHONE (303) 441-4444  
 FAX (303) 441-4444

**PROJECT INFORMATION:**  
 NO. OF SHEETS: 13  
 SHEET NO.: 5  
 DATE: 1/16/94

FCR



2

HERVEY BAY CITY COUNCIL  
DEVELOPMENT SERVICES DEPARTMENT  
APPLICATION COVER SHEET

File Number  
513/3-071007

Related Files

Type of Application  
MATERIAL CHANGE OF USE

Applicant  
HERVEY BAY GOLF CLUB AND COUNTRY CLUB INC C/ URBAN TOWN  
PLANNING CONSULTANTS

Location  
TOOTH STREET PIALBA QLD 4655

Proposal  
OUTDOOR RECREATION

DOCUMENTS LODGED

Application Form Received	23/01/07
Plans/Bound Material	3 SETS
Fees Paid	\$2,000.00

DART Meeting held?

Proclaim   
Applications Register #603362   
DOCS Link Files(Op Works)

REFERRAL TO COUNCIL FOR REQUIREMENTS

	Development Engineer	Strategic Planning	Building/ Plumbing	Roads Infrac	Community & Recreation	Vegetation M'ment	Environment & Health	Counter
Refer to								
Date referred								

REFERRAL TO EXTERNAL DEPARTMENTS FOR REQUIREMENTS

	Qld Transport	Dept of Environment	Dept of Primary Industries	Beach Protection Authority	Dept of Natural Resources	Dept Family, Youth, Community Care	Ergon	Telstra
Refer to								
Date referred								

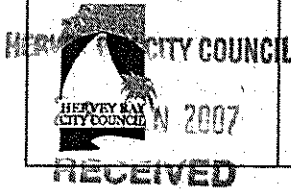
Is this Application for ERA only	Yes <input type="checkbox"/>	Details	Initials	Date
	No <input type="checkbox"/>			

(Applicant Decision Notice Stage) OFFICER NO SCHEME AMENDMENT REQUIRED  
 (Submitter Decision Notice Stage) OFFICER NO SCHEME AMENDMENT REQUIRED



PHY: - 159180

A007387(P1)



CHECKLIST FOR DEVELOPMENT APPLICATIONS

Development Applications for Material Change of Use, Reconfiguring a Lot & Combined Applications

513/3-071007

DOCS #596186

Description of proposal: MCV - Outdoor Recreation

Table with columns: IDAS, Information, Completed, Comments. Sections include IDAS Form Part A (Common Details), IDAS Form Part D (Material Change of Use), IDAS Form Part F (Reconfiguring a Lot), and Misc. Information.

Receiving Officer: T. Richards G. Beck

Signature: [Redacted]

Date: 23-1-06

s.47(3)(b) Sch 4 Part 3 Item 3

# CHECKLIST FOR MANAGING APPLICATIONS

Application Properly Made  **Date lodged**

Received Assessment Officer

Acknowledgement Notice required? Yes / No

Information Request required? Yes / No

Requires Referral Coordination? Yes / No

REFERRAL AGENCIES: Yes / No	
Advice: (list)	Trigger
Concurrence: (list)	

**Acknowledgement Notice** (10 Business Days) **Due date:**  **Completion date:**  **Days**  **OF**

**Information Request** (10 Business days) **Due date:**  **Completion date:**  **Days**  **OF**

**Extended Request Period** (10 + 10 Business Days) **Due date:**  **Completion date:**  **Days**  **OF**

**Further Information** (When Complete) **Date Lodged**

**Referral Request** (Cross Out if Not Required)

Department Main Roads **Date Sent**  **Information Received**  **Extended Date**

Environmental Protection Agency **Date Sent**  **Information Received**  **Extended Date**

Department Natural Resources **Date Sent**  **Information Received**  **Extended Date**

Other Concurrence Agency Please Specify: **Date Sent**  **Information Received**  **Extended Date**

**Notification Stage** (15 or 30 business days) **Completion Date**  **Notification Received**

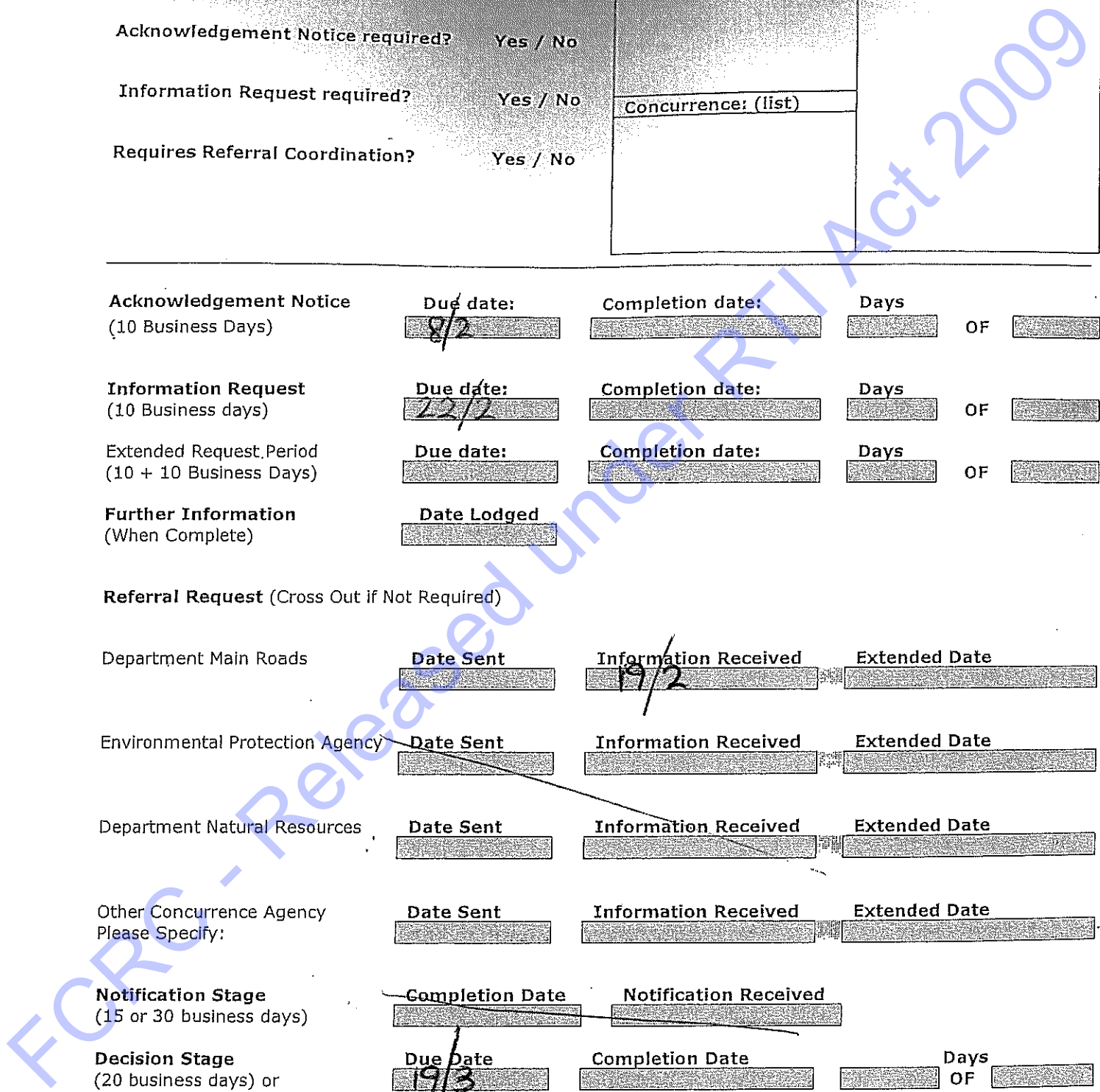
**Decision Stage** (20 business days) or **Due Date**  **Completion Date**  **Days**  **OF**

**Extended Decision Period** (20 + 20 business days) **Due Date**  **Completion Date**  **Days**  **OF**

**Applicant Granted Extension** (No. of Days agreed by Applicant) **Due Date**  **Completion Date**  **Days**  **OF**

**Negotiated Decision Stage** (5 business days) **Due Date**  **Completion Date**  **Days**  **OF**

**TOTAL DAYS**  **OF**



Application Description:	
File Number:	

Acknowledgment Notice Required: Yes/No  No

Type of Development:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Referral Agencies: (if applicable please list)

\_\_\_\_\_ Main Roads \_\_\_\_\_

Assessment Type:

Code

Impact

Please list relevant codes:

\_\_\_\_\_ Urban Locality Code (Open Space Zone)  
 \_\_\_\_\_ Community Use Code, Landscaping Code, Parking & Access Code  
 \_\_\_\_\_ Works, Services and Infrastructure Code \_\_\_\_\_

Further Information Required:

Referral Co-ordination Required:

Officers involved with Application:

PO: \_\_\_\_\_

ADMIN: \_\_\_\_\_

PA: \_\_\_\_\_

OTHER: \_\_\_\_\_

ENG: \_\_\_\_\_

Internal Referral:

Health

Vegetation

Community Recreation

Engineering

Building/Plumbing

Other: eg; Strategic

**Kamala Dunn**

---

**From:** Rhianne McMullen  
**Sent:** Friday, 2 February 2007 10:18 AM  
**To:** Maxine Thompson; Linda Govan; Peter Crew; Stephen Clark  
**Subject:** New Town Planning Application - 513/3-071007 - Hervey Bay Golf and Country Club INC c/- Urban Planet Town Planning Consultants - Lot 2 SP 165309 - Tooth Street Pialba - MCU - Outdoor Recreation  
**Attachments:** DOCSHBCC-735529.TIF.DRF; DOCSHBCC-735880.DOC.DRF

Application Officer is Damien Frey,

Please respond to Damien by 5/02/07 (for an information request only. If not received by this date, we will assume you don't need more information.)

Final Comments are required by 12/02/07.

thanks

*Rhianne McMullen  
Administration Assistant  
City Growth and Development  
Hervey Bay City Council  
Phone: 4197 4514  
Web site: <http://www.herveybay.qld.gov.au>*

Disclaimer: If you have received this email in error, this does not waive our confidentiality right. You may not use or reproduce the information. Please notify the sender by return e-mil or telephone ... Thank You

FCRC - Released under RTI Act 2009



# Hervey Bay City Council

77 TAVISTOCK STREET TORQUAY HERVEY BAY Q 4655  
P O Box 5045, Torquay Q 4655 Phone 4197 4501 Fax 4197 4455

4

## Acknowledgement Notice to Applicant

Integrated Planning Act 1997

File No: 513/3-071007 For further information Damien Frey Phone: 4197 4328  
Your Ref: 071007 regarding this notice,  
please contact:

### 1. APPLICANT DETAILS

**Name** Hervey Bay Golf Club And Country Club Inc C/- Urban Town Planning Consultants

**Postal Address** PO Box 232 Hervey Bay QLD 4655

### 2. PROPERTY DETAILS

**Property Address**

Tooth Street Pialba Qld 4655

**Property Description**

Lot 2 SP 165309

### 3. OWNER DETAILS

**Name** Hervey Bay Golf And Country Club Inc

### 4. DEVELOPMENT APPROVAL

What type of Approval is being sought?

Preliminary  
Approval

Development  
Permit

Material Change of Use - Outdoor Recreation

No

Yes

### 5. CODE ASSESSMENT

Will Code Assessment be required?

Yes

If Yes, the following codes are applicable to this application:

Urban Locality code (Open Space Zone), Community Use Code, Landscaping Code, Parking and Access Code, Works, Services and Infrastructure Code

**6. IMPACT ASSESSMENT**

Will Impact Assessment be required?

No

**7. PUBLIC NOTIFICATION DETAILS**

What is required for Public Notification?

Not Applicable

**8. REFERRAL AGENCIES**

Are there any Referral Agencies?

Yes

As there are referral agencies applicable to this application, it is advised that the applicant is required to give each referral agency the following:

- (a) A copy of the application; and
- (b) A copy of the acknowledgment notice; and
- (c) The fee prescribed under a regulation under the *Integrated Planning Act 1997* or another Act.

In accordance with Section 3.3.4.(1) of the *Integrated Planning Act 1997* the applicant is to give the assessment manager written notice of:

- (a) the day the applicant gave each referral agency the things mentioned above; and
- (b) if referral coordination is required - the day the applicant complied with Section 3.3.5(2) of the *Integrated Planning Act 1997*.

**If Yes, note that Public Notification cannot commence until information request responses have been given to the Concurrence Agency and a copy to Council.**

The following are Referral Agencies for this application:-

Name and Address of Referral Agencies?

Referral Agency	Address	Referral - Basis
Department of Main Roads	Po Box 486 Bundaberg Qld 4670	Concurrence Agency - Contiguous to State Controlled Road

**9. INFORMATION REQUEST**

Will a further Information Request be made by the Assessment Manager?

Yes

**If Yes, Note that Public Notification cannot commence until information request responses have been given to Council.**

**10. REFERRAL COORDINATION**

Does the application require Referral Coordination?

No

**11. APPLICATION REQUESTING ASSESSMENT UNDER THE SUPERSEDED PLANNING SCHEME**

No

**12. ASSESSMENT MANAGER, PER**

Name: Michael Ellery

Signature:

Date: 08/02/07

FCRC - Released under RTI Act 2009

5



Urban Planet  
Town Planning Consultants

Ref: 07617  
Your Ref: 513/3-071007

8 February

The Chief Executive Officer  
Hervey Bay City Council  
P O Box 5045  
Torquay Qld 4655

**HERVEY BAY CITY COUNCIL**

To:.....Dominic F.....

File:.....A007387.....

12 FEB 2007

Restricted    Other.....

Make record    Classified.....D.....

Comments:.....165309-2.....

Dear Sir,

**DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR OUTDOOR RECREATION LOCATED AT TOOTH STREET, PIALBA.**

I refer to your Acknowledgment Notice issued in respect of the Development Application for Hervey Bay Golf and Country Club Inc.

Pursuant to the provisions of S3.3.4 of the Integrated Planning Act 1997, we wish to advise that the necessary referral was forwarded to the Department of Main Roads on 8<sup>th</sup> February 2007. A copy of the referral correspondence is attached for your reference.

Yours faithfully



s.47(3)(b) Sch 4  
Part 3 Item 3

**Dave Mackay**

**Per Ward Veitch**  
Urban Planet Town Planning Consultants

B/C Hervey Bay Golf and Country Club Inc.

- Development applications
- Feasibility studies
- Site plans
- Landscape plans
- IPA planning schemes
- Planning appeals
- Master plans
- Urban design
- Strategic planning
- Policy planning
- Counter disaster planning
- Public consultation
- Social Impact planning
- Recreation planning
- Grant applications
- Licensing applications

Urban Planet  
Town Planning Consultants  
ABN 85 825 004 550

65 Main Street  
Hervey Bay

PO Box 232  
Hervey Bay Q 4655

P: 07 4128 2888  
F: 07 4128 2588  
urbplan@bigpond.net.au

Partners:

Ward Veitch  
M: 0427 282 088  
ward@urbanplanet.com.au

Doug Mackay  
M: 0427 282 085  
doug@urbanplanet.com.au

Land use solutions  
beyond the square

FCRC - Release Order R165309-2009





**COPY**

Our Ref : 07617

8<sup>th</sup> February 2007

~~Department of Main Roads  
PO Box 486  
Bundaberg QLD 4670~~

Dear Sir

**Development Application for a Material Change of Use  
for Outdoor Recreation Located at Tooth Street, Pialba.**

Pursuant to the provision of s 3.3.3 of the Integrated Planning act 1997 we are required to seek comments from the Department of Main Roads as a Concurrence Agency for the above Development Application, which has been lodged with the Hervey Bay City Council.

Please find attached:

1. Copy of Development Application.
2. Copy of planning report lodged with Hervey Bay City Council
3. Copy of Acknowledgment Notice received from Hervey Bay City Council

If you require further information relating to this matter please do not hesitate to contact us.

Yours faithfully,

[Redacted Signature]

s.47(3)(b) Sch 4  
Part 3 Item 3

**Dave Mackay**

**Per Ward Veitch**  
Urban Planet Town Planning Consultants

Attachments Development Application forms  
Planning Report  
Acknowledgment Notice

B/C **Hervey Bay City Council**  
Hervey Bay Golf and Country Club

- Development applications
- Feasibility studies
- Site plans
- Landscape plans
- IPA planning schemes
- Planning appeals
- Master plans
- Urban design
- Strategic planning
- Policy planning
- Counter disaster planning
- Public consultation
- Social impact planning
- Recreation planning
- Grant applications
- Licensing applications

Urban Planet  
Town Planning Consultants  
ABN 85 825 004 550

65 Main Street  
Hervey Bay

PO Box 232  
Hervey Bay Q 4655

P: 07 4128 2888  
F: 07 4128 2588  
urbplan@bigpond.net.au

Partners:

Ward Veitch  
M: 0427 282 088  
ward@urbanplanet.com.au

Doug Mackay  
M: 0427 282 085  
doug@urbanplanet.com.au

Land use solutions  
beyond the square

FCRC Released under RTI Act 2009

**TO:** CITY DEVELOPMENT & GROWTH

**FROM:** Annette Myers

**SUBJECT:** Material change of Use – Out Door Recreation – Hervey Bay Golf Club & Country Club INC C/ Urban Town Planning Consultants – Tooth St Pialba 4655

**FILE NO./**  
**DOCS REF:** AOO 7387 (P1) /#737659

**DATE:** 13 February 2007

Reference is made to the abovementioned application. City Health & Protection comments are as follows:

#### **Sediment Control**

Drainage, erosion and sediment control measures must be implemented and maintained in a proper and efficient working order to ensure dirt and sediment remains on the construction site. Stormwater must not be contaminated by erosion and sediment runoff.

#### **Dust and other Emissions**

Dust and other emissions, such as fumes, sediments, light, or odour from the building work is to be confined on site and all reasonable steps are to be taken to prevent a release to neighbouring properties.

#### **Noise Regulation Devices**

In accordance with the requirements of the *Environmental Protection Regulation 1998*, regulated devices such as lawn mowers, power tools and the like must not be operated in a way that makes audible noise:

- (a) on a Sunday or public holiday, before 8am or after 7pm; or
- (b) on a Saturday or a business day, before 7am or after 7pm.

#### **Noise Building Sites**

In accordance with the requirements of the *Environmental Protection Regulation 1998*, a builder or a building contractor must not make audible noise from building work:

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 am or after 6.30 pm.

### **Noise Air-conditioning**

In accordance with the requirements of the *Environmental Protection Regulation 1998*, air conditioners must not be used or allowed to be used:

- (a) from 7am to 10pm on any day if the noise is more than 50 dB(A); or
- (b) before 7am or after 10pm on any day if the noise is more than the higher of 40 dB(A) or 5 dB(A) above background.

*Note: All noise measurements will be undertaken in accordance with the guidelines specified in the Environmental Protection Regulation 1998, as amended.*

### **Licensing**

Kitchen fit out plans must be submitted to Council's City Health & Protection Unit for approval prior to construction/alterations. All food preparation areas must comply with the *Food Act 2006* and the *Food Safety Standards 2001*.

**Annette Myers**  
**Environmental Health Officer**

FCRC - Released under RPA Act 2009

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Queensland  
Government

13 February 2007

Department of Main Roads

Mr Mark Henderson  
Chief Executive Officer  
Hervey Bay City Council  
PO Box 5045  
Torquay Qld 4655

Attention Mr Damien Fry

<b>HERVEY BAY CITY COUNCIL</b>	
To: .....	<u>Damien F</u>
File: .....	<u>A001387</u>
19 FEB 2007	
<input type="checkbox"/> Restricted	Other .....
<input type="checkbox"/> Make record	Classifier .....
Comments: .....	<u>165309-2</u>

Dear Mr Henderson

**REFERRAL AGENCY'S RESPONSE (no requirements)**

**Hervey Bay City: Maryborough – Hervey Bay Road [Boat Harbour Drive]**  
**Applicant: Hervey Bay Golf and Country Club**  
**Proposal: Material change of use – extensions & renovations to outdoor recreation**  
**Subject land: Lot 2 on SP165309**  
**Situated at Tooth Street, Pialba**  
**Access location: 163 at 36.824L**

I refer to the development application by Hervey Bay Golf and Country Club C/- Urban Planet Town Planning for the proposal and your acknowledgement notice of 8 February 2007, which I received on 12 February 2007.

The Queensland Department of Main Roads as a **Concurrence Agency** has assessed the impact of the proposal on the state-controlled road network and advises that it has no requirements.

I have sent a copy of this letter to the applicant.

Yours sincerely

[Redacted signature]

s.47(3)(b) Sch 4  
Part 3 Item 3

Doug Wass  
**District Director (Wide Bay)**

Wide Bay District  
District Office  
23 Quay Street Bundaberg Queensland 4670  
Locked Bag 486 Bundaberg DC Queensland 4670  
ABN 57 836 727 711  
Form TPDASL12H (July 06)

Our ref 830/666 E58005  
Your ref 513/3-071007  
Enquiries Les Kenneday  
Telephone +61 7 4154 0200  
Facsimile +61 7 4152 3878  
Website www.mainroads.qld.gov.au

⑧

**TO:** Damien Frey – Planning Officer

**FROM:** Matthew Christensen – Cadet Technical Officer

**SUBJECT:** ENGINEERING COMMENT  
MATERIAL CHANGE OF USE – OUTDOOR RECREATION  
TOOTH STREET, PIALBA LOT 2 ON SP165309

**FILE NO.** 513/3 - 071007

**DOCS REF:** #739453

**DATE:** 20 February 2007

---

**ENGINEERING RECOMMENDATION: APPROVAL**

The application seeks approval for a material change of use to construct Golf Pro-Shop on the existing Hervey Bay Golf and Country Club. Gross floor area of the pro-shop is proposed to be 180m<sup>2</sup> and is proposed to be constructed as a separate building from the main club building.

Construction of the building does not propose construction of additional car parking and is likely to utilise the existing civil infrastructure. Infrastructure contributions will be required to be paid for the increase in demand on infrastructure.

**PRE-CONSTRUCTION****GENERAL**

1. The development shall be undertaken in accordance with Council's Planning Scheme Policy 2 - Development Manual and Planning Scheme Policy 15 - Development Procedures.

**STORMWATER DISCHARGE**

2. Design stormwater drainage such that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves. Measures taken to prevent detrimental effects to neighbouring properties are to be included with any application for building approval.

**ELECTRICITY/STREET LIGHTING**

3. Enter into an agreement with Ergon Energy to ensure that electricity will be available to additional buildings.
4. The costs of all development works including any necessary alteration, relocation of services, public utility mains or installations shall be met as costs of the development including accurately locating all existing services before any development works commence.

## INFRASTRUCTURE CONTRIBUTIONS

5. Payment of a Contribution toward Water Supply Infrastructure shall be made to Council in accordance with Planning Scheme Policy 4 or the policy current at the time of payment. Where building works approval is required, payment of contributions shall be paid before the issue of the building approval. For developments not requiring a building approval, contributions are to be paid prior to the commencement of the material change of use of the land.
6. Payment of a Contribution toward Sewerage Reticulation Infrastructure shall be made to Council in accordance with Planning Scheme Policy 4 or the policy current at the time of payment. Where building works approval is required, payment of contributions shall be paid before the issue of the building approval. For developments not requiring a building approval, contributions are to be paid prior to the commencement of the material change of use of the land.
7. Payment of a Contribution toward Transport Infrastructure (including footpath) shall be made to Council in accordance with Planning Scheme Policy 4 or the policy current at the time of payment. Where building works approval is required, payment of contributions shall be paid before the issue of the building approval. For developments not requiring a building approval, contributions are to be paid prior to the commencement of the material change of use of the land.

### *Formal Advice:*

The contribution for trunk infrastructure in accordance with the current policy is:

- **Water Infrastructure Contribution: \$2,157.12**  
Being:-
  - 180m<sup>2</sup> Shop (Other) @ 0.40ED/100m<sup>2</sup> = 0.72 ED
  - Total ED = 0.72 ED
  - Ghost Hill Water Supply Charge Area = \$2,996/ED
- **Sewer Infrastructure Contribution: \$3,751.02**  
Being:-
  - 180m<sup>2</sup> Shop (Other) @ 0.70ED/100m<sup>2</sup> = 1.26 ED
  - Total ED = 1.26 ED
  - Eli Pulgul Sewerage Charge Area = \$2,977/ED
- **Transport Infrastructure Contribution: \$17,836.20**  
Being:-
  - 180m<sup>2</sup> Shop (Other) @ 27 Trips/100m<sup>2</sup> = 48.60 Trips
  - Total Trips = 48.60 Trips
  - Sector Two Charge Area = \$367/Trip

**Matthew Christensen**  
**Cadet Technical Officer**

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**Contact officer:** Damien Frey  
**Phone:** (07) 4197 4328  
**Our reference:** DOCS #744797  
513/3-071007

19 March 2007

Urban Planet Town Planning Consultants  
PO Box 232  
HERVEY BAY QLD 4655

**FACSIMILE: (07) 4128 2588**  
**PAGE 1 OF 1**

Attn: Ward Veitch

Dear Sir/Madam

**EXTENSION OF DECISION PERIOD – MCU (OUTDOOR RECREATION) –  
HERVEY BAY GOLF AND COUNTRY CLUB INC C/- URBAN PLANET TOWN  
PLANNING CONSULTANTS – TOOTH STREET, PIALBA – 513/3-071007**

I refer to the above development application for Material Change of Use application received by Council on 23 January 2007.

It is advised that the Decision period for the above application is hereby extended for 10 business days pursuant to section 3.5.7(2) of the *Integrated Planning Act* 1997. The further 10 business days will expire on 2 April 2007.

If you have any queries regarding this advice, please contact Damien Frey by telephone on 4197 4328.

Yours faithfully

**ROSALYN ELLIOTT**  
**SENIOR PLANNING OFFICER**  
**DEVELOPMENT ASSESSMENT**

FCRC - Released under RIA Act 2009

**HERVEY BAY CITY COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

<b>APPLICATION NO.</b>	513/3-071007
<b>DEVELOPMENT TYPE</b>	Development Permit – Material Change of Use
<b>PROPOSAL</b>	Outdoor Recreation (Extension and renovation to golf club facilities)
<b>APPLICANT</b>	Hervey Bay Golf and Country Club Inc
<b>PROPERTY DESCRIPTION</b>	Lot 2 SP 165309
<b>ADDRESS</b>	Tooth Street, Pialba
<b>LAND AREA</b>	60.1ha
<b>ZONING</b>	Open Space (IPA Planning Scheme 2006)
<b>STATUS</b>	Decision period expires on the 2 April 2007
<b>CURRENT USE</b>	Outdoor Recreation (Golf Club)
<b>CONCURRENCE AGENCIES</b>	Department of Main Roads

## 1. INTRODUCTION

### 1.1 Proposal

This application seeks development approval for Material Change of Use to renovate and extend the existing golf club facilities. The application includes the addition of a new covered entry for the club house, two (2) designated outdoor smoking areas and a freestanding pro shop. The proposal also includes a modification of the internal layout of the existing club house, which results in an increase to the licensed area of approximately 103m<sup>2</sup>. The proposal also includes twenty (20) additional poker machines for a total of thirty-five (35).

The pro shop is being relocated from inside the club house to a location approximately 28 metres west of the club house. The proposed pro shop consists of a small office, buggy store room and a retail display area. The total floor area of the proposed pro shop is 180m<sup>2</sup>.

The existing car park which totals 135 car spaces is to remain unchanged.

### 1.2 History

A consent approval (778) was approved in 1983 for extensions to the existing club house. No Council records of an original golf course approval have been identified.

### 1.3 Site Description

The site is a sixty (60) hectare, irregular shaped lot bounded by Old Maryborough Road, Tooth Street and Hythe Street. The site is also bounded by the residential suburb of Eli Waters to the west.

The site has a gradual slope of 19mAHD from the corner of Tooth Street and Old Maryborough Road to 5mAHD to the north west corner of the site. The site is vegetated with mature trees apart from areas cleared for the golf course and associated facilities.

## 2. PLANNING ASSESSMENT

### 2.1 IPA Planning Scheme 2006

Designation: Urban Locality 'Open Space Zone'

Land Use: Outdoor Recreation

Applicable Overlays: Airport Buffer Radius- 3-6, Obstacle Limitation Surface Polygon- 168, Potential Acid Sulphate Soils- 5-20

The proposal requires Code Assessment in accordance with section 1.16.1 of the Hervey Bay City Planning Scheme 2006, which lists the following codes as the relevant assessment criteria for the application:

- Urban Locality Code (Open Space Zone);



**HERVEY BAY CITY COUNCIL**  
**DECISION UNDER DELEGATED AUTHORITY**

- Community Uses Code;
- Landscaping Code;
- Parking and Access Code; and
- the Works, Services and Infrastructure Code.

Relevant Overlay Codes are:

- the Acid Sulphate Soils Overlay Code; and
- the Airport Environs Overlay Code

A detailed assessment of the proposal against each of the aforesaid codes has been undertaken (refer to DOCS#744905). The following comments relate to instances of non-compliance with the acceptable solutions or where further discussion or conditioning is required to ensure compliance.

**3.5.4 – Community Use Code**

Criteria	Acceptable Solution	Proposal	Complying
<b>PC8</b> Building design and layout allows for the necessary service requirements.	<b>AS9.1</b> The design provides for the on-site storage of refuse so that it is not visible from the street (refuse areas are screened via fencing a minimum of 1.8 m in height, bins are kept within buildings, etc), and provides access for the refuse collection vehicles.	The existing site layout is not being modified which has adequate area for refuse storage and onsite manoeuvring of service vehicles. A condition can be included regarding the location and screening of refuse storage area.	Yes, subject to condition.

**3.5.4 – Landscaping Code**

Criteria	Acceptable Solution	Proposal	Complying
<b>PC7</b> The proposed development is legible for pedestrians.	<b>AS7.1</b> Pedestrian access is provided separately to vehicular access.	No pedestrian access is provided.	No, can be conditioned to comply.
	<b>AS7.2</b> Pedestrian access is easily identifiable from the street and leads directly from the street to the entry of the building.	No pedestrian access is provided.	No, can be conditioned to comply.
	<b>AS7.3</b> Dedicated pedestrian paths are provided through large areas of car parking.	Existing and proposed internal pedestrian paths are considered sufficient.	Yes

Pedestrian access: The proposal does not have separate vehicle and pedestrian access, and thus is non-compliant with AS7.1 and AS7.2. It is further considered that the proposal does not comply with PC7 however, can be conditioned to comply.

**HERVEY BAY CITY COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

**4.8.4 – Parking & Access Code**

<b>Criteria</b>	<b>Acceptable Solution</b>	<b>Proposal</b>	<b>Complying</b>
<b>PC1</b> Sufficient car parking spaces and provision for service vehicle are provided on the site to accommodate the amount and type of vehicle traffic likely to be generated by the proposed use and its locality.	<b>AS1.1</b> Car parking and provision for service vehicles are provided as per <b>Schedule 1</b> of this Code.	The proposal includes 135 car parks and Schedule 1 requires.	Yes, refer discussion below.
<b>PC2</b> Commercial uses and community uses are designed and constructed to encourage users of the development to access the site by means of foot or bicycle through provision of appropriate end-of-trip facilities including bicycle parking and shower/change rooms.	<b>AS10.1</b> Safe and convenient cycle access to and from the site from the existing road and bicycle network, and safe bicycle movement within the site is provided.	No cycle facilities are proposed.	No, however a condition can be included to ensure compliance.
	<b>AS10.2</b> Secure and convenient parking space for bicycles is provided on site in accordance with <b>Schedule 2</b> of this code and Australian Standard - AS2890.3: Bicycle Parking Facilities.	The proposal does not include cycle parking facilities but the site has sufficient area to accommodate cycle parking facilities. To comply, sixteen (16) cycle spaces are required to be provided.	No, however a condition can be included to ensure compliance.
	<b>AS10.3</b> Where at least 10 bicycle parking spaces are required in accordance with <b>Schedule 2</b> , end-of-trip cycle facilities are provided at the following rate: a) One (1) locker per two (2) bicycle parking spaces; and b) One (1) shower cubicle with ancillary change rooms per 10 bicycle spaces or part thereof,	The proposal includes 7 showers which exceeds the requirements. The proposed locker room also has sufficient area to accommodate the 8 lockers required.	No, however a condition can be included to ensure compliance.
	<b>AS10.4</b> Bicycle parking spaces and cyclist facilities are designed in accordance with	No cycle facilities are proposed.	No, however a condition can be included to ensure

**HERVEY BAY CITY COUNCIL**  
**DECISION UNDER DELEGATED AUTHORITY**

Criteria	Acceptable Solution	Proposal	Complying
	<p>AUSTROADS Guide to Traffic Engineering Practice, Part 14 – Bicycles, Section 10.</p> <p><b>AS10.5</b> On-site pedestrian facilities such as seating and shade are provided in developments for the convenience of persons walking to the site.</p>	Existing beer garden and club house provide adequate seating and shade.	<p>compliance.</p> <p>Yes</p>

*Car Parking:* The existing car park is proposed to remain unchanged which includes 135 car spaces. Schedule 1 of the parking and access code does not provide a specific rate for a golf course use, however other Council IPA Planning Schemes (such as Gold Coast City Planning Scheme 2003) use the provision of four (4) spaces per tee plus the spaces required for a club house. The following table provides an example of the required spaces as per the respective Planning Schemes:

Planning Scheme	Parking Requirements	Calculation for the current proposal
Gold Coast City Planning Scheme 2003	4 spaces per tee plus 3 spaces per 100m <sup>2</sup> of clubhouse GFA.	113 spaces
Ipswich City Consolidated Planning Scheme 2006	4 spaces per tee plus as per licensed premises (1 per 15m <sup>2</sup> )	151 spaces
Cairns Plan 2005	4 spaces per tee plus parking per indoor entertainment (1 per 200m <sup>2</sup> )	79 spaces

It is considered that the comparisons provided in the above table that the required number of spaces to service a golf course is four (4) spaces per tee but it is unclear what rate is appropriate for club facilities. Therefore it is considered appropriate to separate the ancillary uses of licensed premises and shop when calculating the required car spaces. The GFA not included in this calculation (non-licensed club area) is considered to be serviced by the car parks require for the golf course i.e. four (4) per tee. The calculation is as follows:

Golf Course (18 tees) =	72 spaces
Licensed area (794.7m <sup>2</sup> ) =	53 spaces
Retail display area (92.5m <sup>2</sup> ) =	5 spaces
<i>Total</i>	<i>130 spaces</i>

The above analysis indicates that the development has sufficient car parking to service the likely demand generated by the development and thus is considered to comply with PC1 of the Parking and Access Code.

**Section 4.14 Works, Services & Infrastructure Code**

The proposal has been assessed by Council's Development Engineers who have recommended conditions of approval. It is considered that the proposal meets the Overall Outcomes of the Works, Services and Infrastructure Code in that the development will be provided with the level of services expected by the community and that off site impacts are mitigated.

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**HERVEY BAY CITY COUNCIL**  
**DECISION UNDER DELEGATED AUTHORITY**

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### **Section 4.1 Acid Sulphate Soils Overlay Code**

The lot is located above 5m AHD and does not involve the excavating or otherwise removing 1000m<sup>3</sup> or more of soil or sediment from at or below 5mAHD. As such, the development will not have a significant adverse effect on the environment and is consistent with the Overall Outcomes for the Acid Sulphate Soils Overlay Code.

### **Section 4.2 Airport Environs Overlay Code**

The proposal is for extensions to an existing single storey club house on a lot that is situated in excess of 6km from the Hervey Bay Airport. The proposal is consistent with the Overall Outcomes of the Airport Environs Overlay Code in that the development is not incompatible with the airport use and the safety and efficiency of the operational airspace of the Maryborough and Hervey Bay airports is protected.

## **2.2 Planning Scheme Policies**

<b>Planning Scheme Policy Requirement</b>	<b>Applicable?</b>
PSP No. 2 Development Manual	The application has been assessed in accordance with PSP No. 2.
PSP No. 4 Sewerage, Water Supply and Transport Infrastructure Charges Policy & Policy No. 14 Stormwater Management	Headworks contributions are required.

## **2.3 State Planning Policies**

There are no relevant State Planning Policies in this instance.

## **3.1 INTERNAL REFERRALS**

### **3.1.1 Development Engineering**

Construction of the building does not propose construction of additional car parking and is likely to utilise the existing civil infrastructure. Infrastructure contributions will be required to be paid for the increase in demand on infrastructure.

#### Conclusion

There are no engineering objections to the proposal, subject to the inclusion of conditions.

### **3.1.2 Environmental Health**

Environment and Health provided comments, which have been included in the conditions and advice notes of the below recommendation.

## **3.2 EXTERNAL REFERRALS**

### **3.2.1 Department of Main Roads**

The Department of Main Roads as a Concurrence Agency for the development advised by letter dated 13 February 2007, that it had no requirements with regard to the application.

## **4. PUBLIC NOTIFICATION**

The application was not subject to public notification procedures in accordance with the *Integrated Planning Act 1997*.

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**HERVEY BAY CITY COUNCIL**  
**DECISION UNDER DELEGATED AUTHORITY**

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**5. CONCLUSION**

The application seeks approval for Outdoor Recreation which generally complies with the provisions of the IPA Planning Scheme 2006. In assessing the proposed use of the land, against the Hervey Bay City Planning Scheme 2006 and the *Integrated Planning Act 1997*, it is considered that the proposal should be approved subject to the conditions specified below.

**6. RECOMMENDATION**

That the application by Hervey Bay Golf and Country Club Inc for a Development Permit for a Material Change of Use for Outdoor Recreation, on Lot 2 on SP165309 at Tooth Street, Pialba be approved generally in accordance with the plans titled 'Proposed Refurbishment', Drawing File No 060606, pages 1-3 of 6, dated 29 November 2006, prepared by Payten & Rodger Design Group Pty Ltd, subject to the following conditions, which shall be met prior to the commencement of the use, or at such other time as may be specified in any particular condition. These conditions shall be implemented at no cost to Council or Wide Bay Water Corporation unless specified in any particular condition:-

**PRE-CONSTRUCTION**

**General**

1. Undertake development in accordance with Council's Planning Scheme Policy 2 - Development Manual and Planning Scheme Policy 15 - Development Procedures.

**Stormwater Discharge**

2. Design stormwater drainage such that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves. Measures taken to prevent detrimental effects to neighbouring properties are to be included with any application for building approval.

**Electricity/Street Lighting**

3. Enter into an agreement with Ergon Energy to ensure that electricity will be available to additional buildings.

**CONSTRUCTION**

**General**

4. Meet the costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the Developer. The Developer is responsible to accurately locate all existing services before any development works commence.
5. Construct a separate pedestrian entrance to the site that is both safe and legible for pedestrians to use that connects to the pathway leading to the club house.
6. Construct sixteen (16) cycle parking spaces in accordance with Australian Standard -AS2890.3 and AUSTRROADS Guide to Traffic Engineering Practice, Part 14 - Bicycles, Section 10.
7. Provide a minimum of eight (8) lockers to service cycle facilities.

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**HERVEY BAY CITY COUNCIL**  
**DECISION UNDER DELEGATED AUTHORITY**

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**Environmental Health**

8. Restrict noise from the building work on site to the following hours:
- (a) on a Sunday or public holiday, at any time; or
  - (b) on a Saturday or business day, before 6.30 am or after 6.30 pm.
9. Contain dust and other emissions, such as ash, fumes, light, or odour from the building work to the site and take all reasonable steps to prevent a release to neighbouring properties.

**Waste Containers**

10. Set aside one or more area(s) where the storage of waste containers can be accommodated. The area shall be enclosed on at least three sides and be a height of at least 100mm over the height of the highest container and of sufficient size to accommodate all containers and allow for easy access and manoeuvrability of containers. A permanent hardstand area shall be provided for the containers to sit on. Locate the storage area(s) where odour or visual nuisance is unlikely to be caused to neighbours. The area(s) must be of sufficient size for the addition of recycling containers.

The following requirements apply to waste containers:

- The waste containers may be mobile wheeled bins, bulk bins or other approved containers.
- Mobile bins must be able to be wheeled to the kerbside for service and returned to the designated storage area following servicing.
- Where bulk bins are to be used, the pavements must be constructed sufficient to allow for the weight of the collection vehicle.
- Unobstructed access to the bin must be available to the vehicle.
- Safe turning areas on the site must be provided for the vehicle.
- No under building servicing is available so the onus is on the developer to allow for the bins to be placed in an open area where no overhead restrictions apply.
- Minimum numbers of waste containers apply – check with Council for details.

**POST-CONSTRUCTION**

**Environmental Health**

11. Do not use air conditioners:
- (a) from 7am to 10pm on any day if the noise is more than 50 dB(A); or
  - (b) before 7am or after 10pm on any day if the noise is more than the higher of 40dB(A) or 5 dB(A) above background.

**Infrastructure Contributions**

12. Pay a Contribution toward Water Supply Infrastructure to Council in accordance with Planning Scheme Policy 4 or the policy current at the time of payment. Where building works approval is required, payment of contributions shall be paid before the issue of the building approval. For developments not requiring a building approval, contributions are to be paid prior to the commencement of the material change of use of the land.
13. Pay a Contribution toward Sewerage Reticulation Infrastructure to Council in accordance with Planning Scheme Policy 4 or the policy current at the time of payment. Where building works approval is required, payment of contributions shall be paid before the issue of the building approval. For developments not requiring a building approval, contributions are to be paid prior to the commencement of the material change of use of the land.

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**HERVEY BAY CITY COUNCIL**  
**DECISION UNDER DELEGATED AUTHORITY**

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14. Pay a Contribution toward Transport Infrastructure (including footpath) to Council in accordance with Planning Scheme Policy 4 or the policy current at the time of payment. Where building works approval is required, payment of contributions shall be paid before the issue of the building approval. For developments not requiring a building approval, contributions are to be paid prior to the commencement of the material change of use of the land.

**7. ADVICE NOTES**

1. The contribution for trunk infrastructure in accordance with the current policy is:

- **Water Infrastructure Contribution: \$2,157.12**

Being:-

180m <sup>2</sup> Shop (Other) @ 0.40ED/100m <sup>2</sup>	= 0.72 ED
Total ED	= 0.72 ED
Ghost Hill Water Supply Charge Area	= \$2,996/ED

- **Sewer Infrastructure Contribution: \$3,751.02**

Being:-

180m <sup>2</sup> Shop (Other) @ 0.70ED/100m <sup>2</sup>	= 1.26 ED
Total ED	= 1.26 ED
Eli Pulgul Sewerage Charge Area	= \$2,977/ED

- **Transport Infrastructure Contribution: \$17,836.20**

Being:-

180m <sup>2</sup> Shop (Other) @ 27 Trips/100m <sup>2</sup>	= 48.60 Trips
Total Trips	= 48.60 Trips
Sector Two Charge Area	= \$367/Trip

**Licensing**

2. Under the *Food Act 2006*, a Food Licence is required by Council's City Health & Protection Unit prior to the commencement of the business. Kitchen fit out plans must be submitted to Council's City Health & Protection Unit for approval prior to construction. All food preparation areas must comply with the *Food Safety Standards 2001*.

**8. ENDORSEMENT**

Report prepared by Damien Frey (Planning Officer)

\_\_\_\_\_  
Application approved under delegated authority by Bruce Macnee (Manager, Development Assessment)

\_\_\_\_\_  
Date \_\_\_\_\_

**HERVEY BAY CITY COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

**HERVEY BAY CITY COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

14. Pay a Contribution toward Transport Infrastructure (including footpath) to Council in accordance with Planning Scheme Policy 4 or the policy current at the time of payment. Where building works approval is required, payment of contributions shall be paid before the issue of the building approval. For developments not requiring a building approval, contributions are to be paid prior to the commencement of the material change of use of the land.

**7. ADVICE NOTES**

1. The contribution for trunk infrastructure in accordance with the current policy is:
- **Water Infrastructure Contribution: \$2,157.12**  
Being:-
    - 180m<sup>2</sup> Shop (Other) @ 0.40ED/100m<sup>2</sup> = 0.72 ED
    - Total ED = 0.72 ED
    - Ghost Hill Water Supply Charge Area = \$2,996/ED
  - **Sewer Infrastructure Contribution: \$3,751.02**  
Being:-
    - 180m<sup>2</sup> Shop (Other) @ 0.70ED/100m<sup>2</sup> = 1.26 ED
    - Total ED = 1.26 ED
    - Eli Pulgul Sewerage Charge Area = \$2,977/ED
  - **Transport Infrastructure Contribution: \$17,836.20**  
Being:-
    - 180m<sup>2</sup> Shop (Other) @ 27 Trips/100m<sup>2</sup> = 48.60 Trips
    - Total Trips = 48.60 Trips
    - Sector Two Charge Area = \$367/Trip

**Licensing**

2. Under the *Food Act 2006*, a Food Licence is required by Council's City Health & Protection Unit prior to the commencement of the business. Kitchen fit out plans must be submitted to Council's City Health & Protection Unit for approval prior to construction. All food preparation areas must comply with the *Food Safety Standards 2001*.

**8. ENDORSEMENT**

Report prepared by Damien Frey (Planning Officer)

Application approved under delegated authority by Bruce Macnee (Manager, Development Assessment)

Date 31/3/2007

s.47(3)(b) Sch 4  
Part 3 Item 3



## Planning Assessment – 071007 – MCU (Outdoor Recreation)

(11)

The proposal requires assessment against the following codes:

- Urban Locality Code (Open Space Code)
- Community Use Code
- Landscaping code
- Parking and Access Code
- Works, Services and Infrastructure Code (assess by Development Engineers).

### 2.1.15.1 - Urban Locality Code – Open Space Zone

Criteria	Acceptable Solution	Proposal	Complying
<p><b>PC1</b> The following uses are inconsistent with the overall outcomes of the Open Space Zone and are not located in this Zone:</p> <ul style="list-style-type: none"> <li>- any Community use (except where appropriately located, Community facility, Indoor recreation and Outdoor recreation);</li> <li>- any Rural use;</li> <li>- any Residential use;</li> <li>- any Commercial use;</li> <li>- any Industrial use;</li> <li>- any Other use (except Park facility).</li> </ul>	No acceptable solution specified.	The proposal is for Outdoor Recreation.	Yes
<p><b>PC3</b> Buildings are setback to ensure they do not dominate the open space character of the site.</p>	<p><b>AS4.1</b> Buildings are setback:</p> <ul style="list-style-type: none"> <li>- not less than 10 metres from the frontage to a State Controlled Road; or</li> <li>- at least 6.0 metres from any other road frontage.</li> </ul>	Proposed extensions are setback in excess of 6m to road frontages.	Yes
<p><b>PC5</b> The density of development is consistent with the existing built form of the area and provides area for landscaping, access and carparking.</p>	<p><b>AS5.1</b> The site cover does not exceed 75% of the total site area.</p>	Site coverage is less than 1%	Yes
<p><b>PC4</b> Buildings and recreational activities are located to minimise any conflict with adjoining residential development.</p>	<p><b>AS5.1</b> Where the site adjoins land in a residential zone (including the Park Residential, Low Density Residential, Medium Density Residential and the High Density Residential zones) a landscape buffer of at least 5.0 metres is provided between the site and the common boundary between the two zones.</p>	The proposal is for additions to the golf club facilities which are sited at considerable distance to adjoining residential properties and thus do not require buffering.	Yes
<p><b>PC5</b> Car parking and service areas are appropriately located to ensure they do not to impact on the open space character of the area.</p>	<p><b>AS6.1</b> Car parking areas are setback:</p> <ul style="list-style-type: none"> <li>- at least 6.0 metres from any road frontage;</li> <li>- 5.0 metres from any boundary with land included in a residential zone.</li> </ul> <p><b>AS6.2</b> The setback</p>	<p>Proposal does not include the construction of additional parking. Existing parking is sited approximately 9m from Old Maryborough Road and 3.5m from Tooth Street.</p> <p>Setbacks between the</p>	<p>No</p> <p>Yes</p>

Criteria	Acceptable Solution	Proposal	Complying
	<p>between the road frontage and the car park area is landscaped</p> <p><b>AS6.3</b> The setback between the car park area and any adjoining residential land is landscaped to provide a buffer to the residential land/use.</p>	<p>road frontage and car parks are currently landscaped.</p> <p>The car park does not adjoin residential properties.</p>	Yes
<b>PC7</b> The parkland focuses on the values of the area – eg. the recreational, cultural, educational, habitat, ecological or landscape values.	No acceptable solution specified.	The proposed renovation and extension to the golf club do not effect the open space and recreational value of the site.	Yes
<b>PC8</b> The nature and type of noise generated does not impact on residential amenity.	<b>AS8.1</b> The activities conducted at the park do not involve motorised activities.	The proposed renovation and extensions will not result in generation of noise impacts upon residential amenity.	Yes

### 3.5.4 – Community Use Code

Criteria	Acceptable Solution	Proposal	Complying
<b>PC1</b> Community uses are conveniently located and accessible to the local community, particularly those people who require that particular use and must be co-located with or close to other community facilities.	<p><b>AS1.1</b> Indoor and Outdoor Recreation uses in the Urban Locality (except areas zoned Emerging Community) – The proposal is located within 400 metres to other community uses wherever possible.</p> <p><b>OR</b></p> <p>Indoor and Outdoor Recreation uses in all other Localities (except areas zoned Emerging Community) – The proposal is located adjoining or adjacent to community uses.</p> <p><b>OR</b></p> <p>Where assessable development –</p> <p>In areas zoned Emerging Communities – The proposal is located on a site identified for that purpose on an approved structure plan.</p>	The proposal is for Outdoor Recreation.	Yes
<b>PC2</b> Community uses are located to	<b>AS2.1</b> Sites are not	Proposed extensions	Yes

Criteria	Acceptable Solution	Proposal	Complying
minimise: - exposure to unreasonable risks and hazards, such as excessive noise and air pollution; - exposure to soil contamination; and - the intrusion of non-residential traffic into the minor neighbourhood street network.	located – a) adjacent to arterial roads; b) on a contaminated site; c) within 150 metres of zoned Industrial Areas; and d) within a high voltage electricity easement.	are setback in excess of 6m to road frontages.	
<b>PC3</b> Building setbacks make efficient use of the site and contribute to the amenity of the area.	<b>AS3.1</b> Buildings are setback a minimum of 6.0 metres from the main road frontage. <b>AS3.2</b> Buildings are setback a minimum of 3.0 metres from any secondary road frontage. <b>AS3.3</b> Buildings are setback a minimum of 6.0 metres from the rear boundary. <b>AS3.4</b> Buildings are setback a minimum of 2.0 metres from the side boundaries.	Site coverage is less than 1%	Yes  Yes  Yes  Yes
<b>PC4</b> The scale and bulk of buildings is consistent with the buildings of the locality and the desired character of the area.	<b>AS4.1</b> The site cover of buildings is in accordance with the zone requirements as specified in the applicable Locality Code. <b>OR</b> Where no site cover is specified the maximum site cover is 50% of the site area. <b>AS4.2</b> The height of buildings is in accordance with the applicable zone requirements as specified in the relevant Locality Code. <b>OR</b> Where a building height is not prescribed the	The proposal is for additions to the golf club facilities which are sited at considerable distance to adjoining residential properties and thus do not require buffering.  Height of pro shop extension is 4.4m, which complies	Yes  Yes

Criteria	Acceptable Solution	Proposal	Complying
	<p>maximum building height is two (2) storeys and 8.5 metres above natural ground level.</p>		
<p><b>PC5</b> The use does not result in unacceptable noise impacts on residents in the locality.</p>	<p>No acceptable solution specified.</p>	<p>The proposed extensions are considered to have no negative impacts upon neighbouring residents.</p>	<p>Yes</p>
<p><b>PC6</b> Where adjoining a residential use, the privacy of adjoining dwellings is maintained.</p>	<p><b>AS6.1</b> Where a community use adjoins a 'Residential Zone' or residential use, a landscape buffer with a minimum width of 2.0 metres is provided adjacent the common boundary with that use.</p> <p><b>AS6.2</b> Where a community use adjoins a 'Residential Zone' or residential use, a screen fence with a minimum height of 1.8 metres is provided along the full distance of that boundary.</p>	<p>Existing buffers are considered sufficient where the site adjoins residential properties.</p> <p>Where site adjoins residential zone there is existing fencing which is further screened with vegetation</p>	<p>Yes</p> <p>Yes</p>
<p><b>PC7</b> The development includes landscaping to the street frontage and side boundaries (within the required setbacks) that enhances the amenity of the area.</p>	<p><b>AS7.1</b> Landscaping is provided within the required setbacks to the street frontage(s) and the side and rear boundaries.</p> <p>Where assessable development –</p> <p><b>AS7.2</b> Landscaping improves privacy (via screening and separation of uses) and also minimises opportunities for overlooking.</p>	<p>Existing landscaping is considered sufficient.</p>	<p>Yes</p>
<p><b>PC8</b> Car parking and service areas are appropriately located to ensure they do not to impact on the visual amenity of the area.</p>	<p><b>AS8.1</b> Car parking areas are setback: at least 2.0 metres from any road frontage; and 2.0 metres from the boundary with</p>		<p>Yes</p>

Criteria	Acceptable Solution	Proposal	Complying
	land included in a 'Residential Zone'.		
<b>PC9</b> Building design and layout allows for the necessary service requirements.	<b>AS9.1</b> The design provides for the on-site storage of refuse so that it is not visible from the street (refuse areas are screened via fencing a minimum of 1.8 m in height, bins are kept within buildings, etc), and provides access for the refuse collection vehicles.	The existing site layout is not being modified which has adequate area for refuse storage and onsite manoeuvring of service vehicles. A standard condition to be included regarding the location and screening of refuse storage area.	Yes, subject to condition

#### 4.6.4 – Landscaping Code

Criteria	Acceptable Solution	Proposal	Complying
<b>PC1</b> All development shall include landscape outcomes that provides for increased aesthetics and environmental outcomes.	No acceptable solution specified	Development is currently extensively landscaped.	Yes
<b>PC2</b> New development provides attractive streetscapes that reinforce the functions of the street and enhance the amenity of buildings.	<b>AS2.1</b> Street tree selection is determined in accordance with the planting schedules contained within Planning Scheme Policy No. 2 – Development Manual.	Mature street trees currently exist along Tooth Street and Old Maryborough Road.	Yes
<b>PC3</b> New development provides a landscape contextual link to existing development landscape outcomes	<b>AS3.1</b> Landscape improvement works are provided on the footpath reserve and in private landscaped areas that are of scale and composition that accords and complements the existing species and hardscape features of the site environs.	It is considered that the existing development is adequately landscaped and thus additional landscaping is not required.	Yes
<b>PC4</b> The form, extent and materials of fencing must be designed to minimise visual impact.	<b>AS4.1</b> Lengths of unmodulated fence (ie. not broken up by provision of gates or driveways) greater than 15 metres long are provided with recessed indentations at least 1.2 metres deep and located wholly within private property; OR Fencing incorporates a	The site does not include solid fencing.	Yes

Criteria	Acceptable Solution	Proposal	Complying
	<p>combination of visually permeable materials (eg. masonry columns and pool-type fencing) and allows for at least 50% transparency.</p>		
<p><b>PC5</b> Landscape works and fencing are provided to the front of all development forms and designed to create visual interest to ensure appropriate amenity within the City</p>	<p><b>AS5.1</b> A 2.0 metre wide landscape strip is provided along the frontage of the site, excluding crossovers and pedestrian access points, unless, otherwise varied by the setback provisions of the applicable Locality Code.</p> <p><b>AS5.2</b> Height of front fences are:  a) 1.2 metres if solid; or  b) 1.8 metres if at least 50% transparent.  <i>Refer to Figures 1-4</i></p> <p><b>AS5.3</b> Where acoustic fencing is required it is setback from the boundary 1.0 metre and augmented by landscape treatments in the form of trees, shrubs and groundcovers provided in front of the fencing or within recessed indentations.</p> <p><b>AS5.4</b> Trees and shrubs are provided near entrance areas on the site.</p>	<p>Landscaping buffers exceed the 2m required.</p> <p>The site does not include solid fencing.</p> <p>Entrance to site is currently landscaped.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p>
<p><b>PC6</b> Existing trees are retained in such a way that ongoing viability of the trees is accommodated.</p>	<p><b>AS6.1</b> Site design integrates retention of existing trees where possible.</p> <p><b>AS6.2</b> Areas of cut or fill, buildings or structures, and vehicle movement areas are located outside the drip line of trees to be retained.</p>	<p>No loss of vegetation is proposed.</p> <p>No cut or fill proposed.</p>	<p>Yes</p> <p>Yes</p>
<p><b>PC7</b> The proposed development is legible for pedestrians.</p>	<p><b>AS7.1</b> Pedestrian access is provided separately to vehicular access.</p> <p><b>AS7.2</b> Pedestrian access is easily identifiable from the street and leads directly from the street to the entry of the</p>	<p>No pedestrian access is provided.</p>	<p><b>No</b></p> <p><b>No</b></p>

Criteria	Acceptable Solution	Proposal	Complying
	<p><b>AS7.3</b> building. Dedicated pedestrian paths are provided through large areas of car parking.</p>	Existing and proposed pathway internal pedestrian paths are considered sufficient.	Yes
<p><b>PC8</b> The visual impact of cut and fill and retaining walls is minimised.</p>	<p><b>AS8.1</b> Retaining walls are limited to 1.5 metres in height where adjoining a front or side boundary.</p> <p><b>AS8.2</b> Garden areas with a minimum width of 750mm are provided to the base of all retaining walls <math>\geq 1</math> metre high.</p> <p><b>AS8.3</b> Retaining walls <math>\geq 1.5</math> metres high are terraced, with terraces being a minimum 1 metre or half the height of the wall in width (whichever is the greatest) and planted with trees or shrubs.</p> <p><b>AS8.4</b> The combined height of fences and retaining walls on the boundary does not exceed 1.8 metres, unless terraced.</p>	Proposal does not include retaining walls.	<p>Yes</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
<p><b>PC9</b> The finished topography and built form allows for practical maintenance access to any part of the site.</p>	No acceptable solution specified.	The location of the proposed pro shop does not restrict access to other areas of site.	Yes
<p><b>PC10</b> Vegetation screening is provided to improve the amenity of development and to mitigate impacts between development and service areas.</p>	<p><b>AS10.1</b> Screening shrubs capable of growing to 3.0 metres in height within 5 years of planting are located along side and rear boundaries of the site.</p> <p><b>AS10.2</b> Landscape areas are provided along and/or near service areas, retaining walls, driveways and car parking areas and consist of an appropriate combination of trees, shrubs and ground covers.</p> <p><b>AS10.3</b> Columnar trees planted at maximum of 6.0 metre centres and screening shrubs are provided along the full length of any building walls that do not incorporate articulation.</p>	<p>Existing landscaping is considered sufficient.</p> <p>Existing landscaping is considered sufficient.</p> <p>Existing landscaping is considered sufficient.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

Criteria	Acceptable Solution	Proposal	Complying
	<p><b>AS10.4</b> Garden beds containing screen planting have a minimum width of 2.0 metres.</p> <p><b>AS10.5</b> Fencing is provided in addition to screening shrubs and trees where unattractive site activities and service areas require screening from any publicly accessible location or dwelling unit/outdoor recreational area.</p>	<p>Dense screen planting and solid fencing at entrance to site exists along Tooth Street, which improves the streetscape of the existing clubhouse.</p>	<p>Yes</p>
<p><b>PC11</b> Landscape buffers are provided to maximise the separation of potentially incompatible land uses and improve the visual amenity of a proposed development.</p>	<p><b>AS11.1</b> Land scape buffers are provided on development sites in accordance with Planning Scheme Policy No. 2 – Development Manual.</p> <p><b>AS11.2</b> Landscape buffers between industrial and residential uses are a minimum of 4.0 metres wide.</p> <p><b>AS11.3</b> On sites adjoining heavily trafficked transport routes:  A landscape buffer in combination with acoustic treatments (i.e mound or fence) is provided along those parts of the site adjoining the transport route.  OR  A 6.0 metre wide landscape buffer is planted with ground covers, native grasses, shrubs and trees to appropriate densities in accordance with Planning Scheme Policy No. 2 – Development Manual.  OR  A minimum of 3.0 metre of landscaping comprising trees, shrubs and groundcovers is provided within private residential allotments adjacent the transport route.</p> <p><b>AS11.4</b> Buffers between new development and public open space are a</p>	<p>The proposal does not include additional landscaping and the existing landscaping is considered sufficient.</p> <p>Existing buffering and landscaping is considered sufficient.</p>	<p>Yes</p> <p>N/A</p> <p>N/A</p>



Criteria	Acceptable Solution	Proposal	Complying
	<p>minimum of 2.0 metres wide.</p> <p><b>AS11.5</b> Existing vegetation (which does not consist of environmental weed species) is protected and maintained within the buffer areas required in AS11.1-AS11.4.</p>	<p>No vegetation is proposed to be removed.</p>	<p>Yes</p>
<p><b>PC12</b> The proposed planting contributes to a 'sense of place' or specific character, resulting in improved visual amenity and an ongoing positive contribution to the City character.</p>	<p>No acceptable solution specified.</p>	<p>No additional planting is proposed although existing landscaping is predominantly mature native trees.</p>	<p>Yes</p>
<p><b>PC13</b> Plant species selected must address functional issues including screening, buffering, visual amenity and shading, in terms of aesthetics, size, reliability, watering requirements, maintenance and long-term viability.</p>	<p><b>AS13.1</b> Species are selected in accordance with Planning Scheme Policy No. 2 – Development Manual.</p>	<p>No additional planting is proposed although existing landscaping is predominantly mature native trees.</p>	<p>Yes</p>
<p><b>PC14</b> Pavements are designed to ensure durability, safety and visual interest.</p>	<p><b>AS14.1</b> Pavements shall be designed and constructed in accordance with the Planning Scheme Policy No. 2 – Development Manual.</p>	<p>No additional pavements is proposed.</p>	<p>Yes</p>
<p><b>PC15</b> Landscape Structures are provided to augment the setting of the landscape.</p>	<p><b>AS15.1</b> All landscape structures must be designed in accordance with Planning Scheme Policy No. 2 – Development Manual.</p>	<p>No landscape structures are proposed.</p>	<p>Yes</p>
<p><b>PC16</b> Landscaping is used to reduce the visual impact of the car park areas and provide solar shading to car parks.</p>	<p><b>AS10.1</b> A landscape buffer with a minimum width of 2.0 metres is provided along the frontage of the site between the road and the car park area.</p> <p><b>AS10.2</b> Shade trees throughout the car park area are to be provided at a ratio of one (1) tree per four (4) car parking spaces (or part thereof).</p> <p><b>AS10.3</b> Garden areas with a minimum dimension of 1.5 metres are provided at the end of each row of car parks, with the balance of the car park area protected through the use of shade sails.</p> <p><b>AS10.4</b> The garden area is to be planted with a mix of shade trees and low-growing (to</p>	<p>The proposal does not include additional car parking and the layout and existing landscaping is considered sufficient.</p>	<p>Yes</p>

Criteria	Acceptable Solution	Proposal	Complying
	1.0 metre) shrubs and groundcovers.		
<b>PC17</b> Existing trees that contribute to the provision of shade and visual amenity are viably retained.	<b>AS17.1</b> Existing trees are retained within garden areas extending to the drip line of the tree.	No removal of vegetation is proposed.	Yes
<b>PC18</b> Amenity impacts on adjacent incompatible development are minimised.	<b>AS18.1</b> A landscape buffer with a minimum width of 2.0 metres is provided along the boundary of any car parking areas and adjacent development. <b>AS18.2</b> The buffer is planted with a combination of fast-growing shrubs and trees.	The proposal does not include additional car parking and the layout and existing landscaping is considered sufficient.	Yes
<b>PC19</b> Water sensitive urban design principles are employed where feasible.	<b>AS19.1</b> Car park areas drain to frontage garden areas or larger garden areas where possible. <b>AS19.2</b> Species used in garden areas that receive run-off are to include those known to assist in the uptake of pollutants. <b>AS19.3</b> The edge of garden areas (including tree planting within sealed areas) must be flush with, or slightly below, the surrounding surface level.	Car park drains towards golf course thus is compliant with water sensitive design.	Yes

#### 4.8.4 – Parking & Access Code

Criteria	Acceptable Solution	Proposal	Complying
<b>PC1</b> Sufficient car parking spaces and provision for service vehicle are provided on the site to accommodate the amount and type of vehicle traffic likely to be generated by the proposed use and its locality.	<b>AS1.1</b> Car parking and provision for service vehicles are provided as per <b>Schedule 1</b> of this Code.	The proposal is serviced by the existing 135 car parks.	Yes, further discussion required
<b>PC2</b> On-site car parking areas are conveniently located, easily accessible, attractive and safe to use.	<b>AS2.1</b> Short term visitor parking is provided at the front or on the main approach side of the site, with easy access to the building entry.	Proposed extensions are setback in excess of 6m to road frontages.	Yes
	<b>AS2.2</b> Parking is located in accordance with the applicable zone requirements outlined in the Locality Code.		Yes
	<b>AS2.3</b> Car parking is located in close proximity (ie. a		Yes

Criteria	Acceptable Solution	Proposal	Complying
	maximum of 200 metres) to the building entry.		
<p><b>PC3</b> Access points are located to operate efficiently and safely and minimise conflicts considering:</p> <ul style="list-style-type: none"> <li>- the amount and type of vehicular traffic;</li> <li>- the type of use and road traffic conditions;</li> <li>- the nature and extent of future street or intersection improvements;</li> <li>- current and future on street parking; and</li> <li>- available sight distances.</li> </ul>	<p><b>AS3.1</b> The location of the access points is in accordance with the provisions of Australian Standards AS2890.1 and AS2890.2<sup>1</sup>.</p> <p><b>AS3.2</b> Where the site has frontage to more than one street, the access is from the lowest order street, as identified by the Road hierarchy on Planning Scheme Overlay Maps.</p>	<p>Site coverage is less than 1%</p> <p>Access is gained via Tooth Street</p>	<p>Yes</p> <p>Yes</p>
<p><b>PC4</b> Car parking spaces are of a suitable size and dimension to meet user requirements.</p>	<p><b>AS4.1</b> Car parking spaces are designed in accordance with Australian Standards – AS2890.1.</p> <p><b>AS4.2</b> All car parks are clearly defined by line marking.</p>	<p>Proposal was referred to development engineers who had no issue with existing car park layout.</p> <p>Existing car parks are clearly line marked.</p>	<p>Yes</p> <p>Yes</p>
<p><b>PC5</b> Car parking layout, manoeuvring and service areas are safe, convenient and functional.</p>	<p><b>AS5.1</b> The design and layout of car parking areas, including car park widths, aisle widths and circulation areas are in accordance with Australian Standards – AS2890.1 and AS2890.2.</p>	<p>Proposal was referred to development engineers who had no issue with existing car park layout.</p>	<p>No</p> <p>Yes</p> <p>Yes</p>
<p><b>PC6</b> Car parking areas do not detract from the amenity of the surrounding locality.</p>	<p><b>AS6.1</b> Landscape buffer with a minimum width of 1.5 metres are provided between car parks and the street and shade trees provided throughout large car park areas.</p>	<p>The current layout exceeds the 1.5m landscape buffer to the street. Mature shade trees exist along the western boundary of the car park, addition shade trees are considered inappropriate as the car park is established.</p>	<p>Yes</p>
<p><b>PC7</b> On-site driveways, manoeuvring areas and vehicle</p>	<p><b>AS7.1</b> Parking areas are kept and</p>	<p>The proposed renovation and</p>	<p>Yes</p>

Criteria	Acceptable Solution	Proposal	Complying
<p>parking/standing areas must be designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> <li>- are at gradients suitable for intended vehicle use;</li> <li>- consider the shared movements of pedestrians and cyclists;</li> <li>- are effectively drained and sealed; and</li> <li>- are available at all times they are required.</li> </ul>	<p><b>AS7.2</b> used exclusively for parking and are maintained in a suitable condition for parking.</p> <p><b>AS7.2</b> On-site driveways, car parks and vehicle manoeuvring areas have gradients and other design features in accordance with the provisions of the Australian Standards AS2890.1 and AS2890.2.</p> <p><b>AS7.3</b> On site driveways, car parks and vehicle manoeuvring areas are drained in such a way that adjoining and downstream land is not adversely affected.</p>	<p>extensions will not result in generation of noise impacts upon residential amenity.</p> <p>Existing car park has a flat topography.</p> <p>The car park drains towards the golf course which has adequate area to absorb stormwater run off from hardstand area.</p>	<p>Yes</p> <p>Yes</p>
<p><b>PC8</b> Suitable access and on-site manoeuvring is provided for the use.</p>	<p><b>AS8.1</b> Circulation and/or turning areas comply with the provisions of Australian Standards AS2890.1 and AS2890.2.</p>	<p>Proposal was referred to development engineers who had no issue with existing car park layout.</p>	<p>Yes</p>
<p><b>PC9</b> Service vehicle parking spaces and loading areas are of a suitable size and dimension to meet user requirements with suitable access and on-site manoeuvring.</p>	<p><b>AS9.1</b> On-site manoeuvring provides access to service areas and ensures service vehicles can enter and leave the site in forward gear</p> <p><b>AS9.2</b> Loading areas are designed in accordance with Australian Standard – AS2890.1.</p>	<p>Proposal was referred to development engineers who had no issue with existing car park layout.</p> <p>Proposal was referred to development engineers who had no issue with existing car park layout.</p>	<p>Yes</p> <p>Yes</p>
<p><b>PC10</b> Commercial uses and community uses are designed and constructed to encourage users of the development to access the site by means of foot or bicycle through provision of appropriate end-of-trip facilities including bicycle parking and shower/change rooms.</p>	<p><b>AS10.1</b> Safe and convenient cycle access to and from the site from the existing road and bicycle network, and safe bicycle movement within the site is</p>		<p>No, condition to be included</p>

Criteria	Acceptable Solution	Proposal	Complying
	<p>provided.</p> <p><b>AS10.2</b> Secure and convenient parking space for bicycles is provided on site in accordance with <b>Schedule 2</b> of this code and Australian Standard - AS2890.3: Bicycle Parking Facilities.</p> <p><b>AS10.3</b> Where at least 10 bicycle parking spaces are required in accordance with <b>Schedule 2</b>, end-of-trip cycle facilities are provided at the following rate:</p> <ul style="list-style-type: none"> <li>a) One (1) locker per two (2) bicycle parking spaces; and</li> <li>b) One (1) shower cubicle with ancillary change rooms per 10 bicycle spaces or part thereof,</li> </ul> <p><b>AS10.4</b> Bicycle parking spaces and cyclist facilities are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice, Part 14 - Bicycles, Section 10.</p> <p><b>AS10.5</b> On-site pedestrian facilities such as seating and shade are provided in developments for the convenience of persons walking to the site.</p>	<p>Proposal does not include cycle parking facilities but the site has sufficient area to accommodate cycle parking facilities.</p> <p>The proposal will require in excess of 10 spaces and provides 7 showers which are considered sufficient. L</p> <p>Existing beer garden and club house provide adequate seating and shade.</p>	<p>No condition to be included</p> <p>Yes</p> <p>Yes Condition to be included</p> <p>Yes</p>



# Hervey Bay City Council Conditions

INTEGRATED PLANNING ACT 1997, IDAS DEVELOPMENT APPLICATION

DEVELOPMENT PERMIT NO 071007

12

DEVELOPMENT APPLICATION NO 071007 - APPROVED UNDER DELEGATED AUTHORITY ON 31<sup>ST</sup> MARCH 2007

APPLICATION FOR MATERIAL CHANGE OF USE - OUTDOOR RECREATION - HERVEY BAY GOLF AND COUNTRY CLUB INC C/-URBAN PLANET TOWN PLANNING CONSULTANTS - LOCATED AT TOOTH STREET, PIALBA

That the application by Hervey Bay Golf and Country Club Inc for a Development Permit for a Material Change of Use for Outdoor Recreation, on Lot 2 on SP165309 at Tooth Street, Pialba be approved generally in accordance with the plans titled 'Proposed Refurbishment', Drawing File No 060606, pages 1-3 of 6, dated 29 November 2006, prepared by Payten & Rodger Design Group Pty Ltd, subject to the following conditions, which shall be met prior to the commencement of the use, or at such other time as may be specified in any particular condition. These conditions shall be implemented at no cost to Council or Wide Bay Water Corporation unless specified in any particular condition:-

## STATUS OF CONDITIONS

DATE AMOUNT PAID COMPLETED

### PRE-CONSTRUCTION

#### General

1. Undertake development in accordance with Council's Planning Scheme Policy 2 - Development Manual and Planning Scheme Policy 15 - Development Procedures.

#### Stormwater Discharge

2. Design stormwater drainage such that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves. Measures taken to prevent detrimental effects to neighbouring properties are to be included with any application for building approval.

#### Electricity/Street Lighting

3. Enter into an agreement with Ergon Energy to ensure that electricity will be available to additional buildings.

## **CONSTRUCTION**

### **General**

4. Meet the costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the Developer. The Developer is responsible to accurately locate all existing services before any development works commence.
5. Construct a separate pedestrian entrance to the site that is both safe and legible for pedestrians to use that connects to the pathway leading to the club house.
6. Construct sixteen (16) cycle parking spaces in accordance with Australian Standard – AS2890.3 and AUSTRROADS Guide to Traffic Engineering Practice, Part 14 – Bicycles, Section 10.
7. Provide a minimum of eight (8) lockers to service cycle facilities.

### **Environmental Health**

8. Restrict noise from the building work on site to the following hours:
  - (a) on a Sunday or public holiday at any time: or
  - (b) on a Saturday or business day, before 6.30 am or after 6.30 pm.
9. Contain dust and other emissions, such as ash, fumes, light, or odour from the building work to the site and take all reasonable steps to prevent a release to neighbouring properties.

### **Waste Containers**

10. Set aside one or more area(s) where the storage of waste containers can be accommodated. The area shall be enclosed on at least three sides and be a height of at least 100mm over the height of the highest container and of sufficient size to accommodate all containers and allow for easy access and manoeuvrability of containers. A permanent hardstand area shall be provided for the containers to sit on. Locate the storage area(s) where odour or visual nuisance is unlikely to be caused to neighbours. The area(s) must be of sufficient size for the addition of recycling containers.

The following requirements apply to waste containers:

- The waste containers may be mobile wheeled bins, bulk bins or other approved containers.
- Mobile bins must be able to be wheeled to the kerbside for service and returned to the designated storage area following servicing.
- Where bulk bins are to be used, the pavements must be constructed sufficient to allow for the weight of the collection vehicle.
- Unobstructed access to the bin must be available to the vehicle.
- Safe turning areas on the site must be provided for the vehicle.
- No under building servicing is available so the onus is on the developer to allow for the bins to be placed in an open area where no overhead restrictions apply.
- Minimum numbers of waste containers apply – check with Council for details.

#### **POST-CONSTRUCTION**

##### **Environmental Health**

11. Do not use air conditioners:

- (a) from 7am to 10pm on any day if the noise is more than 50 dB(A); or
- (b) before 7am or after 10pm on any day if the noise is more than the higher of 40dB(A) or 5 dB(A) above background.

##### **Infrastructure Contributions**

12. Pay a Contribution toward Water Supply Infrastructure to Council in accordance with Planning Scheme Policy 4 or the policy current at the time of payment. Where building works approval is required, payment of contributions shall be paid before the issue of the building approval. For developments not requiring a building approval, contributions are to be paid prior to the commencement of the material change of use of the land.

13. Pay a Contribution toward Sewerage Reticulation Infrastructure to Council in accordance with Planning Scheme Policy 4 or the policy current at the time of payment. Where building works approval is required, payment of contributions shall be paid before the issue of the building approval. For developments not requiring a building approval, contributions are to be paid prior to the commencement of the material change of use of the land.



14. Pay a Contribution toward Transport Infrastructure (including footpath) to Council in accordance with Planning Scheme Policy 4 or the policy current at the time of payment. Where building works approval is required, payment of contributions shall be paid before the issue of the building approval. For developments not requiring a building approval, contributions are to be paid prior to the commencement of the material change of use of the land.

**7. ADVICE NOTES**

1. The contribution for trunk infrastructure in accordance with the current policy is:

- **Water Infrastructure Contribution: \$2,157.12**

Being:-

180m<sup>2</sup> Shop (Other) @ 0.40ED/100m<sup>2</sup>=  
0.72 ED

Total ED= 0.72 ED

Ghost Hill Water Supply Charge Area = \$2,996/ED

- **Sewer Infrastructure Contribution: \$3,751.02**

Being:-

180m<sup>2</sup> Shop (Other) @ 0.70ED/100m<sup>2</sup>=  
1.26 ED

Total ED= 1.26 ED

Eli Pulgul Sewerage Charge Area=  
\$2,977/ED

- **Transport Infrastructure Contribution: \$17,836.20**

Being:-

180m<sup>2</sup> Shop (Other) @ 27 Trips/100m<sup>2</sup>

Total Trips = 48.60 Trips

Sector Two Charge Area = \$367/Trip

**Licensing**

2. Under the *Food Act 2006*, a Food Licence is required by Council's City Health & Protection Unit prior to the commencement of the business. Kitchen fit out plans must be submitted to Council's City Health & Protection Unit for approval prior to construction. All food preparation areas must comply with the *Food Safety Standards 2001*.



# Hervey Bay City Council

77 TAVISTOCK STREET TORQUAY HERVEY BAY Q 4655  
 P O Box 5045, Torquay Q 4655 Phone 4197 4501 Fax 4197 4455

13

## Development Application Decision Notice

Integrated Planning Act 1997

File No: 513/3-071007 Date of Decision: 31/03/07

### 1. APPLICANT DETAILS

**Name** Hervey Bay Golf and Country Club Inc C/ Urban Planet Town Planning Consultants  
**Postal Address** PO Box 232 Hervey Bay Qld 4655

### 2. OWNER DETAILS

**Name** Hervey Bay Golf and Country Club Inc

### 3. SITE DETAILS

**Property Address**  
 Tooth Street Pialba Qld 4655  
**Property Description**  
 Lot 2 SP 165309

### 4. REFERRAL AGENCIES

Referral Agency	Address	Basis
Not Applicable		

### 5. DECISION TYPE

Development	Approved Plans	Preliminary Approval	Development Permit
Material Change of Use - Outdoor Recreation	The plans titled 'Proposed Refurbishment', Drawing File No 060606, pages 1-3 of 6, dated 29 November 2006, prepared by Payten & Rodger Design Group Pty Ltd.	No	Approved

**6. CONDITIONS**

Council's conditions are attached. In addition, conditions from the Department of Main Roads, as a concurrence agency to this development application are also attached.

**7. FURTHER DEVELOPMENT PERMITS REQUIRED**

Type of Development Permit required	Subject of the required Development Permit
BUILDING WORK	All Building Work
PLUMBING AND DRAINAGE WORK	All Plumbing and Drainage Work
OPERATIONAL WORK	All Operational Work

**8. CODES FOR SELF ASSESSABLE DEVELOPMENT**

Hervey Bay City Council Planning Scheme 2006 and Relevant Policies

**9. PROPERLY MADE SUBMISSIONS ABOUT THE APPLICATION**

Not Applicable

**10. REFUSAL DETAILS**

Was refusal directed by a Concurrence Agency? If yes, Name of Concurrence Agency

No

Reasons for Refusal

Not Applicable

**11. RIGHTS OF APPEAL**

Rights of appeal in relation to this application are attached.

**12. ASSESSMENT MANAGER**

Name: Bruce Macnee Signature: Date: 31/03/07

**12. ASSESSMENT MANAGER**

Name: Bruce Macnee Signature: [Redacted] Date: 31/03/07

s.47(3)(b) Sch 4  
Part 3 Item 3



## **Hervey Bay City Council Conditions**

*INTEGRATED PLANNING ACT 1997, IDAS DEVELOPMENT APPLICATION*

**DEVELOPMENT PERMIT NO 071007**

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#### **General**

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#### **Electricity/Street Lighting**

3. Enter into an agreement with Ergon Energy to ensure that electricity will be available to additional buildings.

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#### **General**

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7. Provide a minimum of eight (8) lockers to service cycle facilities.

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- Unobstructed access to the bin must be available to the vehicle.
- Safe turning areas on the site must be provided for the vehicle.
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- Minimum numbers of waste containers apply – check with Council for details.

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Total ED	= 0.72 ED
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Being:-

180m <sup>2</sup> Shop (Other) @ 27 Trips/100m <sup>2</sup>	= 48.60 Trips
Total Trips	= 48.60 Trips
Sector Two Charge Area	= \$367/Trip

### Licensing

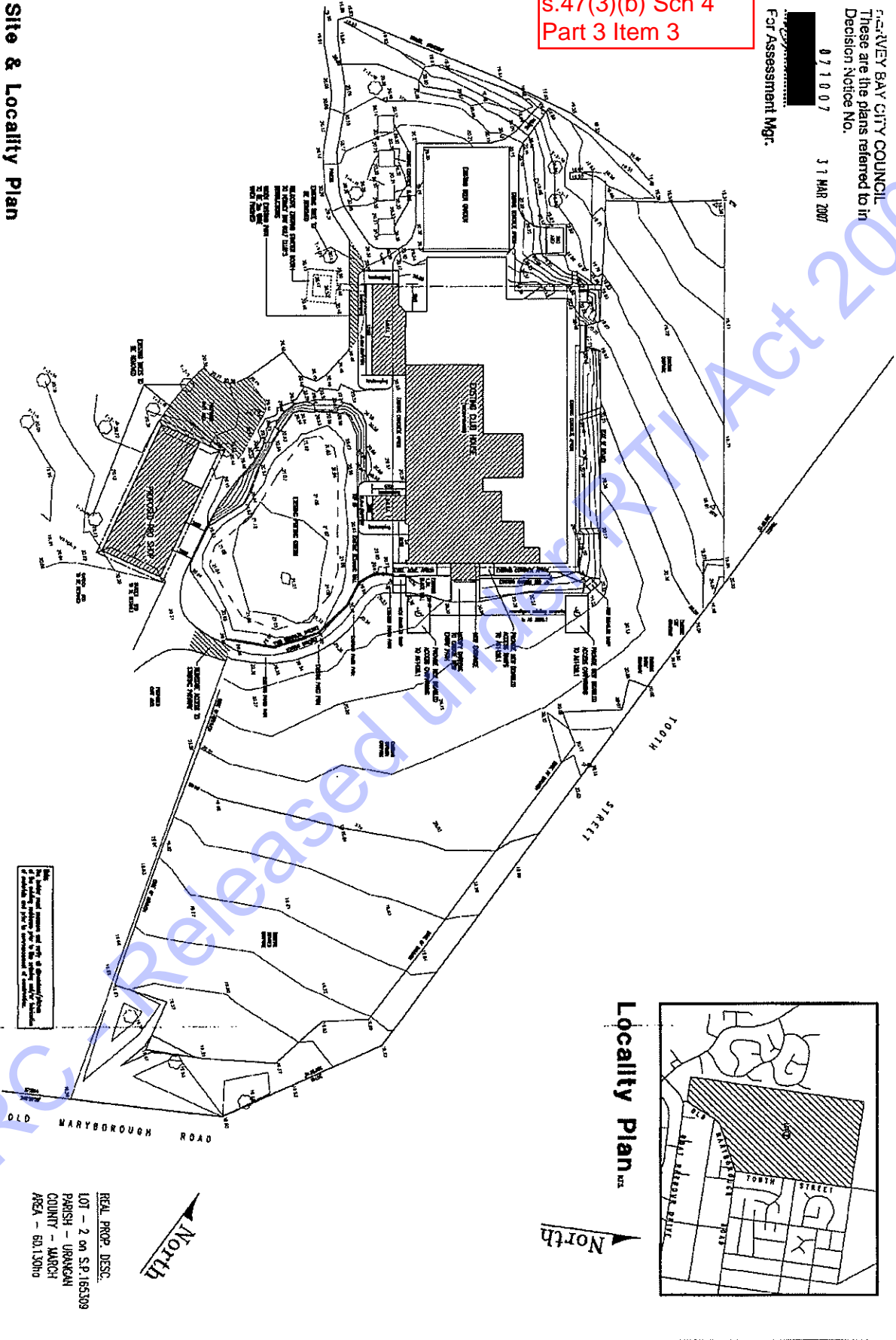
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s.47(3)(b) Sch 4  
Part 3 Item 3

HERVEY BAY CITY COUNCIL  
These are the plans referred to in  
Decision Notice No. 071007  
31 MAR 2007

FCR Assessment Mgr.

Site & Locality Plan

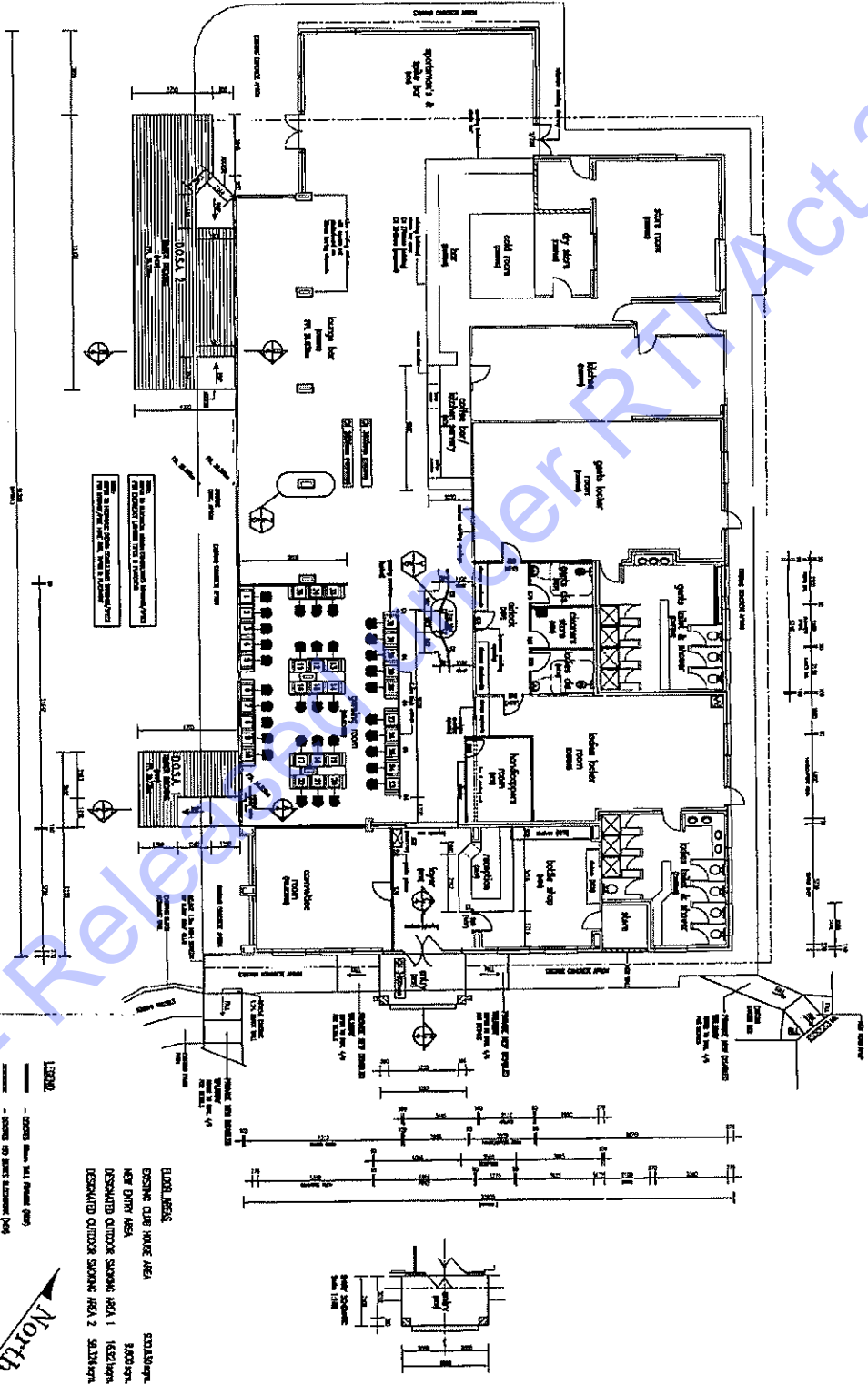


<p><b>FAYLEN &amp; ROSSER</b> HERVEY BAY 100th Street, Hervey Bay, NSW 2444 Tel: 02 6722 1111 Fax: 02 6722 1112</p> <p><b>BOUNDARIES</b> Hervey Bay Golf &amp; Country Club 100th Street Old Maryborough Road</p>	<p><b>REAL PRGP. DESC.</b> LOT - 2 on S.P. 165309 PARISH - URANGAN COUNTY - MARCH AREA - 60.130ha</p>	<p><b>PROPOSED REZONING</b> R3</p>	<p><b>SCALE</b> 1:500</p>	<p><b>DATE</b> 1/6</p>	<p><b>PROJECT NO.</b> 08006</p>
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HERVEY BAY CITY COUNCIL  
 These are the plans referred to in  
 Decision Notice No.  
 071007  
 31 MAR 2007

For Assessment Mgr.

s.47(3)(b) Sch 4  
 Part 3 Item 3



- VERIFIABLE:
- Checked by *[signature]* on *[date]*
  - Issued by *[signature]* on *[date]*
- FIRE SAFETY REQUIREMENTS:
- 1.0 - Fire escape route to be clearly marked
  - 1.1 - Fire escape route to be clearly marked
  - 1.2 - Fire escape route to be clearly marked
  - 1.3 - Fire escape route to be clearly marked
  - 1.4 - Fire escape route to be clearly marked
  - 1.5 - Fire escape route to be clearly marked
  - 1.6 - Fire escape route to be clearly marked
  - 1.7 - Fire escape route to be clearly marked
  - 1.8 - Fire escape route to be clearly marked
  - 1.9 - Fire escape route to be clearly marked
  - 1.10 - Fire escape route to be clearly marked

Proposed Stage 1 Floor Plan

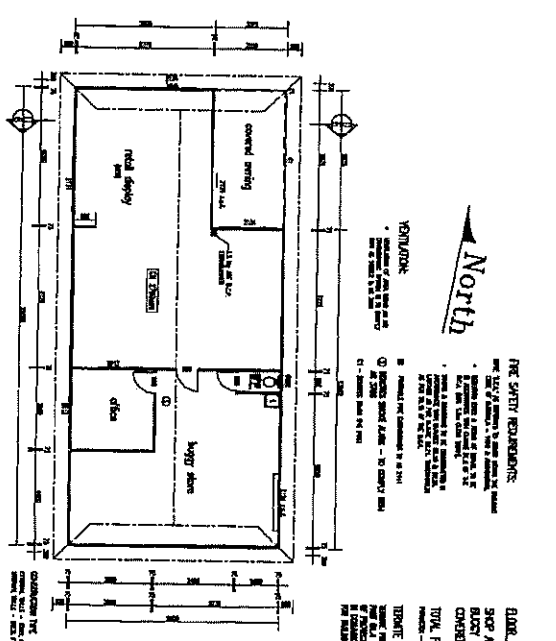
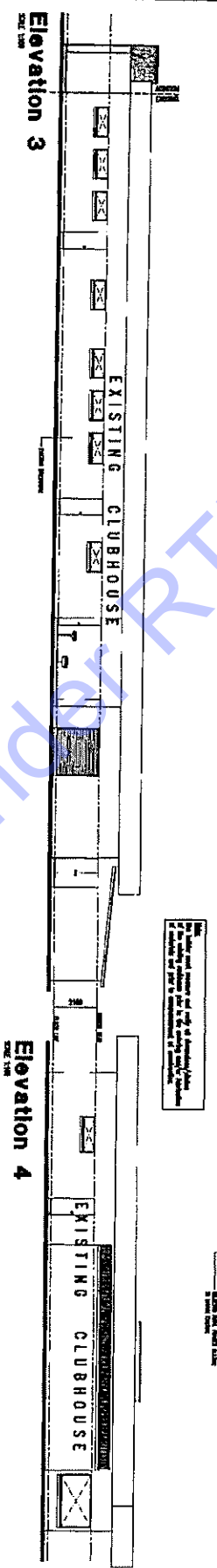
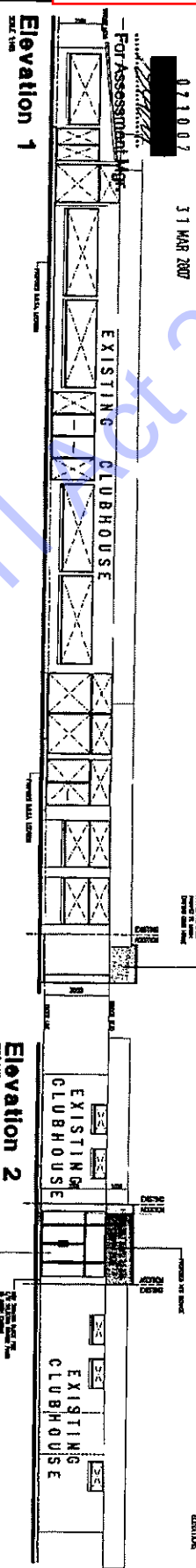
NO.	REV.	DESCRIPTION	DATE

<b>FAHLEN &amp; FOSGER</b> ARCHITECTS HERVEY BAY OFFICE: 1545 HERVEY AVENUE HERVEY BAY, NSW 2545 PH: (02) 6442 2000 FAX: (02) 6442 2001 EMAIL: info@fahlen.com.au		<b>HORNEY DAY</b> CONSULTING ENGINEERS 1545 HERVEY AVENUE HERVEY BAY, NSW 2545 PH: (02) 6442 2000 FAX: (02) 6442 2001 EMAIL: info@horneyday.com.au
SITE: HERVEY BAY OFFICE & DOMESTIC CLUB 1/2177 COX TERRACE STREET & OLD WARRAMOHUN ROAD, HERVEY BAY, NSW	<b>PROPOSED DEVELOPMENT:</b> NO. 13 NO. 6 NO. 13 NO. 6 NO. 13 NO. 6	<b>DATE:</b> 2/8 2/8 2/8 2/8 2/8 2/8



HERVEY BAY CITY COUNCIL  
These are the plans referred to in  
Decision Notice No. 021007  
31 MAR 2007



**North**

**FIRE SAFETY REQUIREMENTS:**  
 • ALL EXISTING AND NEW WALLS TO BE CONSTRUCTED TO A MINIMUM OF 200mm THICKNESS.  
 • ALL EXISTING AND NEW ROOFS TO BE CONSTRUCTED TO A MINIMUM OF 100mm THICKNESS.  
 • ALL EXISTING AND NEW FLOORS TO BE CONSTRUCTED TO A MINIMUM OF 100mm THICKNESS.  
 • ALL EXISTING AND NEW CEILING TO BE CONSTRUCTED TO A MINIMUM OF 100mm THICKNESS.  
 • ALL EXISTING AND NEW DOORS TO BE CONSTRUCTED TO A MINIMUM OF 200mm THICKNESS.  
 • ALL EXISTING AND NEW WINDOWS TO BE CONSTRUCTED TO A MINIMUM OF 200mm THICKNESS.

**VENTILATION:**  
 • ALL EXISTING AND NEW ROOFS TO BE CONSTRUCTED TO A MINIMUM OF 100mm THICKNESS.  
 • ALL EXISTING AND NEW FLOORS TO BE CONSTRUCTED TO A MINIMUM OF 100mm THICKNESS.  
 • ALL EXISTING AND NEW CEILING TO BE CONSTRUCTED TO A MINIMUM OF 100mm THICKNESS.  
 • ALL EXISTING AND NEW DOORS TO BE CONSTRUCTED TO A MINIMUM OF 200mm THICKNESS.  
 • ALL EXISTING AND NEW WINDOWS TO BE CONSTRUCTED TO A MINIMUM OF 200mm THICKNESS.

**FLOOR AREA:**  
 SHOP AREA: 22.18sqm  
 BLOCK STORE: 64.80sqm  
 COVERED AWNING: 11.81sqm  
 TOTAL FLOOR AREA: 100.00sqm

**TYPICAL PROTECTION NOTE:**  
 ALL EXISTING AND NEW WALLS TO BE CONSTRUCTED TO A MINIMUM OF 200mm THICKNESS.  
 ALL EXISTING AND NEW ROOFS TO BE CONSTRUCTED TO A MINIMUM OF 100mm THICKNESS.  
 ALL EXISTING AND NEW FLOORS TO BE CONSTRUCTED TO A MINIMUM OF 100mm THICKNESS.  
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 ALL EXISTING AND NEW DOORS TO BE CONSTRUCTED TO A MINIMUM OF 200mm THICKNESS.  
 ALL EXISTING AND NEW WINDOWS TO BE CONSTRUCTED TO A MINIMUM OF 200mm THICKNESS.



Pro-Shop Floor Plan

<p><b>PREPARED BY:</b> FAYEN &amp; ROGGER</p> <p><b>PROJECT:</b> HERVEY BAY CITY COUNCIL</p> <p><b>CLIENT:</b> HERVEY BAY CITY COUNCIL</p> <p><b>ADDRESS:</b> LOT 2 C/O TOWN STREET &amp; OLD WINDROUSE ROAD, HERVEY BAY, QLD</p>		<p><b>DATE:</b> 3/5</p> <p><b>SCALE:</b> 1:100</p> <p><b>PROJECT NO.:</b> 000005</p>							
<p><b>DESCRIPTION:</b> PROPOSED REDEMPTION</p> <p><b>REVISIONS:</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>3/5</td> <td>ISSUED FOR PERMIT</td> </tr> </table>		NO.	DATE	DESCRIPTION	1	3/5	ISSUED FOR PERMIT	<p><b>APPROVED BY:</b></p> <p><b>DATE:</b></p>	
NO.	DATE	DESCRIPTION							
1	3/5	ISSUED FOR PERMIT							



**Queensland  
Government**

13 February 2007

Mr Mark Henderson  
Chief Executive Officer  
Hervey Bay City Council  
PO Box 5045  
Torquay Qld 4655

Department of Main Roads

<b>HERVEY BAY CITY COUNCIL</b>	
To: .....	<u>Damien F.</u>
File: .....	<u>Acc 1387</u>
<b>19 FEB 2007</b>	
<input type="checkbox"/> Restricted	Other .....
<input type="checkbox"/> Make record	Classifier .....
Comments: .....	<u>165309-2</u>

Attention Mr Damien Fry

Dear Mr Henderson

**REFERRAL AGENCY'S RESPONSE (no requirements)**

**Hervey Bay City: Maryborough - Hervey Bay Road [Boat Harbour Drive]**  
**Applicant: Hervey Bay Golf and Country Club**  
**Proposal: Material change of use - extensions & renovations to outdoor recreation**  
**Subject land: Lot 2 on SP165309**  
**Situated at Tooth Street, Pialba**  
**Access location: 163 at 36.824L**

I refer to the development application by Hervey Bay Golf and Country Club C/- Urban Planet Town Planning for the proposal and your acknowledgement notice of 8 February 2007, which I received on 12 February 2007.

The Queensland Department of Main Roads as a Concurrence Agency has assessed the impact of the proposal on the state-controlled road network and advises that it has no requirements.

I have sent a copy of this letter to the applicant.

Yours sincerely



**s.47(3)(b) Sch 4  
Part 3 Item 3**

**Doug Wass**  
**District Director (Wide Bay)**

**Wide Bay District**  
District Office  
23 Quay Street Bundaberg Queensland 4670  
Locked Bag 486 Bundaberg DC, Queensland 4670  
ABN 57 836 727 711  
Form TPDA SL 12H (July 05)

**Our ref** 850/888 E58005  
**Your ref** 513/3-071007  
**Enquiries** Les Kennedy  
**Telephone** +61 7 4154 0200  
**Facsimile** +61 7 4152 3878  
**Website** www.mainroads.qld.gov.au

FCRC - Released under RTI Act 2009

**Kamala Dunn**

14

**From:** Ward Veitch [REDACTED]  
**Sent:** Monday, 16 April 2007 1:19 PM  
**To:** Matthew Christensen  
**Subject:** RE: Hervey Bay Golf Club

s.47(3)(b) Sch 4  
Part 3 Item 3

Ok. Had to ask the question. thanks



**Urban Planet**  
Town Planning Consultants

**Ward Veitch**

65 Main Street Hervey Bay QLD 4655 T: 07-41282888

F: 07-41282588 M: 0427-282088

E: [REDACTED]

We do not waive any privilege, confidentiality or copyright associated with this email.

s.47(3)(b) Sch 4  
Part 3 Item 3

If you receive it by mistake please do not make any use of it and notify us immediately.

---

**From:** Matthew Christensen [mailto:[REDACTED]]  
**Sent:** Monday, 16 April 2007 1:12 PM  
**To:** Ward Veitch  
**Subject:** RE: Hervey Bay Golf Club

To my knowledge there have been no previous contributions paid on this site. Under policy 4 credits can only be granted if there have been previous contributions made on the site (The exception to this is residential developments). If the applicant can prove previous contributions towards the headworks have been previously made I will assess the possibility of credits.

In saying this, the development is increasing the use, and utilising the existing shop as another section for patrons of the club. The contributions which have been charged are only calculated on the new buildings GFA. In this light if credits are given for the shop, the increased use in the club will have to be considered and it is likely that the applicant will end up paying the same amount anyway.

Regards,

Matt

---

**From:** Ward Veitch [mailto: [REDACTED]]  
**Sent:** Monday, 16 April 2007 1:01 PM  
**To:** Matthew Christensen  
**Subject:** RE: Hervey Bay Golf Club

s.47(3)(b) Sch 4  
Part 3 Item 3

I don't think the applicant shares this view. Could you look at any potential credits?



### Ward Veitch

65 Main Street Hervey Bay QLD 4655 T: 07-41282888

F: 07-41282588 M: 0427-282088

E: [REDACTED]

s.47(3)(b) Sch 4  
Part 3 Item 3

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---

**From:** Matthew Christensen [mailto: [REDACTED]]  
**Sent:** Monday, 16 April 2007 12:00 PM  
**To:** Ward Veitch  
**Subject:** RE: Hervey Bay Golf Club

s.47(3)(b) Sch 4  
Part 3 Item 3

Ward,

Assessment of the infrastructure contributions was based on the proposed building only. It is shown on plans provided with the application that the existing store will be utilised by other club functions once the pro-shop has been constructed. I considered charging the difference between the new 'club' use and existing shop use, but decided it was fair enough just to charge for the new structure.

I hope this helps.

Regards,

*Matthew Christensen*  
Cadet Development Engineer  
Development Assessment  
Hervey Bay City Council

Telephone: +61 (07) 4197 4372  
Web site: <<http://www.herveybay.qld.gov.au>>

**Disclaimer:** If you have received this email in error, this does not waive our confidentiality rights. You may not use or reproduce the information. Please notify the sender by return e-mail or telephone ... Thank you.

---

**From:** Ward Veitch [mailto: [REDACTED]]  
**Sent:** Monday, 16 April 2007 11:49 AM  
**To:** Matthew Christensen  
**Subject:** RE: Hervey Bay Golf Club

s.47(3)(b) Sch 4  
Part 3 Item 3

Was part of the calculation process looking at credits for the conversion of the existing building, that being removal of the shop component from the building?



**Ward Veitch**

65 Main Street Hervey Bay QLD 4655 T: 07-41282888  
F: 07-41282588 M: 0427-282088 E: [REDACTED]

s.47(3)(b) Sch 4  
Part 3 Item 3

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If you receive it by mistake please do not make any use of it and notify us immediately.

---

**From:** Matthew Christensen [mailto: [REDACTED]]  
**Sent:** Monday, 16 April 2007 11:23 AM  
**To:** ward@urbanplanet.com.au  
**Subject:** FW: Hervey Bay Golf Club

s.47(3)(b) Sch 4  
Part 3 Item 3

Ward,

Here are the contributions as requested.

- Water Infrastructure Contribution: \$2,157.12**  
Being:-  
180m<sup>2</sup> Shop (Other) @ 0.40ED/100m<sup>2</sup> = 0.72 ED  
Total ED = 0.72 ED  
Ghost Hill Water Supply Charge Area = \$2,996/ED

- **Sewer Infrastructure Contribution: \$3,751.02**

Being:-  
180m<sup>2</sup> Shop (Other) @ 0.70ED/100m<sup>2</sup> = 1.26 ED  
Total ED = 1.26 ED  
Eli Pulgul Sewerage Charge Area = \$2,977/ED

- **Transport Infrastructure Contribution: \$17,836.20**

Being:-  
180m<sup>2</sup> Shop (Other) @ 27 Trips/100m<sup>2</sup> = 48.60 Trips  
Total Trips = 48.60 Trips  
Sector Two Charge Area = \$367/Trip

Regards,

*Matthew Christensen*  
Cadet Development Engineer  
Development Assessment  
Hervey Bay City Council

Telephone: +61 (07) 4197 4372  
Web site: <<http://www.herveybay.qld.gov.au>>

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---

**From:** Ian Gay  
**Sent:** Monday, 16 April 2007 9:17 AM  
**To:** Matthew Christensen  
**Subject:** FW: Hervey Bay Golf Club

---

**From:** Ward Veitch [mailto: ]  
**Sent:** Wednesday, 11 April 2007 11:17 AM  
**To:** Ian Gay  
**Subject:** Hervey Bay Golf Club

s.47(3)(b) Sch 4  
Part 3 Item 3

Can I get a copy of your infrastructure charges calculations for the Golf Club (513/3-071007)?



**Ward Veitch**

📍 65 Main Street Hervey Bay QLD 4655 📞 T: 07-41282888

📞 F: 07-41282588 📞 M: 0427-282088 📧 E: [REDACTED]

s.47(3)(b) Sch 4  
Part 3 Item 3

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FCRC - Released under RTI Act 2009



15



Urban Planet  
Town Planning Consultants

Ref: 07617  
Your Ref: 513/3-071007

18 April 2007

The Chief Executive Officer  
Hervey Bay City Council  
P O Box 5045  
TORQUAY 4655

HERVEY BAY CITY COUNCIL

To: ..... Damien F .....  
File: ..... A001381 .....

20 APR 2007

Restricted      Other .....

Make record      Classifier ..... S .....

Comments: ..... 165309-2 .....

- Development applications
- Feasibility studies
- Site plans
- Landscape plans
- IPA planning schemes
- Planning appeals
- Master plans
- Urban design
- Strategic planning
- Policy planning
- Counter disaster planning
- Public consultation
- Social impact planning
- Recreation planning
- Grant applications
- Licensing applications

Dear Sir,

**Development Application for Material Change of Use for Outdoor Recreation Located at Tooth Street, Pialba**

The applicant is in receipt of your Decision Notice dated 31 March 2007 (received 11 April 2007).

Under the provisions of the Integrated Planning Act 1997, we will be requesting a Negotiated Decision Notice in respect of conditions attached to the approval.

We wish to suspend the applicant's appeal period pursuant to s3.5.18 of the Act. We will make representations in respect of the Decision Notice within 20 business days as set out in s3.5.17 of the Integrated Planning Act 1997.

Yours faithfully

**Ward Veitch**  
Urban Planet

B/C Hervey Bay Golf and Country Club Inc.  
Fraser Coast Building Certification

s.47(3)(b) Sch 4  
Part 3 Item 3

Urban Planet  
Town Planning Consultants  
ABN 85 825 004 550

65 Main Street  
Hervey Bay

PO Box 232  
Hervey Bay Q 4655

P: 07 4128 2888  
F: 07 4128 2588  
urbplan@bigpond.net.au

Partners:

Ward Veitch  
M: 0427 282 088  
ward@urbanplanet.com.au

Doug Mackay  
M: 0427 282 085  
doug@urbanplanet.com.au

Land use solutions  
beyond the square

FCRC - Released Pursuant to RTI Act 2009

16



Urban Planet  
Town Planning Consultants

Ref: 07617  
Your Ref: 513/3-071007

HERVEY BAY CITY COUNCIL

To: ..... Daniela F .....

File: ..... A007387 .....

- 2 MAY 2007

Restricted      Other .....

Make record      Classifier ..... D .....

Comments: ..... 165309-2 .....

27 April 2007

The Chief Executive Officer  
Hervey Bay City Council  
P O Box 5045  
TORQUAY 4655

Dear Sir,

**Development Application for Material Change of Use for Outdoor Recreation Located at Tooth Street, Pialba**

I refer to our request for suspension of the appeal period in respect of the Decision Notice issued in respect of this Development Application.

We request that Council issue a Negotiated Decision Notice in respect of the following matters.

**Advice**

Council have based infrastructure charges on the area of the proposed new building being entirely as a shop. The depicted areas on the proposal plan are:

Shop	92.5 m <sup>2</sup>
Buggy Store	68.8 m <sup>2</sup>
Awning	18.7 m <sup>2</sup>

It is therefore reasonable to base "shop" charges on the shop area only. The buggy store is ancillary to the function of the golf course.

We await your further advice.

Yours faithfully,



s.47(3)(b) Sch 4  
Part 3 Item 3

**Ward Veitch**  
Urban Planet

B/C      Hervey Bay Golf and Country Club Inc.

- Development applications
- Feasibility studies
- Site plans
- Landscape plans
- IPA planning schemes
- Planning appeals
- Master plans
- Urban design
- Strategic planning
- Policy planning
- Counter disaster planning
- Public consultation
- Social impact planning
- Recreation planning
- Grant applications
- Licensing applications

Urban Planet  
Town Planning Consultants  
ABN 85 825 004 550

65 Main Street  
Hervey Bay

PO Box 232  
Hervey Bay Q 4655

P: 07 4128 2888  
F: 07 4128 2588  
urbplan@bigpond.net.au

Partners:

Ward Veitch  
M: 0427 282 088  
ward@urbanplanet.com.au

Doug Mackay  
M: 0427 282 085  
doug@urbanplanet.com.au

Land use solutions  
beyond the square

FCRO - Released Under PTI Act 2009

**TO:** Damien Frey – Planning Officer

**FROM:** Matthew Christensen – Cadet Technical Officer

**SUBJECT:** ENGINEERING COMMENT NEGOTIATED DECISION  
MATERIAL CHANGE OF USE – OUTDOOR RECREATION  
TOOTH STREET, PIALBA LOT 2 ON SP165309

**FILE NO.** 513/3-071007

**DOCS REF:** #753179

**DATE:** 3 May 2007



**ENGINEERS RECOMMENDATION:  
APPROVE REQUEST BY MODIFICATION OF ADVICE NOTE**

The application seeks a negotiated decision in regards to the method of calculation of the infrastructure contributions for the proposed use. Considering this request is in regards to advice notes only, there is no need to issue a negotiated decision notice for this request.

It has been requested by the applicant that the method of calculating the infrastructure contributions be undertaken considering the following:

- Shop: 92.5m<sup>2</sup>
- Buggy Store: 68.8m<sup>2</sup>
- Awning: 18.7m<sup>2</sup>

The applicant argues that infrastructure contributions should only be calculated on the area of the shop use, as the buggy store is ancillary to the use.

In accordance with Planning Scheme Policy 4, contributions for outdoor recreation are based on first principle assessment. The use of the Golf Pro Shop was determined to resemble a shop use and the calculation of infrastructure contributions reflected this.

Hervey Bay City Planning Scheme defines a shop as:

*"Use of premises for the display and retail sale or hire of goods and personal services to members of the public. This term includes the ancillary storage and assembly of goods on the premises but excludes bank".*

Buggy store can be judged to be included as an ancillary storage and therefore fits the definition of a shop. Therefore the gross floor area of the buggy store is to be included in the calculation of infrastructure contributions.

Use of the awning was deemed to be used as part of the display area in original calculations of infrastructure contributions. The gross floor area of the awning can be removed from the total gross floor area of the proposed use, on the proviso that the area of the awning is not utilised as a display area.

Revised infrastructure contributions without the awning area are as follows:

- **Water Infrastructure Contribution: \$1,917.44**  
Being:-
 

161m <sup>2</sup> Shop (Other) @ 0.40ED/100m <sup>2</sup>	= 0.64 ED
Total ED	= 0.64 ED
Ghost Hill Water Supply Charge Area	= \$2,996/ED

- **Sewer Infrastructure Contribution: \$3,364.01**

Being:-

161m <sup>2</sup> Shop (Other) @ 0.70ED/100m <sup>2</sup>	= 1.13 ED
Total ED	= 1.13 ED
Eli Pulgul Sewerage Charge Area	= \$2,977/ED

- **Transport Infrastructure Contribution: \$145,953.49**

Being:-

161m <sup>2</sup> Shop (Other) @ 27 Trips/100m <sup>2</sup>	= 43.47 Trips
Total Trips	= 43.47 Trips
Sector Two Charge Area	= \$367/Trip

**Matthew Christensen**  
**Cadet Technical Officer**

FCRC - Released under RTI Act 2009



**Contact officer:** Matthew Christensen

**Phone:** (07) 41974372

**Our reference:** 513/3-071007

DOCS #754164

**Your reference:** 07617

10 May 2007

URBAN PLANET  
PO BOX 232  
HERVEY BAY QLD 4655

**Attention: Ward Veitch**

Dear Sir

**MATERIAL CHANGE OF USE APPROVAL - 071007  
OUTDOOR RECREATION – TOOTH STREET, PIALBA  
REQUEST FOR NEGOTIATED DECISION REGARDING ADVICE NOTE**

Reference is made to correspondence received from your office dated 27<sup>th</sup> April 2007 in regards to a request for negotiated decision. The following response is provided for your information.

A request for negotiated decision relates to conditions of an approval. In the instance of this request for a negotiated decision, the way in which the infrastructure contributions are calculated, rather than the fact that the contributions are required is asked to be reviewed. Infrastructure contribution calculations are an advice note only and therefore does not necessitate the need for a formal negotiated decision process.

Council have reviewed your advice with particular reference to the breakdown of the gross floor areas of the proposed use and the argument charges should only be based on the shop component.

In accordance with Planning Scheme Policy 4, contributions for outdoor recreation are based on first principle assessment. The use of the Golf Pro Shop is deemed to resemble a shop use and the calculation of infrastructure contributions has reflected this.

Hervey Bay City Planning Scheme defines a shop as: "*Use of premises for the display and retail sale or hire of goods and personal services to members of the public. This term includes the ancillary storage and assembly of goods on the premises but excludes bank*".

A buggy store can be judged to be included as an ancillary storage and therefore fits the definition of a shop. Therefore it is advised the gross floor area of the buggy store is not to be excluded in the calculation of infrastructure contributions.

Use of the awning was thought to be used as part of the display area in original calculations of infrastructure contributions. The gross floor area of the awning can be removed from the total gross floor area of the proposed use, on the proviso that the

area of the awning is not utilised as a display area. Use of this area as a display area will incur applicable infrastructure contributions.

Revised infrastructure contributions without the awning area are as follows:

- **Water Infrastructure Contribution: \$1,917.44**  
Being:-
  - 161m<sup>2</sup> Shop (Other) @ 0.40ED/100m<sup>2</sup> = 0.64 ED
  - Total ED = 0.64 ED
  - Ghost Hill Water Supply Charge Area = \$2,996/ED
  
- **Sewer Infrastructure Contribution: \$3,364.01**  
Being:-
  - 161m<sup>2</sup> Shop (Other) @ 0.70ED/100m<sup>2</sup> = 1.13 ED
  - Total ED = 1.13 ED
  - Eli Pulgul Sewerage Charge Area = \$2,977/ED
  
- **Transport Infrastructure Contribution: \$15,953.49**  
Being:-
  - 161m<sup>2</sup> Shop (Other) @ 27 Trips/100m<sup>2</sup> = 43.47 Trips
  - Total Trips = 43.47 Trips
  - Sector Two Charge Area = \$367/Trip

Should you have any queries, Please contact Mr Matthew Christensen on the above telephone number.

Yours faithfully

**KEITH WEGNER**  
**ACTING PRINCIPAL ENGINEER**  
**CITY GROWTH AND DEVELOPMENT**



# Hervey Bay Golf & Country Club Inc.

PO Box 1865 Hervey Bay Q 4655

ABN 48 464 056 331

19

President: Mr D. Allen  
Secretary: Dr. G. Kellerman

22 May 2007

Mayor Ted Sorensen  
Hervey Bay City Council  
PO Box 5045  
Torquay Qld 4655

Attention: Matthew Christensen

HERVEY BAY CITY COUNCIL	
To:	Ted S
File:	A007287
	A007387
	29 MAY 2007
<input type="checkbox"/> Restricted	Other.....
<input type="checkbox"/> Make record	Classified.....
Comments:	165309-2

Dear Mayor Sorensen,

**Re: Reference 513/3 Material Change of Use Application 071007 Docs #754164**

You may recall that I along with Geoff Skerritt, our Treasurer met with you on 18 April 2007. In the interests of time, we chose to appeal directly to you and we requested that you review the assessment of Council fees attached to the approval of the Hervey Bay Golf Club Development Application.

On 15 May 2007, the club received a letter from the Hervey Bay City Council stating that the total of the assessment had been reduced from \$23,744.34 to \$20,834.94. This was an extremely disappointing result and was felt to be almost an insult. It seems that this reduction was due to a letter from Urban Planet to Council acting on our behalf.

As a result of this letter, I telephoned Matthew Christensen at the Council on 15 May 2007. He said that the decision was based on a strict application of the Regulations and that there was nothing he could do further as an employee of Council. He did say, however, that the option of appeal was still open and that this could be made in writing to the Mayor. He also advised that they have not yet had an approach from you on this matter. This appeal would then be passed on to the staff of the area concerned for review.

On behalf of the Members of the Hervey Bay Golf and Country Club, I therefore now officially appeal the decision on the assessment of fees which the Hervey Bay City Council deems to apply to Material Change of Use Application 071007.

The grounds for the appeal are as follows:

### Overview

Generally, this project is about the maintenance and refurbishment of an existing community facility used by local ratepayers and residents to promote health, fun and well-being for members and visitors. It is not a high profit business. The only construction is the move of an existing facility, called the Pro Shop, to a new location. The function of this facility is largely a workshop and storage area with some sale of golf equipment, much of which is through the

Cnr Old Maryborough Road & Tooth Street, PIALBA  
Telephone: 07 4124 4544 Facsimile: 07 4128 3508  
Email: [hbaygolf@bigpond.net.au](mailto:hbaygolf@bigpond.net.au)  
[www.herveybay.au-golf.net](http://www.herveybay.au-golf.net)

redemption of prizes. The function of the new Pro Shop will be exactly the same as it is currently.

The only basis upon which the Council determined this project required a Development Application is the area of the new Pro Shop. Given that this construction has an estimated cost of \$85,000 and the assessed infrastructure support fee is approximately \$21,000, this is an impost of around 25%. Further, the club has already paid \$5,000 to Council for the application which we had been told previously by our advisers would not be necessary. Much of the revenue for the Hervey Bay Golf and Country Club is drawn from our member's fees. This exorbitant fee, if imposed by the Hervey Bay City Council, would directly reduce the funds available for this project. The funding is borrowed and was approved by the members of this Club and inevitably, has to be funded by them downstream.

I would like to remind you and the officers of the Council that the Hervey Bay Golf and Country Club has always cooperated with the Hervey Bay City Council. The club takes water into our dams to provide for flood mitigation as part of the Eli Waters Development. The club recently readily agreed to the enlarging of one of our dams to take more run-off water.

#### **Water Infrastructure Contributions**

While it is not clear what the Water Infrastructure Contribution covers, it is argued that the water usage at the Club overall will not increase as a result of the move of an existing facility to a new location. The numbers of staff will be exactly the same. The members of the golf club do not use water in the existing facility (because there is none), and they will not use the water in the new facility. The staff previously used water in the clubhouse and it is argued that their usage in the new Pro Shop will reduce that of the clubhouse commensurately.

#### **Sewer Infrastructure Contributions**

Not contested.

#### **Transport Infrastructure Contribution**

As stated, the Pro Shop is largely for the use of Hervey Bay Golf and Country Club members. There can be no inference drawn from the move of an existing function to a new location that there will be any increase at all of traffic to this facility by members of the public on public roads.

Thank you for your consideration and we look forward to hearing from you with a favourable result.

Yours sincerely

  
Dave Allen  
President

s.47(3)(b) Sch 4  
Part 3 Item 3

*Cnr Old Maryborough Road & Tooth Street, PIALBA*  
*Telephone: 07 4124 4544 Facsimile: 07 4128 3508*  
*Email: [hbaygolf@bigpond.net.au](mailto:hbaygolf@bigpond.net.au)*  
*[www.herveybay.au-golf.net](http://www.herveybay.au-golf.net)*



20

**Contact officer:** Matthew Christensen  
**Phone:** (07) 41974372  
**Our reference:** 513/3-071007  
DOCS #764818

29 June 2007

HERVEY BAY GOLF & COUNTRY CLUB  
PO BOX 1865  
HERVEY BAY QLD 4655

**Attention: Dave Allen**

Dear Sir

**MATERIAL CHANGE OF USE APPROVAL - 071007  
OUTDOOR RECREATION – TOOTH STREET, PIALBA  
REQUEST FOR REVIEW OF INFRASTRUCTURE CONTRIBUTIONS**

Reference is made to correspondence received from your office dated 22<sup>nd</sup> May 2007 in regards to a request for review of infrastructure contributions charged to the development. The following response is provided for your information.

In addressing your concerns with regard to applying infrastructure contributions, it should be noted by utilising the space of the club house previously utilised by the "Pro Shop", credits cannot be granted to simply cancel out charges incurred by the additional building.

All infrastructure contributions applied to developments are applied on the expectation that an increase in infrastructure requirements will be required to facilitate the use. In the instance of a shop for example, it is expected by increasing the gross floor area of the existing shop, additional customers are likely to visit the shop due to larger variety of goods etc. By charging these rates, council ensures there will be sufficient funds for future upgrades of infrastructure if development in the area demands improved infrastructure.

Council has reviewed the request for reduced infrastructure contributions for the use, and has found a reduction can be made in the charges by subtracting the area for the "buggy store" and office and charging a retail showroom rate rather than a shop (other) rate. As evidenced below, this has reduced the amount payable substantially.

It should be noted that use of the buggy store as a sales area will attract further contributions payable at the charge rate in accordance with the policy at the time of the increase.

The revised infrastructure contributions are provided below:

- **Water Infrastructure Contribution: \$419.44**

Being:-

92.47m <sup>2</sup> Retail Showroom @ 0.15ED/100m <sup>2</sup>	= 0.14 ED
Total ED	= 0.14 ED
Ghost Hill Water Supply Charge Area	= \$2,996/ED

- **Sewer Infrastructure Contribution: \$416.78**

Being:-

92.47m <sup>2</sup> Retail Showroom @ 0.15ED/100m <sup>2</sup>	= 0.14 ED
Total ED	= 0.14 ED
Eli Pulgul Sewerage Charge Area	= \$2,977/ED

- **Transport Infrastructure Contribution: \$3,666.33**

Being:-

92.47m <sup>2</sup> Retail Showroom @ 10.8 Trips/100m <sup>2</sup>	= 9.99 Trips
Total Trips	= 9.99 Trips
Sector Two Charge Area	= \$367/Trip

Finally, council wishes to advise the contribution charges are in accordance with current council policy. Further increases in the rates prescribed above may occur when the Planning Scheme Policy 4 is reviewed.

Should you have any queries, Please contact Mr Matthew Christensen on the above telephone number.

Yours faithfully

**PASCAL BALLEY  
PRINCIPAL ENGINEER  
CITY GROWTH AND DEVELOPMENT**

21

24 November 2010

HERVEY BAY GOLF CLUB  
PO BOX 1865  
HERVEY BAY QLD 4655

Dear Sir/Madam,

**DEVELOPMENT APPROVAL 513/3-071007 – MATERIAL CHANGE OF USE -  
HERVEY BAY GOLF CLUB – TOOTH STREET PIALBA – PROPERLY DESCRIBED  
AS LOT 2 SP 165309**

I refer to Council's letter of 24 August 2010 in relation to outstanding infrastructure contributions owing for the above development.

The purpose of this letter is to remind you that Council's amnesty period to pay your contributions as per the terms of your last advice and as advised in our earlier letter is ending on 3 December 2010. I note that to date Council has not received any correspondence or payment of the applicable contributions from you since our earlier letter.

Please note that after this date the amount of the contributions payable for the above development will be in accordance with the policy applicable at the time of payment. It is advised the payment in accordance with the current policy may result in a significant increase in your required contributions and we urge you to take advantage of the amnesty period while it lasts.

Please note that it is a requirement of the *Sustainable Planning Act 2009* (and also the repealed *Integrated Planning Act 1997*) to comply with all of the conditions of an approval and to not do so may constitute a development offence.

In the meantime should you have any queries concerning your development approval, please contact the officer listed below who will be able to assist you.

Yours faithfully



s.47(3)(b) Sch 4  
Part 3 Item 3

Michael Ellery  
**EXECUTIVE MANAGER  
DEVELOPMENT ASSESSMENT**

**Contact Officer: Emily Burke  
Phone: 4197 4367  
Our Reference: 513/3-071007 DOCS#1977646**

24 August 2010

HERVEY BAY GOLF CLUB  
PO BOX 1865  
HERVEY BAY QLD 4655

Dear Sir/Madam,

**DEVELOPMENT APPROVAL 513/3-071007 - MATERIAL CHANGE OF USE -  
Outdoor Recreation - TOOTH STREET, PIALBA - PROPERLY DESCRIBED AS  
Lot 2 SP 165309**

Recently Council has undertaken a general audit of Development Approvals, specifically focusing on unpaid infrastructure charges. As part of that audit Council's records reveal the infrastructure contributions conditioned for the above development approval remain outstanding.

In response to the extent of non-payment of contributions revealed by the audit, the Council resolved on 14 July 2010 at its Community and Development Meeting No.2 to implement a program to seek payment of all outstanding infrastructure charges for developments identified as having commenced without paying applicable charges.

As part of this program, this letter seeks to bring your attention that the contributions for your development remain outstanding. Please note that it is a requirement of the *Sustainable Planning Act 2009* (and also the repealed *Integrated Planning Act 1997*) to comply with all of the conditions of an approval and to not do so may constitute a development offence.

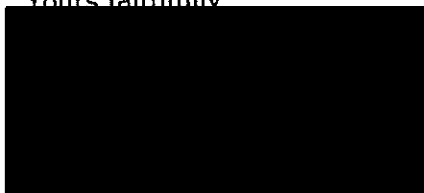
Council would like to resolve this matter as quickly as possible to remedy any non-compliance with the conditions of your approval and to provide you with certainty about the ongoing operation of your development. As such, the Council is granting all owners of land identified in the audit an amnesty period of sixty days from the date of this letter to pay the contributions as identified in the last recorded written notification of the applicable contributions dated 29 June 2007. A copy of this letter is attached for your information and assistance.

For those owners who are not able to meet their obligations within the first sixty days, the Council is willing to consider reasonable requests for alternative arrangements that may assist you with satisfying the conditions of your approval. If you are in this position, I strongly urge you to write to the Chief Executive Officer at the above address with details of your request.

Please be aware that if you have not paid the outstanding contributions within the amnesty period or made an alternative arrangement to pay then as per the conditions of your approval you will be required to pay the outstanding contributions as calculated under the current Planning Scheme Policy 4 of the Hervey Bay City Planning Scheme and could represent a significant increase in the amount of contributions originally notified.

In the meantime should you have any queries concerning Council's program or any other matters relating to your development approval, please contact the below listed officer who will be able to assist you.

Yours faithfully



s.47(3)(b) Sch 4  
Part 3 Item 3

Michael Ellery  
**EXECUTIVE MANAGER**  
**DEVELOPMENT ASSESSMENT**

**Contact Officer: Emily Burke**  
**Phone: 4197 4367**  
**Our Reference: 513/3-071007**

FCRC - Released under RTI Act 2009

**APPLICATION DESCRIPTION:** OPERATIONAL WORK - SIGNAGE - TOOTH STREET PIALBA QLD 4655

**APPLICATION NO:** 516/3-096133

(22)

**PLANNING OFFICER:** MEGAN TAYLOR

**ASSESSMENT MANAGER:** TERRY YOUNG

**ACKNOWLEDGEMENT NOTICE REQUIRED:** YES

**PUBLIC NOTIFICATION PERIOD:** NIL

**ACKNOWLEDGEMENT LETTER REQUIRED:** NO

**REFERRALS**

Requirement for further info request: 9 NOVEMBER 2009

Final response/comments: 23 NOVEMBER 2009

<u>Internal Department</u>	<u>Referral required</u>
Engineering	YES
Building	YES
Vegetation Management	No
Open Space & Recreation	No
Environmental Health	No
Strategic Planning	No

<u>External Department</u>	<u>Referral required</u>
Wide Bay Water – Keith Disher	Yes

**EXTERNAL ADVICE**

Ergon Energy – CCG.Southern@ergon.com.au	No
Telstra – steve.r.foster@team.telstra.com	No

**ADVICE AGENCY REFERRALS**

<u>Department</u>	<u>Trigger</u>

**CONCURRENCE AGENCY REFERRALS**

<u>Department</u>	<u>Trigger</u>
Department of Transport and Main Roads	Operational work on land contiguous to a State-Controlled road

**APPLICABLE CODES**

Urban Locality Code	Signs and Advertising Devices Code

**WILL FURTHER INFORMATION BE REQUESTED?** Yes

23



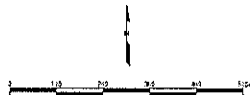
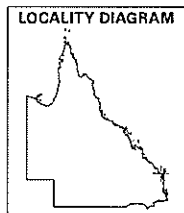
**INTEGRATED PLANNING REGULATION 1998**  
**MAP OF REFERABLE AREAS (ADVICE)**

Requested By: MEGAN.TAYLOR@FRASERCOAST.QLD.GOV.AU  
 Date: 22 Oct 09 Time: 17.21.15

Centered on Lot on Plan:  
 2 SP165309



Queensland  
 Government



This scale bar is approximate only  
 Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)  
 This product is unprojected and is not suitable for measuring distances

- Wetlands
- Conservation Estate
- Heritage Places
- 100 metre buffer
- Subject Lot
- Roads
- Cadastral Boundaries
- Property boundaries shown are provided as a locational aid only.
- Towns

Development applications made under the Integrated Planning Act 1997 must be referred to the EPA if the subject lot is identified as sharing a common boundary with a heritage place, or is in or within 100m of a wetland or conservation estate, and meets the criteria required under Schedule 2 of the Integrated Planning Regulation 1998.

Information shown on this map includes current data for referable wetlands, conservation estate and heritage places as required under Schedule 2 of the Integrated Planning Regulation 1998. Referable wetlands mapping has been taken from the 'Map of referable wetlands'. All datasets are updated as they become available to provide the most current information as of the date shown on this map.

Line work for the referable areas has been compiled at a variety of scales and should be used as a guide only. Consideration of the effects of mapped scale is necessary when interpreting the data. Buffer area shown is equivalent to approximately 100m from the boundary of the subject lot.

Disclaimer: Whilst every care is taken to ensure the accuracy of this product, the Queensland Government and Australian Government and MapInfo Australia Pty Ltd make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including direct or consequential damage) and costs which might be incurred as a consequence of reliance on the product, or as a result of the product being inaccurate or incomplete in any way and for any reason.

For further information or assistance with interpretation of this product, please contact the Ecoaccess Customer Service Centre (ECSU) at [eco.access@epa.qld.gov.au](mailto:eco.access@epa.qld.gov.au) or phone 1300 368 326.

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**From:** Rhianne McMullen  
**Sent:** Thursday, 5 November 2009 9:55 AM  
**To:** Neale Glanfield (HB); Stephen Clark (HB); Keith Disher  
**Subject:** New Town Planning Application - 516/3-096133 - Bishopp Outdoor Avertising - Lot 2 SP 165309 - Operational Works - Signage - Lot 2 Tooth Street Pialba



DOC SHBCC-111...DOC SHBCC-110...

**Wide Bay Water**

There is a copy in the mail.

Application Officer is Megan Taylor.

Please respond to Megan by 9th November 2009 (for an information request only. If not received by this date we will assume you don't need more information)

Final comments are required by 23rd November 2009.

Thanks

***Rhianne McMullen***

Administration Officer  
Planning Services  
Fraser Coast Regional Council  
Telephone: (07) 4197 4514

Fax: (07) 4197 4595

Web site: <http://www.frasercoast.qld.gov.au>

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**Important Notice!**

*This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.*

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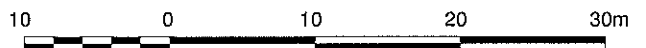


Fraser Coast Regional Council  
 PO Box 1943  
 Hervey Bay, QLD 4655  
 Ph. 1300 794 929  
 Fax. 07-4197 4455

**Fraser Coast**  
 REGIONAL COUNCIL

Aerial Photography: August 2008  
 Printed : 05/11/2009

**Lot 2 Tooth Street**



Scale: 1:500

## 2006 HERVEY BAY CITY COUNCIL PLANNING SCHEME ASSESSMENT CHECKLIST

Note: The below table contains a summary of each performance criteria and acceptable solution only. The assessing officer must check the Planning Scheme for the full details of these items when completing this checklist.

Natural Areas Overlay Code		App. No 516/3-096133
Performance Criteria	Acceptable Solution	Complies or conditioned to comply with AS? If No, assessment included in report.
<b>Natural Area Overlay (Nature Management)</b>		
PC1 Significant vegetation protected	AS1.1 – No clearing of vegetation in Natural Areas or criteria for clearing vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC2 Natural values and features identified and maintained	AS2.1 – Ecological survey	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS2.2 – Environmental Management Plan	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS2.3 – Habitat trees retained	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS2.4 – Consolidated development areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS2.5 – Vegetation network	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC3 Scenic values	AS2.6 – Low impact construction techniques	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS3.1 – Native vegetation retained	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC4 Land degradation	AS3.2 – Existing street trees retained	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS4.1 – Removal of vegetation erosion prone areas	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC5 No nett loss of vegetation or ecosystems	AS5.1 – Development location	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC6 Links protected	AS6.1 – Ecological corridors	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS6.2 – Restorative planting	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC7 Buffers	AS7.1 – 10m buffers provided	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC8 Management of ecologically significant areas	AS8.1 – Natural areas, buffers and links not developed	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC9 Fauna movement facilitated	AS9.1 - Viable fauna movement paths	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS9.2 - Fauna proof fencing	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC10 Native fauna and habitat conserved	AS10.1- Fauna relocated	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS10.2- Sequence of habitat disturbance	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC11 Ecological and vegetated corridors	AS11.1-Ecological corridor min. dimensions	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

<b>Natural Areas Overlay Code</b>		App. No 516/3-096133
<b>Natural Area Overlay (Waterways and Wetlands)</b>		
PC1 Vegetation protection, clearing and fauna	AS1.1-Vegetation not cleared	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS1.2-Removal of native vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS1.3-Disturbed areas rehabilitated	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC2 Environmental values protected	AS2.1-No release of contaminants	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS2.2-Environmental Management Plan	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Assessment completed by: Mikaela McNamara

Position Title: Planner

Signed: \_\_\_\_\_

Date completed: 17/12/09

Note: The application is for two (2) freestanding signs and will not require the removal of vegetation, therefore the application is considered to comply with the Natural Areas Overlay Code.

## 2006 HERVEY BAY CITY COUNCIL PLANNING SCHEME ASSESSMENT CHECKLIST

Note: The below table contains a summary of each performance criteria and acceptable solution only. The assessing officer must check the Planning Scheme for the full details of these items when completing this checklist.

<b>Airport Environs Overlay Code</b>		App. No:516/3-096133	
<b>Performance Criteria</b>	<b>Acceptable Solution</b>	<b>Complies or conditioned to comply with AS? If No, assessment included in report.</b>	
<b>Location</b>			
PC1 Development does not cause an obstruction or result in a hazard to aircraft movements	AS1.1 - Height	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, conditioned. <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
	AS1.2 - Aviation activities	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS1.3 - Gaseous plumes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS1.4 - Waste disposal	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS1.5 - Location of uses	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS1.6 - Food/waste sources covered and wildlife deterrence measures	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS1.7 - Food/waste sources covered and disposed of	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS1.8 - External lighting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A
	AS1.9 - Smoke hazards	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC2 Development does not compromise the viability of airports	AS2.1 - Development location	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A
	AS2.2 - Noise sensitive uses	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS2.3 - Design elements	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS2.4 - Intensification of development	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Assessment completed by: Mikaela McNamara

Position Title: Planner

Signed: \_\_\_\_\_

Date completed: 17/12/09

## 2006 HERVEY BAY CITY COUNCIL PLANNING SCHEME ASSESSMENT CHECKLIST

Note: The below table contains a summary of each performance criteria and acceptable solution only. The assessing officer must check the Planning Scheme for the full details of these items when completing this checklist.

<b>Acid Sulfate Soils Overlay Code</b>		App. No 516/3-096133
<b>Performance Criteria</b>	<b>Acceptable Solution</b>	<b>Complies or conditioned to comply with AS? If No, assessment included in report.</b>
PC1 - Disturbance/ Release of contaminants	AS 1.1 - ASS not disturbed or release of contaminants avoided	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC2 Environmental values protected	AS2.1 - Sampling and analysis  AS2.2 - ASS Management Plan	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A  <input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Assessment completed by: Mikaela McNamara

Position Title: Planner

Signed: \_\_\_\_\_

Date completed: 17/12/09

Note: The application is for a freestanding sign and will not require the removal of 1000m<sup>3</sup> of soil. As such, the development is considered to comply with the acceptable solutions of the Acid Sulfate Soils Overlay Code.

## 2006 HERVEY BAY CITY COUNCIL PLANNING SCHEME ASSESSMENT CHECKLIST

Note: The below table contains a summary of each performance criteria and acceptable solution only. The assessing officer must check the Planning Scheme for the full details of these items when completing this checklist.

<b>Signs &amp; Advertising Devices Code</b>		App. No:516/3-096133
<b>Performance Criteria</b>	<b>Acceptable Solution</b>	<b>Complies or conditioned to comply with AS? If No, assessment included in report.</b>
<b>General</b>		
PC1 Sign siting and design	AS 1.1 - Sign does not flash or move Where assessable development, no acceptable solution	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Maximum Signface Area</b>		
PC2 Signs and devices do not detract from buildings or location	AS2.1 - Maximum signface area (where no other provisions)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A
<b>Lighting and illumination of signs</b>		
PC3 Appropriate illumination	AS3.1 - No flashing lights AS3.2 - Light does not create a nuisance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A
<b>Standards of construction</b>		
PC4 Construction standards	AS4.1 - Installation systems not exposed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A
<b>A-Frame Signs</b>		
PC5 Location and design	AS5.1 - Acceptable Zones AS5.2 - Size, number and location criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Above Awning Signs</b>		
PC6 Inconsistent and unsuitable	No acceptable solution	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Awning Fascia or Return Fascia Signs</b>		
PC7 Safe location and design	AS7.1 - Projection and clearance criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Balloon, Blimp, Kite or Cold Air Inflatable Signs</b>		
PC8 Location	AS8.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Banner Signs</b>		
PC9 Safe location and design	AS9.1 - Signface area and clearances	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Blind Signs</b>		
PC10 Safe location and design	AS10.1 - Illumination, clearance and area criteria AS10.2 - Complementary design	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

## Signs & Advertising Devices Code

App. No:516/3-096133

<b>Bunting Signs</b>		
PC11 Location	AS11.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS11.2 - Private property	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Business Name Plate/Business Hours Signs</b>		
PC12 Safe location and design	AS12.1 - One name plate	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS12.2 - Maximum signface area 1.0m <sup>2</sup>	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Canopy Signs</b>		
PC13 Safe location and design	AS13.1 - Signface height, clearances and illumination criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Created Awning Signs</b>		
PC14 Safe location and design	AS14.1 - Signface area, clearance and illumination criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Direction Signs</b>		
PC15 Inconsistent and unsuitable	No acceptable solution	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Fence Signs</b>		
PC16 Safe location and design	AS16.1 - Number, area and projection criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS16.2 - Sporting field fence sign criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS16.3 - Safety of sporting field fence signs	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Flag Signs</b>		
PC17 Location and design	AS17.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS17.2 - Number, area and height criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Flush Wall Signs</b>		
PC18 Safe location and design	AS18.1 - Projection and display area criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS18.2 - Maximum signface area not exceeding 50% of wall area	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Freestanding Signs</b>		
PC19 Location and design	AS19.1 - Acceptable Zones	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A
	AS19.2 - Area, height, number and projection criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
<b>Ground Signs</b>		
PC20 Safe location and design	AS20.1 - Number, height and landscaping criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Hamper Signs</b>		
PC21 Safe location and Design	AS21.1 - Projection, location and signface area criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

# Signs & Advertising Devices Code

App. No:516/3-096133

<b>Projecting Signs</b>			
PC22 Safe location and design	AS22.1 - Number, clearance, location and area criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Roof/sky signs</b>			
PC23 Location and design	AS23.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
	AS23.2 - Height limit	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
	AS23.3 - One sign per building	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
	AS23.3 - Complementary to building or place	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Structure Signs</b>			
PC24 Location and design	AS24.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
	AS24.2 - Projection and max sign face area of 4m <sup>2</sup>	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Sign Written Roof Signs</b>			
PC25 Location and design	AS25.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
	AS25.2 - Number and sign face area	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Stallboard Signs</b>			
PC26 Safe location and design	AS26.1 - Sign face area, projection and recession criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
	AS26.2 - Complementary to building or place	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Three Dimensional Replica Object or Shape Signs</b>			
PC27 Location and design	AS27.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
	AS27.2 - Complies with applicable code provisions and sign face area	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Under Awning Signs</b>			
PC28 Location and design	AS28.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
	AS28.2 - Orientation, dimensions and location criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Window Signs</b>			
PC29 Safe location and design	AS29.1 - Location and no running lights	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

Assessment completed by: Mikaela McNamara

Position Title: Planner

Signed: \_\_\_\_\_

Date completed: 17/12/09



## 2006 HERVEY BAY CITY COUNCIL PLANNING SCHEME ASSESSMENT CHECKLIST

Note: The below table contains a summary of each performance criteria and acceptable solution only. The assessing officer must check the Planning Scheme for the full details of these items when completing this checklist.

<b>Urban Locality Code- Outcomes for the Open Space Zone</b>		App. No:516/3-096133
<b>Performance Criteria</b>	<b>Acceptable Solution</b>	<b>Complies or conditioned to comply with AS? If No, assessment included in report.</b>
<b>Land Use</b>		
PC1 Inconsistent Uses	No acceptable solution	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC2 Provide for community needs	No acceptable solution	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Siting and Design</b>		
PC3 Built form	No acceptable solution	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC4 Setbacks	AS4.1 – Setbacks	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC5 Minimise conflict with residential areas	AS5.1 – Landscape buffers	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC6 Location of car parking and service areas	AS6.1 – Setbacks	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS6.2 – Landscaping (to road frontage)	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS6.3 – Landscaping (residential land)	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>General Requirements</b>		
PC7 Area values	No acceptable solution	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC8 Noise	AS8.1 – Motorised activities	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Assessment completed by: Mikaela McNamara

Position Title: Planner

Signed: \_\_\_\_\_

Date completed: 17/12/09

26

17 December 2009

BISHOPP OUTDOOR ADVERTISING  
PO BOX 335  
KELVIN GROVE QLD 4059

Attention: Mr Eck Selke

**EXTENSION OF DECISION PERIOD - OPERATIONAL WORKS - SIGNAGE -  
TOOTH STREET PIALBA QLD 4655 - DEVELOPMENT APPLICATION -516/3-  
096133**

I refer to the above development application being an application for Operational Works - Signage, lodged with Council on 16 December 2009.

It is advised that the decision period for the above application is hereby extended for 20 business days pursuant to section 3.5.7(2) of the *Integrated Planning Act 1997*.

Do not hesitate to contact Mikaela McNamara on telephone 4197 4432 if you wish to discuss this matter further.

Yours sincerely,

**ADAM YEM  
PRINCIPAL PLANNER  
DEVELOPMENT ASSESSMENT**

**Contact Officer:** Mikaela McNamara  
**Phone:** 07-4197 4432  
**Our reference:** Docs# 1864534



17 December 2009

PO Box 1943  
Hervey Bay Qld 4655

T 1300 794 929  
F (07) 4197 4455  
E enquiry@frasercoast.qld.gov.au  
www.frasercoast.qld.gov.au

BISHOPP OUTDOOR ADVERTISING  
PO BOX 335  
KELVIN GROVE QLD 4059

Attention: Mr Eck Selke

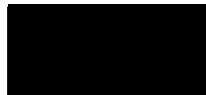
**EXTENSION OF DECISION PERIOD – OPERATIONAL WORKS – SIGNAGE –  
TOOTH STREET PIALBA QLD 4655 – DEVELOPMENT APPLICATION –516/3-  
096133**

I refer to the above development application being an application for Operational Works – Signage, lodged with Council on 16 December 2009.

It is advised that the decision period for the above application is hereby extended for 20 business days pursuant to section 3.5.7(2) of the *Integrated Planning Act 1997*.

Do not hesitate to contact Mikaela McNamara on telephone 4197 4432 if you wish to discuss this matter further.

Yours sincerely,



s.47(3)(b) Sch 4  
Part 3 Item 3

**ADAM YEM  
PRINCIPAL PLANNER  
DEVELOPMENT ASSESSMENT**

**Contact Officer:** Mikaela McNamara  
**Phone:** 07-4197 4432  
**Our reference:** Docs# 1864534

## 2006 HERVEY BAY CITY COUNCIL PLANNING SCHEME ASSESSMENT CHECKLIST

Note: The below table contains a summary of each performance criteria and acceptable solution only. The assessing officer must check the Planning Scheme for the full details of these items when completing this checklist.

<b>Signs &amp; Advertising Devices Code</b>		App. No:516/3-096133
Performance Criteria	Acceptable Solution	Complies or conditioned to comply with AS? If No, assessment included in report.
<b>General</b>		
PC1 Sign siting and design	AS 1.1 – Sign does not flash or move Where assessable development, no acceptable solution	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Maximum Signface Area</b>		
PC2 Signs and devices do not detract from buildings or location	AS2.1 – Maximum signface area (where no other provisions)	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Lighting and illumination of signs</b>		
PC3 Appropriate illumination	AS3.1 - No flashing lights	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A
	AS3.2 - Light does not create a nuisance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A
<b>Standards of construction</b>		
PC4 Construction standards	AS4.1 – Installation systems not exposed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A
<b>A-Frame Signs</b>		
PC5 Location and design	AS5.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS5.2 - Size, number and location criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Above Awning Signs</b>		
PC6 Inconsistent and unsuitable	No acceptable solution	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Awning Fascia or Return Fascia Signs</b>		
PC7 Safe location and design	AS7.1 – Projection and clearance criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Balloon, Blimp, Kite or Cold Air Inflatable Signs</b>		
PC8 Location	AS8.1 – Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Banner Signs</b>		
PC9 Safe location and design	AS9.1 - Signface area and clearances	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Blind Signs</b>		
PC10 Safe location and design	AS10.1 – Illumination, clearance and area criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS10.2 – Complementary design	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A

## Signs & Advertising Devices Code

App. No:516/3-096133

<b>Bunting Signs</b>		
PC11 Location	AS11.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS11.2 - Private property	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Business Name Plate/Business Hours Signs</b>		
PC12 Safe location and design	AS12.1 - One name plate	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS12.2 - Maximum signface area 1.0m <sup>2</sup>	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Canopy Signs</b>		
PC13 Safe location and design	AS13.1 - Signface height, clearances and illumination criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Created Awning Signs</b>		
PC14 Safe location and design	AS14.1 - Signface area, clearance and illumination criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Direction Signs</b>		
PC15 Inconsistent and unsuitable	No acceptable solution	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Fence Signs</b>		
PC16 Safe location and design	AS16.1 - Number, area and projection criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS16.2 - Sporting field fence sign criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS16.3 - Safety of sporting field fence signs	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Flag Signs</b>		
PC17 Location and design	AS17.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS17.2 - Number, area and height criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Flush Wall Signs</b>		
PC18 Safe location and design	AS18.1 - Projection and display area criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS18.2 - Maximum signface area not exceeding 50% of wall area	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Freestanding Signs</b>		
PC19 Location and design	AS19.1 - Acceptable Zones	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A
	AS19.2 - Area, height, number and projection criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
<b>Ground Signs</b>		
PC20 Safe location and design	AS20.1 - Number, height and landscaping criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Hamper Signs</b>		
PC21 Safe location and Design	AS21.1 - Projection, location and signface area criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

## Signs & Advertising Devices Code

App. No:516/3-096133

Projecting Signs		
PC22 Safe location and design	AS22.1 - Number, clearance, location and area criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Roof/sky signs		
PC23 Location and design	AS23.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS23.2 - Height limit	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS23.3 - One sign per building	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS23.3 - Complementary to building or place	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Structure Signs		
PC24 Location and design	AS24.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS24.2 - Projection and max sign face area of 4m <sup>2</sup>	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Sign Written Roof Signs		
PC25 Location and design	AS25.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS25.2 - Number and sign face area	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Stallboard Signs		
PC26 Safe location and design	AS26.1 - Sign face area, projection and recession criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS26.2 - Complementary to building or place	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Three Dimensional Replica Object or Shape Signs		
PC27 Location and design	AS27.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS27.2 - Complies with applicable code provisions and sign face area	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Under Awning Signs		
PC28 Location and design	AS28.1 - Acceptable Zones	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS28.2 - Orientation, dimensions and location criteria	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Window Signs		
PC29 Safe location and design	AS29.1 - Location and no running lights	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Assessment completed by: Mikaela McNamara

Position Title: Planner

Signed: \_\_\_\_\_

Date completed: 25/01/10

## 2006 HERVEY BAY CITY COUNCIL PLANNING SCHEME ASSESSMENT CHECKLIST

Note: The below table contains a summary of each performance criteria and acceptable solution only. The assessing officer must check the Planning Scheme for the full details of these items when completing this checklist.

<b>Urban Locality Code- outcomes for the Open Space Zone</b>		App. No:516/3-096133
<b>Performance Criteria</b>	<b>Acceptable Solution</b>	<b>Complies or conditioned to comply with AS? If No, assessment included in report.</b>
<b>Land Use</b>		
PC1 Inconsistent Uses	No acceptable solution	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC2 Provide for community needs	No acceptable solution	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Siting and Design</b>		
PC3 Built form	No acceptable solution	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
PC4 Setbacks	AS4.1 – Setbacks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A
PC5 Minimise conflict with residential areas	AS5.1 – Landscape buffers	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input type="checkbox"/> N/A
PC6 Location of car parking and service areas	AS6.1 – Setbacks	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS6.2 – Landscaping (to road frontage)	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	AS6.3 – Landscaping (residential land)	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>General Requirements</b>		
PC7 Area values	No acceptable solution	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
PC8 Noise	AS8.1 – Motorised activities	<input type="checkbox"/> Yes <input type="checkbox"/> Yes, conditioned. <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Assessment completed by: Mikaela McNamara

Position Title: Planner

Signed: \_\_\_\_\_

Date completed: 25/01/10

28

27 January 2010

Department of Transport and Main Roads  
PO BOX 486  
BUNDABERG QLD 4670

Dear Sir/Madam

**DEVELOPMENT APPLICATION NO. 516/3-096133 – OPERATIONAL WORKS –  
SIGNAGE – BISHOPP OUTDOOR ADVERTISING - LOCATED AT LOT 2 TOOTH  
STREET, PIALBA QLD 4655**

Please find attached a copy of Council's Decision Notice with regard to this matter.

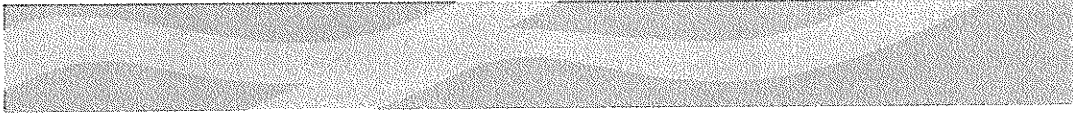
Please do not hesitate to contact the officer listed below if you require further assistance.

Yours faithfully

**ADAM YEM  
PRINCIPAL PLANNER  
DEVELOPMENT ASSESSMENT**

**Contact Officer:** Mikaela McNamara  
**Phone:** 4197 4432  
**Reference:** DOCS #1875657  
**File Number:** 516/3-096133





27 January 2010

Department of Transport and Main Roads  
PO BOX 486  
BUNDABERG QLD 4670

PO Box 1943  
Hervey Bay Qld 4655  
T 1300 794 929  
F (07) 4197 4455  
E enquiry@frasercoast.qld.gov.au  
www.frasercoast.qld.gov.au

Dear Sir/Madam

**DEVELOPMENT APPLICATION NO. 516/3-096133 - OPERATIONAL WORKS -  
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Yours faithfully



s.47(3)(b) Sch 4  
Part 3 Item 3

ADAM YEM  
PRINCIPAL PLANNER  
DEVELOPMENT ASSESSMENT

Contact Officer: Mikaela McNamara  
Phone: 4197 4432  
Reference: DOCS #1875657  
File Number: 516/3-096133

FCRC - Releases under RMA Act 2009

**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

<b>APPLICATION NO.</b>	516/3-096133
<b>PROPOSAL</b>	Development Permit – Operational Works – Signs and Advertising Devices
<b>APPLICANT</b>	Bishopp Outdoor Advertising
<b>PROPERTY DESCRIPTION</b>	Lot 2 SP 165309
<b>ADDRESS</b>	Tooth Street, Pialba Qld 4655
<b>PLANNING SCHEME</b>	Hervey Bay City Planning Scheme 2006
<b>ZONING</b>	Open Space
<b>CURRENT USE</b>	Golf and Country Club
<b>REFERRAL AGENCIES</b>	Department of Transport and Main Roads
<b>REFERENCES</b>	Nil
<b>LEVEL OF ASSESSMENT</b>	Code Assessable
<b>STATUS</b>	The Second 20 Business Day Decision Period Expires 25 January 2010

**Comment [ay1]:** Mikaela, please ensure that the planning scheme description is placed straight after the address and before the zoning.

## 1. INTRODUCTION

### 1.1 Proposal

The application seeks Operational Works approval for the establishment of two (2) free-standing signs, located along the Old Maryborough Road frontage, Lot 2 SP 165309, Pialba. The proposed signage is to have an overall height of between 3 metres and 5 metres. The advertising devices are to be sited approximately ten (10) metres from the Old Maryborough Road. The proposed signs comprise-

- A single faced sign with an overall height of between 3 metres and 5 metres and a total sign face area of 18m<sup>2</sup> (3 metres by 6 metres); and
- A two (2) faced sign with an overall height of between 3 metres and 5 metres and a total sign face area of 36m<sup>2</sup> (being two (2) panels measuring 3 metres by 6 metres each).

The applicant has indicated that the signs will be lit.

### 1.2 History

The subject lot was created on 9 October 2003 as part of a two (2) lot subdivision. The subject application was lodged with Council on 16 October 2009. An Acknowledgement Notice was issued 5 November 2009. An information request was issued by Council on 10 November 2009 requesting further details regarding the proposed signage and if any vegetation was to be removed. A response to the information request was received on 13 November 2009. The application triggered referral to the Department of Transport and Main Roads as a Concurrence Agency. A response form the Department of Transport and Main Roads was received 20 November 2009. A site inspection was conducted on 8 January 2010.

### 1.3 Site Description

The site is an irregular shaped lot with an overall land area of approximately 60.13ha, with frontage to Old Maryborough Road, Tooth Street and Hythe Street, Pialba. The site contains the premises of the Hervey Bay Golf Club which are located in the southeast corner of the site fronting the Old Maryborough Road and Tooth Street.

The site is zoned Open Space and contains a large amount of vegetation concentrated mainly in the northern part of the lot. Remnant vegetation and referable wetlands are located along the northern boundary of the site. A site visit revealed the existing signage on the property corresponded with the plans submitted to Council.

The surrounding properties along Old Maryborough Road are zoned Service/Trade while the properties along Tooth Street are zoned Low Density Residential and are improved by Houses and ancillary Outbuildings.

**Comment [ay2]:** Mikaela, I've imported some Heading styles, which really simplifies the headings within your documents. I can show you how to do this if you want...

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**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

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The site falls from an overall height of 15m RL AHD in the southeast corner of the site to a height of 10m RL AHD.

## **2. PLANNING ASSESSMENT**

### **2.1 Hervey Bay City Planning Scheme 2006 (the "Planning Scheme")**

**Locality:** Urban Locality

**Zone:** Open Space

**Applicable Overlays:** Obstacle Limitation Surface 130m-168m, Acid Sulfate Soils – Potential Acid Sulfate Soils 5-20m Under 20m- Natural Areas.

Section 1.16.2 of the Planning Scheme lists the following codes as relevant assessment criteria for an Open Space Zone:

- Urban Locality Code (Open Space Zone); and
- Signs and Advertising Devices Code.

Relevant Overlay Codes are:

- Airport Environs Overlay Code;
- Acid Sulfate Soils Overlay Code; and
- Natural Areas Overlay Code.

The following is an assessment of the proposal against these codes.

#### **2.1.1 Urban Locality Code**

Section 2.1 of the Planning Scheme states '*Code Assessable development that is consistent with the performance criteria for the applicable zone within this Locality Code is considered to comply with the Urban Locality Code.*' As such, an evaluation of the proposal against the 2006 Hervey Bay City Council Planning Scheme Assessment Checklist – Urban Locality Code - Open Space Zone has demonstrated that the proposal cannot comply with the Performance Criterion.

**PC3 The built form and design of park facilities is consistent in scale, height and bulk with surrounding development.**

The proposed signage structures are of a much greater scale and height than the advertising devices on the surrounding lots, being between 3 and 5 metres in height overall. The sign faces have an excessive sign face area of approximately 54m<sup>2</sup> in total, as opposed to the maximum sign face area stipulated in AS19.2. As such, it is considered that the built form and design of park facilities is inconsistent with the surrounding development and cannot comply with the applicable Performance Criteria.

Refer to checklist Docs No#: 1862548

#### **2.1.2 Signs and Advertising Devices Code**

The proposal complies with or can be conditioned to comply with all applicable acceptable solutions, except AS1.1 and AS19.2. As such, an assessment has been undertaken against the corresponding Performance Criteria.

**PC1 Signs and advertising devices:**

- are of a scale, proportion and form that is appropriate to the streetscape or other setting in which they are located;
- are sited and designed to be compatible with the nature and extent of development on adjoining sites;
- are sited and designed to:

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**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

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- not unduly dominate the visual landscape;
- maintain views or vistas of public value; and
- protect the visual amenity of scenic routes and lookouts; and
- are designed, sited and integrated so as not to contribute to the proliferation of visual clutter.

**PC19 Freestanding signs only occur in commercial, business industrial or civic areas without detracting from the desirable characteristics or of the area.**

Acceptable Solution AS1.1 specifies that the sign does not flash, revolve, move or contain mechanisms that give the impression of movement. The applicant has indicated that the proposed signage will be part static and part moving and therefore cannot comply with AS1.1. As such the development will be assessed against PC1. The streetscape consists of Trades and Services business premises located along the Old Maryborough Road frontage adjacent to the proposed signage locations. While some advertising devices are in existence on these premises, it is on a scale substantially less than that proposed for the subject lot.

The proposed signage is located adjacent to the Trades and Services business premises on Old Maryborough Road, which can be considered a more compatible area for the signage than the nearby Low Density Residential zoned area along Tooth Street. As previously mentioned however, the signage is substantially greater in scale than that on the surrounding Trades and Services sites and therefore cannot be compatible with the nature and extent of development on adjoining sites.

The proposed signage is to be located along the Old Maryborough Road frontage approximately 10 metres from the road. There are already two (2) existing advertising devices located along the subject road frontage and the proposed signage will increase the total sign face area by 54m<sup>2</sup>. Whilst there is sufficient street front boundary length to accommodate the proposed signage, the scale of the advertising devices greatly exceed the specified area of 4.5m<sup>2</sup> and as such can be considered to unduly dominate the landscape in an area which is characterised by parkland and open space.

Given the large scale of the proposed signage with each panel having an area of approximately 18m<sup>2</sup> and an overall sign face area of 54m<sup>2</sup>, it is expected that views and vistas of public value will be adversely affected by the development.

The proposed signage is not located in an area where the visual amenity of scenic routes and lookouts will be affected by its construction.

The proposed advertising devices will be sited along the Old Maryborough Road frontage in addition to two (2) existing signs. The proposed structures substantially exceed the specified 4.5m<sup>2</sup> sign face area, and as such, are of a greater scale than the existing signage on adjacent sites. It is considered that the spacing of the advertising devices, though generous, would contribute to the proliferation of visual clutter along the road frontage, given the scale of the structures and their location along the one road frontage.

AS19.2 stipulates that freestanding signs have a maximum sign face area of 4.5m<sup>2</sup>. The proposal consists of the placement of two (2) freestanding signs with total sign face areas of 18m<sup>2</sup> and 36m<sup>2</sup> respectively. The proposed sign face areas substantially exceed the sign face area stipulated in the Acceptable Solution, and as such are considered to detract from the desirable characteristics of the Open Space and park area.

In conclusion, the proposal does not meet the Performance Criteria of the Signs and Advertising Devices Code and should be refused.

Refer to checklist Docs No#: 1862550

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**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

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**2.1.3 Acid Sulfate Soils Overlay Code**

The proposal will not involve excavating or otherwise removing 1000m<sup>3</sup> or more of soil or sediment from at or below 5m AHD. As such, the development will not have an adverse effect on the environment and is consistent with the Overall Outcomes for the Acid Sulphate Soils Overlay Code.

Refer to checklist Docs No#: 1862554

**2.1.4 Airport Environs Overlay Code**

The proposal is for two (2) freestanding signs that the applicant has indicated are between 3 metres and 5 metres in height above natural ground level on a lot that is situated between 3km to 6km from the Hervey Bay Airport. The proposal is consistent with the Overall Outcomes of the Airport Environs Overlay Code in that the development is not incompatible with the airport use and the safety and efficiency of the operational airspace of the Maryborough and Hervey Bay airports is protected.

Refer to checklist Docs No#: 1862568

**2.1.5 Natural Areas Overlay Code**

The proposal is for two (2) freestanding signs on land affected by the Natural Areas Overlay. The proposal will not require the removal of any vegetation in order to construct the signs, as such, the application is considered to comply with the Acceptable Solutions of the Natural Areas Overlay Code.

**2.2 Planning Scheme Policies**

Planning Scheme Policy No. 2 – Development Manual

PSP No.2 is applicable to this development.

Planning Scheme Policy No. 15 – Development Procedures

PSP No.15 is applicable to this development.

**2.3 State Planning Policies**

There are no relevant State Planning Policies relevant for the assessment of this application.

**3. REFERRALS**

**3.1 INTERNAL REFERRALS**

**3.1.1 Engineering**

Council's Engineering section did not provide any comments with respect to this proposal.

**3.1.2 Building and Plumbing**

Council's Building and Plumbing section did not provide any comments with respect to this proposal.

**3.2 EXTERNAL REFERRALS**

The Application triggered referral to the Department of Transport and Main Roads (DTMR) as a Concurrence Agency, in accordance with the *Integrated Planning Act* 1997. The DTMR indicated that it had no requirements regarding the proposal.

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**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

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**4. PUBLIC NOTIFICATION**

Public Notification was not required to be carried out in respect of this application pursuant to the *Integrated Planning Act 1997*.

**5. CONCLUSION**

The application seeks development approval for Operational Works for Signage at Tooth Street, Pialba. Having assessed the proposed development of the land, the relevant provisions of the Hervey Bay City Council Planning Scheme (2006) and the *Integrated Planning Act 1997*, it is considered that the proposal cannot be conditioned to comply with the relevant requirements of the Urban Locality Code and the Signs and Advertising Devices Code and should be refused for the following reasons:

1. **Sign Face Area** - the proposed signage will be in addition to the existing two (2) advertising devices on the site resulting in an increase in sign face area of 54m<sup>2</sup>, which greatly exceeds the sign face area stipulated in the Acceptable Solutions of the Signs and Advertising Devices Code.
2. **Visual Impacts** - resulting in a reduced enjoyment of the Open Space and parklands area and visual dominance by signage and advertising devices.
3. **Detraction from Desirable Characteristics of Area** - the proposed signage is of an excessive scale and will detract from the desirable characteristics of the Open Space and park area.
4. **Undesirable Precedents** - leading to pressures for further construction of oversized signage and advertising devices resulting in detrimental visual impacts on streetscapes.

**6. RECOMMENDATION**

That the application by Bishopp Outdoor Advertising for a Development Permit for Operational Works- Signage at Tooth Street Pialba, being Lot 2 on SP 165309, be refused on the following grounds:-

1. The proposal does not comply with the Urban Locality Code, in that the proposed Signage development is considered to be visually dominant;
2. The proposal does not meet the requirements of the Signs and Advertising Devices Code, in that it will detract from the desirable characteristics of the area.
3. The proposal does not meet the requirements of the Signs and Advertising Code in that the scale and proportion of the development are excessive and will not be compatible with the area as they will unduly dominate the visual landscape.
4. Insufficient grounds exist or have been provided to justify the above identified conflicts with the Hervey Bay City Planning Scheme (2006).

**7. ENDORSEMENT**

Report prepared by Mikaela McNamara  
Planner, Development Assessment

Application refused under delegated authority by Adam Yem  
Principal Planner, Development Assessment

Date: \_\_\_\_\_

---

**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

---

---

**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

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**4. PUBLIC NOTIFICATION**

Public Notification was not required to be carried out in respect of this application pursuant to the *Integrated Planning Act 1997*.

**5. CONCLUSION**

The application seeks development approval for Operational Works for Signage at Tooth Street, Pialba. Having assessed the proposed development of the land, the relevant provisions of the Hervey Bay City Council Planning Scheme (2006) and the *Integrated Planning Act 1997*, it is considered that the proposal cannot be conditioned to comply with the relevant requirements of the Urban Locality Code and the Signs and Advertising Devices Code and should be refused for the following reasons:

1. **Sign Face Area** - the proposed signage will be in addition to the existing two (2) advertising devices on the site resulting in an increase in sign face area of 54m<sup>2</sup>, which greatly exceeds the sign face area stipulated in the Acceptable Solutions of the Signs and Advertising Devices Code.
2. **Visual Impacts** - resulting in a reduced enjoyment of the Open Space and parklands area and visual dominance by signage and advertising devices.
3. **Detraction from Desirable Characteristics of Area** - the proposed signage is of an excessive scale and will detract from the desirable characteristics of the Open Space and park area.
4. **Undesirable Precedents** - leading to pressures for further construction of oversized signage and advertising devices resulting in detrimental visual impacts on streetscapes.

**6. RECOMMENDATION**

That the application by Bishopp Outdoor Advertising for a Development Permit for Operational Works- Signage at Tooth Street Pialba, being Lot 2 on SP 165309, be refused on the following grounds:-

1. The proposal does not comply with the Urban Locality Code, in that the proposed Signage development is considered to be visually dominant;
2. The proposal does not meet the requirements of the Signs and Advertising Devices Code, in that it will detract from the desirable characteristics of the area.
3. The proposal does not meet the requirements of the Signs and Advertising Code in that the scale and proportion of the development are excessive and will not compatible with the area as they will unduly dominate the visual landscape.
4. Insufficient grounds exist or have been provided to justify the above identified conflicts with the Hervey Bay City Planning Scheme (2006).

**7. ENDORSEMENT**

Report prepared by Mikaela McNamara  
Planner, Development Assessment

Application refused under delegated authority by Adam Yem  
Principal Planner, Development Assessment

Date: 27-01-10

s.47(3)(b) Sch 4  
Part 3 Item 3

Development Application No. 516/3-096133  
Docs No# 1860988

Page 5 of 5

# Development & Planning: Coversheet & Checklists

Initial & please indicate date & time received:

Counter Staff: /M 25.2.14 1.18pm	Admin: ECJ 25/2/14 4pm	Assessing Officer:
-------------------------------------	---------------------------	--------------------

Application Number  
OP-146020

Assessing Officer:  
Stephanie

New File Number

Related Files

Applicant  
Hervey Bay Golf & Country Club

Applicant Address  
PO BOX 1865, Hervey Bay

Owner  
Hervey Bay Golf Club

Property Address  
Tooth St, Pialba

Lot & Plan  
2 / SP165309

Type of Application (MCU/OPWks etc)  
OW - Signage

Level of Assessment (Code / Impact / Combined / Compliance / Concurrence & Item #s)  
Code

Proposal  
Signage

**INITIAL CHECK (BY HB OR MB); in accordance with SPA S260:**

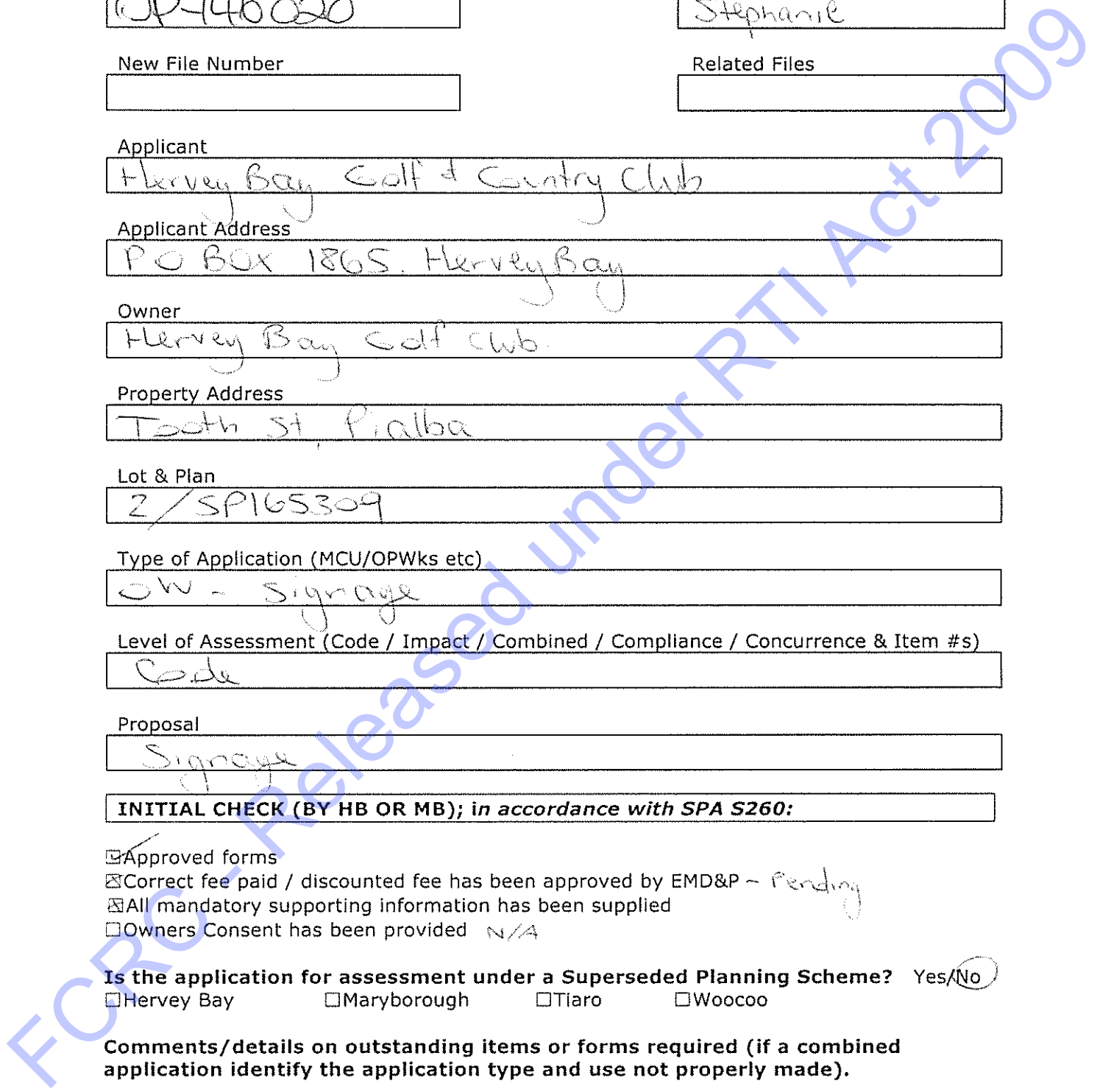
- Approved forms
- Correct fee paid / discounted fee has been approved by EMD&P - Pending
- All mandatory supporting information has been supplied
- Owners Consent has been provided N/A

**Is the application for assessment under a Superseded Planning Scheme?** Yes/No

Hervey Bay       Maryborough       Tiaro       Woocoo

**Comments/details on outstanding items or forms required (if a combined application identify the application type and use not properly made).**

Plan + dimensions of sign not provided.





# Administration Officer Checklist

Each step to be checked, dated/initialled by administration officer.

- Create the application in Property & Rating; generate "application lodged" event; attach planner/engineer checklist to inside of the file \_\_\_\_\_
- Generate charge, receipt money & post receipt/invoice to client \_\_\_\_\_
- Create the Admin & DA Status Memos (Admin & Assessing Officer memos) \_\_\_\_\_
- Application file set up in DOCs – File number \_\_\_\_\_ & documents scanned & profiled correctly (ensure PD online box ticked if required, but do not make read only) \_\_\_\_\_
- Hard file made up and labels printed \_\_\_\_\_
- Pass to Planner/Engineer for assessment \_\_\_\_\_

\*\*\*\*\*Note to girls\*\*\*\*\*

***If money has been received by finance by way of a direct deposit – please ensure this money is receipted immediately.***

Finance will contact us to get details of which application number to receipt the money to and you will need to respond & advise this information.

Fee waiver  
application w  
Janie.

# Planner / Senior Planner / Engineer Checklist

All items to be checked, dated/initialled by assigned officer.

## ASSIGNED OFFICER TO COMPLETE

- make contact with applicant to: (introduce yourself confirming application has been assigned to you; you will be their client manager; discuss any issues/items to ensure application is properly made; arrange site visit; confirm contact details on the forms; have a brief discussion about the application; identify any issues; discuss timeframes (guaranteed or otherwise) 20/3/14 SE.  
4/3/2014 - left a message.  
4/3/2014 - 3:56pm SE.
- review matrix & categorise application (enter categorisation into P&R), and ensure if a major development this box is also ticked in P&R 26/2/2014 SE
- update DA Status memo in P&R with your notes re conversation/issues of the application \_\_\_\_\_
- email referrals (internal & external) as required – refer #2328276 for a list of referral contacts. For internal referrals ENSURE the email expressly references specific element within the application that requires review/advice (including relevant pages of report if required). Complete & email form #2381463. Follow up with a phone call. \_\_\_\_\_
- are engineering comments required? If so confirm with John McLennan (SE) which engineer will be assigned to the application & enter this information into P&R  
not required - 26/2/2014 SE.
- MA is an internal meeting required to discuss elements of the application (with PO/engineer/other internal referrals)? Yes? (time/date/place date of meeting) \_\_\_\_\_ No? \_\_\_\_\_
- Generate NPM Notice & send if required
- Is the application properly made? Yes – list date & time: 18.3.14 PM  
17/3/2014 SE.
- Properly made co-signed by Paul/Jeff/Emily (delegated officer):  
Sign/Date/Time: See above.
- Ensure documents are made read only for properly made applications (to ensure they appear on PD Online).
- MA Are there any related applications **if yes** list original permit #: \_\_\_\_\_;  
Update expiry date into P&R, custom field for original application (to reflect any extension of currency period) \_\_\_\_\_

## Complexity Matrix

Note: Sheds, Houses, Dual Occupancy, Vegetation Removal (MB) that formally had a "No IDAP" categorisation, should now be categorised C1-C4 as applicable.

Note: Operational Works applications for civil works or earthworks and any applications that must go to Council for decision must be weighted C2 or higher.

### Weighted Checklist

Weight	Complexity Indicator	Multiplier 1	Multiplier 2	Multiplier 3	Score
3				3	ie. 3 x 3 = 9
3	Scale of Development	Small	Medium	Large	3
3	Consistency with Planning Scheme N.B. if consistent = 0	N/A	N/A	Inconsistent	0
2	Number of Overlays/Constraints N.B. No overlays/constraints = 0	1-2	3-4	5+	
2	Number of IDAS Referrals N.B. No IDAS Referrals = 0	1-2	3-4	5+	
1	Level of Assessment	Compliance	Code	Impact	2
<b>TOTAL SCORE</b>					

### Complexity Rating

Minor Development		Major Development	
<b>C1</b> (score 4-11)	<b>C2</b> (score 12-20)	<b>C3</b> (score 21-28)	<b>C4</b> (score 29 - 33)

### X Factor Planning Considerations

*(limited to varying complexity by one category up or down only)*

Additional Planning Considerations	Impact on Complexity (more/less complex?)

### Overall Complexity Rating

Minor Development		Major Development	
<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>



**Fraser Coast**  
REGIONAL COUNCIL

## Fraser Coast Regional Council

77 TAVISTOCK STREET TORQUAY HERVEY BAY Q 4655

431-433 KENT STREET MARYBOROUGH Q 4650

P O Box 1943, Hervey Bay Q 4655

Phone 1300 794 929 Fax 4197 4455

30

### Notice of Not Properly Made Application

*Sustainable Planning Act 2009*

File No: OP-146020 For further information Stephanie Ellis Phone: 4197 4384  
Your Ref: regarding this notice, please contact:

#### 1. APPLICANT DETAILS

Name HERVEY BAY GOLF CLUB  
Postal Address PO BOX 1865 HERVEY BAY QLD 4655

#### 2. PROPERTY DETAILS

Property Address  
TOOTH STREET PIALBA QLD 4655

#### Property Description

Lot 2 SP 165309

#### 3. OWNER DETAILS

Name HERVEY BAY GOLF CLUB

#### 4. PROPOSAL DETAILS

What type of Approval is being sought?	Lodgement Date
Operational Works - Advertising Device	25 February 2014

#### 5. NOT PROPERLY MADE

The Assessment Manager is satisfied that the application is not a properly made application.

#### 6. REASON

The reason/s the Assessment Manager is satisfied the application is not a properly made application is/are:

Site Plans and Elevations not provided.

Application fee not provided.

#### 7. ACTION REQUIRED

The applicant must take the following action for the application to comply with Section 261 of the *Sustainable Planning Act 2009*.

Fraser Coast Regional Council IDAS Development Application Notice of Not Properly Made Application

Submit a Site Plan, which clearly identifies the location of the proposed signage and the setback distances from any nearby property boundaries.

Submit Elevations, which clearly show the maximum height above natural ground level, width and orientation of the proposed signage.

Pay discounted application fee of \$530.

The application will lapse if you do not take the action listed in this notice within 20 business days as stipulated in Section 266(3) of *Sustainable Planning Act 2009*. An extended response period may be agreed upon provided a written request is submitted to Council prior to the end of the initial timeframe.

**ASSESSMENT MANAGER**

Name: Paul Rice

Signature:

Date: 3 March 2014

Fraser Coast Regional Council IDAS Development Application Notice of Not Properly Made Application

Fraser Coast Regional Council IDAS Development Application Notice of Not Properly Made Application

Submit a Site Plan, which clearly identifies the location of the proposed signage and the setback distances from any nearby property boundaries.

Submit Elevations, which clearly show the maximum height above natural ground level, width and orientation of the proposed signage.

Pay discounted application fee of \$530.

The application will lapse if you do not take the action listed in this notice within 20 business days as stipulated in Section 266(3) of *Sustainable Planning Act 2009*. An extended response period may be agreed upon provided a written request is submitted to Council prior to the end of the initial timeframe.

**ASSESSMENT MANAGER**

Name: Paul Rice

Signature:



Date: 3 March 2014

s.47(3)(b) Sch 4  
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**TAX INVOICE**

Fraser Coast Regional Council  
ABN:19 277 850 689

PO Box 1943  
Hervey Bay Q 4655  
Phone 1300 794 929  
Facsimile No. (07) 4197 4455

Application No: OP-146020  
Invoice Date: 18 March 2014  
Invoice No: 201121023

To: HERVEY BAY GOLF CLUB  
PO BOX 1865  
HERVEY BAY QLD 4655

Site: TOOTH STREET  
Address: PIALBA QLD 4655

Charge Qty Desc Amount Disc GST Due

Permanent Sign	1	Application Fee	\$530.00	\$0.00	\$0.00	\$530.00
Total Amount Due			\$530.00	\$0.00	\$0.00	\$530.00

Released under RTI Act 2009

# Tax Invoice Official Receipt

ABN: 19277850689

18/03/2014      Receipt No: 1793127

To: HERVEY BAY GOLF CLUB  
PO BOX 1865  
HERVEY BAY QLD 4655

Applic	Reference	Amount
Rams		
	OP-146020 PN 159180	\$530.00
	To Rams: TOOTH STREET PIALBA QLD 4655	
<b>Transaction Total:</b>		<b>\$530.00</b>
<b>Includes GST of:</b>		<b>\$0.00</b>

### Amounts Tendered

Cash	\$0.00
Cheque	\$0.00
Db/Cr Card	\$530.00
Money Order	\$0.00
Agency	\$0.00
Total	\$530.00
Rounding	\$0.00
Change	\$0.00
Nett	\$530.00

Printed 18/03/2014 10:36:01AM

Cashier: CHRISTINEW

FCRC - Released under RTI Act 2009



**FRASER COAST REGIONAL COUNCIL**  
**C1 - DECISION UNDER DELEGATED AUTHORITY**

32

<b>APPLICATION NO.</b>	OP-146020
<b>PROPOSAL</b>	Development Permit - Operational Work - Advertising Device
<b>APPLICANT</b>	Hervey Bay Golf and Country Club
<b>PROPERTY DESCRIPTION</b>	Lot 2 SP165309
<b>ADDRESS</b>	Tooth Street Pialba Qld 4655
<b>PLANNING SCHEME</b>	Fraser Coast Planning Scheme 2014 and Relevant Policies
<b>LOCAL PLAN</b>	Not applicable
<b>LOCAL PLAN PRECINCT</b>	Not applicable
<b>ZONING</b>	Sport and Recreation
<b>ZONE PRECINCT</b>	Not applicable
<b>OVERLAYS</b>	Acid sulfate soils – 0m-5m; Hervey Bay airport buffer – 8-13km; High voltage sub-transmission line buffer; Waste water treatment plant buffer; Major road corridor buffer – categories 2, 3, 4; Obstacle limitation surface – 140-168m AHD; Areas of high ecological significance; Bushfire hazard – medium; Coastal zone; Gas pipeline buffer
<b>LEVEL OF ASSESSMENT</b>	Code Assessment
<b>APPLICABLE PLANNING SCHEME CODES</b>	Advertising devices code.
<b>APPLICABLE PLANNING SCHEME POLICIES</b>	SC6.3 – Planning scheme policy for Development works
<b>APPLICABLE STATE PLANNING INSTRUMENTS</b>	State Planning Policy; Wide Bay Burnett Regional Plan.
<b>SITE AREA</b>	60.13 hectares
<b>CURRENT USE</b>	Hervey Bay Golf Club
<b>PROPERLY MADE DATE</b>	17 March 2014
<b>STATUS</b>	Decision stage ends 11 April 2014
<b>INTERNAL REFERRALS</b>	Not applicable
<b>REFERRAL AGENCIES</b>	Nil
<b>NO. OF SUBMITTERS</b>	Not applicable
<b>PREVIOUS APPROVALS</b>	516/3-046064 – Operational Work – Tree Removal, approved 1 September 2004 513/3-071007 – Material Change of Use – Outdoor Recreation, refused 18 July 2007 516/3-096133 – Operational Work – Advertising Device, approved 27 January 2010 OP-106112 – Operational Work – Advertising Device, refused 10 September 2010 MCU-101146 – Material Change of Use – Telecommunications Facility, approved 23 February 2011 MCU-101239 – Material Change of Use under s242 of the <i>Sustainable Planning Act</i> and Reconfiguring a Lot – One (1) Lot into 32 Lots, approved 7 September 2011 AS130017 – Request to change approval – Special consent 778, approved 21 May 2013 AS140008 – Request to change – Special consent 778, lodged 11 February 2014 and currently being assessed by Council

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**FRASER COAST REGIONAL COUNCIL  
C1 - DECISION UNDER DELEGATED AUTHORITY**

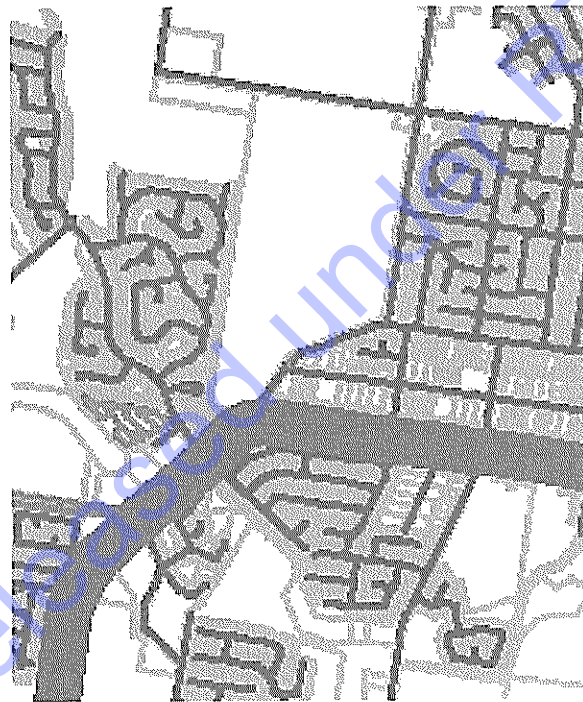
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**ISSUES RELEVANT TO THE APPLICATION**

The following significant issues have been identified in the assessment of the application:

**Zoning**

Acceptable outcome 14.3 of the Advertising devices code states a freestanding sign in the form of a billboard must be located within a billboard acceptable area and erected only on land included in an industry zone or the rural zone. Although this property is located in the sport and recreation zone, it is noted that the location of the proposed sign is very close to the billboard acceptable area, shown below. Land to the west of Old Maryborough Road contains existing industrial development and, in the regard, the proposed signage will not detract from the amenity of the locality. Further, the bottom sign is to advertising the existing business located on the site and provides directional information to the Club's entrance.



**Size**

Acceptable outcome 14.4 of the Advertising devices code states a freestanding sign in the form of a billboard has a maximum signface area of 18m<sup>2</sup> per side for a maximum of two (2) sides and a maximum height of 6.0 metres. The proposed sign has a total height of 2.7 metres above ground level, and a signface of 8.64m<sup>2</sup>, and complies with the requirements of the Advertising devices code.

**Number of signs**

Although the number of signs located on the entire subject site exceeds that allowed in the Advertising devices code, it is recognised that no other signage is located within the immediate vicinity of the proposed sign. In this regard, the impacts to the surrounding community are considered to be minimal. The proposed sign is considered to be compatible with the existing character of the area and will not unduly dominate the visual landscape.

**FRASER COAST REGIONAL COUNCIL  
C1 - DECISION UNDER DELEGATED AUTHORITY**

**RECOMMENDATION**

The recommendation for Development Application OP-146020 is as follows:

**DESCRIPTION OF PROPOSAL**

Operational Work - Advertising Device

**DECISION**

**Approved subject to conditions**

The conditions of this approval are set out in **Attachment 1**. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

**Approval under s 331**

**Deemed Approval**

Section 331 of the Sustainable Planning Act 2009 (SPA) is not applicable to this decision.

**1. DETAILS OF APPROVAL**

The following approvals are given:

	Sustainable Planning Regulation 2009, schedule 3 reference	Development Permit	Preliminary Approval
Operational work assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval to which section 242 applies		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**2. PRELIMINARY APPROVAL AFFECTING THE PLANNING SCHEME**

Not applicable

**3. OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS**

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out:

Building Work

All Building Work

**4. CODES FOR SELF ASSESSABLE DEVELOPMENT**

**FRASER COAST REGIONAL COUNCIL  
C1 - DECISION UNDER DELEGATED AUTHORITY**

The following codes must be complied with for self-assessable development related to the development approved.

The relevant codes identified in the:

Fraser Coast Planning Scheme 2014 and Relevant Policies

**5. DETAILS OF ANY COMPLIANCE ASSESSMENT REQUIRED FOR DOCUMENTS OR WORK IN RELATION TO THE DEVELOPMENT**

Not applicable

**6. SUBMISSIONS**

Not applicable

**7. CONFLICT WITH A RELEVANT INSTRUMENT AND REASONS FOR THE DECISION DESPITE THE CONFLICT**

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

**8. REFERRAL AGENCIES**

Not applicable

**9. APPROVED PLAN/S**

The approved plan/s and/or document/s for this development approval are listed in the following table:

Plan/Document number	Plan/Document name	Date
-	Elevation (as titled in red), prepared by the applicant	Received by Council 20 March 2014
-	Site Plans (as titled in red), prepared by the applicant	Received by Council 17 March 2014

**10. WHEN APPROVAL LAPSES IF DEVELOPMENT NOT STARTED**

Pursuant to section 341 of the *Sustainable Planning Act 2009*, this approval will lapse two (2) years from the date that the approval takes effect unless the relevant period is extended pursuant to section 383.

**11. REFUSAL DETAILS**

Not applicable

**12. APPEAL RIGHTS**

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**FRASER COAST REGIONAL COUNCIL**  
**C1 - DECISION UNDER DELEGATED AUTHORITY**

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**13. Part 1—Conditions imposed by the assessment manager**

**Advertising Signs**

1. Install the signs in accordance with the approved plans and Planning scheme policy for development works.
2. Meet the costs of all development works including any necessary alteration, relocation of services, public utility mains or installations as costs of the development including accurately locating all existing services before any development works commence.
3. Ensure that no advertising device encroaches within the vertical projection of any gazetted road.
4. Ensure signs do not flash, revolve, move or contain mechanisms that give the impression of movement.
5. Ensure no parts of the signs are illuminated.
6. Ensure that the sign does not incorporate any type of glass or other surface likely to reflect that could create nuisance, discomfort or hazard to any part of the surrounding locality.
7. Ensure no support, fixing or other system required for the installation of the advertising devices is exposed or protrudes in a manner that would create a potential safety hazard.
8. Maintain the signage to a standard satisfactory to Council.

**Environmental Health**

9. Do not carry out works:
  - (a) on a Sunday or public holiday, at any time; or
  - (b) on a Saturday or business day, before 6.30 am or after 6.30 pm.
10. Contain dust and other emissions, such as ash, fumes, light, or odour from the building work to the site and take all reasonable steps to prevent a release to neighbouring properties.
11. Contain all litter, building waste, and sediments on the building site by the use of a skip and any other reasonable means during construction to prevent release to a neighbouring property or road.
12. Implement drainage, erosion and sediment control measures and maintain in a proper and efficient working order to ensure dirt and sediment remains on the construction site. Ensure erosion and sediment runoff does not contaminate stormwater at unacceptable levels.

**14. ADVICE NOTES**

1. *This development approval does not constitute a development permit for Building Work. An application for a development permit for Building Work must be lodged with a Building Certifier.*
2. *An extended relevant period may be agreed upon, pursuant to Section 383 of the Sustainable Planning Act 2009, provided a written request to Council is made before the end of the relevant period. Such request is to be on Council's approved form, accompanied by the owner's consent (if the original application required it) and the prescribed fee in Council's Schedule of Fees and Charges.*

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**FRASER COAST REGIONAL COUNCIL  
C1 - DECISION UNDER DELEGATED AUTHORITY**

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**ENDORSEMENT**

Report prepared by:

Name: \_\_\_\_\_

Signature \_\_\_\_\_

Date: \_\_\_\_\_

Recommendation endorsed pursuant to the terms and conditions of the instrument of delegation issued to me by the Chief Executive Officer

Name: \_\_\_\_\_

Signature \_\_\_\_\_

Date: \_\_\_\_\_

FCRC - Released under RTI Act 2009

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FRASER COAST REGIONAL COUNCIL  
C1 - DECISION UNDER DELEGATED AUTHORITY

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FRASER COAST REGIONAL COUNCIL  
C1 - DECISION UNDER DELEGATED AUTHORITY

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ENDORSEMENT

Report prepared by:

Name: Stephanie Ellis

Signature



Date: 20/3/2014

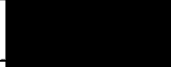
s.47(3)(b) Sch 4  
Part 3 Item 3

Recommendation endorsed pursuant to the terms and conditions of the instrument of delegation issued to me by the Chief Executive Officer

Name:

Paul Rice

Signature



Date: 20.3.14

s.47(3)(b) Sch 4  
Part 3 Item 3

21 January 2014

Hervey Bay Golf Club  
PO BOX 1865  
Hervey Bay QLD 4655

Attention: Todd Newman

**RE: SHOW CAUSE NOTICE – TOOTH STREET, PIALBA – NON COMPLIANCE  
WITH DEVELOPMENT APPROVAL**

I refer to the above matter and advise that following your Development Approval for the Addition of Outbuilding for Storage of Golf Buggies it has been noticed that there are outstanding conditions which have not been met to date. Council has elected to issue you with a Show Cause Notice under Section 580 of the Sustainable Planning Act 2009 for non-compliance with development conditions.

You may make representations to Council on why an Enforcement Notice should not be given to you by making writing representations to the Chief Executive Officer by no later than 4.30pm on the 20 February 2014.

Yours sincerely,

**NICHOLAS COOPER  
PLANNING INVESTIGATIONS OFFICER  
REGULATORY SERVICES**

**Phone:** (07) 4197 4525  
**Our reference:** DOCS#2451701

FCRC - Released under RTI Act 2009



21 January 2014



**Fraser Coast**  
REGIONAL COUNCIL

Hervey Bay Golf Club  
PO BOX 1865  
Hervey Bay QLD 4655

Attention: Todd Newman

PO Box 1845  
Hervey Bay QLD 4655  
T 1300 76 49 29  
F (07) 4197 4458  
E enquiry@frasercoast.qld.gov.au  
www.frasercoast.qld.gov.au

**RE: SHOW CAUSE NOTICE - TOOTH STREET, PIALBA - NON COMPLIANCE  
WITH DEVELOPMENT APPROVAL**

I refer to the above matter and advise that following your Development Approval for the Addition of Outbuilding for Storage of Golf Buggies it has been noticed that there are outstanding conditions which have not been met to date. Council has elected to issue you with a Show Cause Notice under Section 580 of the Sustainable Planning Act 2009 for non-compliance with development conditions.

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Yours sincerely,



**NICHOLAS COOPER**  
PLANNING INVESTIGATIONS OFFICER  
REGULATORY SERVICES


Phone: (07) 4197 4525  
Our reference: DOCS#2451701

s.47(3)(b) Sch 4  
Part 3 Item 3

FCRC - Released under RTI Act 2009

**SHOW CAUSE NOTICE  
BREACH OF A DEVELOPMENT APPROVAL S580  
REQUEST TO CHANGE EXISTING APPROVAL – AS130017**

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<p><b>1. Name of Notice</b></p> <p><b>2. Authorising legislation</b></p> <p><b>3. Appropriate person and address</b></p> <p><b>4. Date</b></p> <p><b>5. Authorising power/ description of offence</b></p> <p><b>6. Purpose of Notice</b></p>	 <p align="center"><b>Show Cause Notice</b></p> <p align="center"><i>Sustainable Planning Act 2009 Section 588</i></p> <p><b>TO: HERVEY BAY GOLF CLUB PO BOX 1865 HERVEY BAY QLD</b></p> <p><b>Date: 21 January 2014</b></p> <p>Fraser Coast Regional Council believes that you are committing a development offence under section 580 of the <i>Sustainable Planning Act 2009</i> (the "Act") in that you are contravening a development approval, including any condition in the approval.</p> <p>The purpose of this Notice is to <b>provide you with an opportunity to show cause</b> why an Enforcement Notice under section 590 of the Act should not be given to you requiring you to refrain from committing the offence by:</p> <ul style="list-style-type: none"> <li>a) complying with Development Permit – Request to Change an Existing Approval No. AS130017 dated 27 March 2013 for Addition of Outbuilding for storage of golf buggies including all conditions of the Development Permit; and</li> <li>b) submit to Council, within 20 business days of the date of the Notice, a written proposal of how the conditions of the Development Permit will be met.</li> </ul> <p>Council also provides you the opportunity to show cause why Council should not:</p> <ul style="list-style-type: none"> <li>c) commence proceedings against you for committing an offence pursuant to the <i>Sustainable Planning Act 2009</i>; and</li> <li>d) issue you with a Penalty Infringement Notice of ten (10) penalty units for an Individual or fifty (50) penalty units for a Corporation, each penalty unit being \$110.00, in accordance with the <i>State Penalties Enforcement Act 1999</i>, and <i>State Penalties Enforcement Regulation 2000</i> for contravention of a condition.</li> </ul>
<p><b>7. Facts and Circumstances</b></p>	<p>The facts and circumstances that form the basis of Council's belief are—</p> <ul style="list-style-type: none"> <li>1. You, <b>HERVEY BAY GOLF CLUB INC</b>, owner of premises situated at Tooth Street, Pialba QLD 4655 described as Lot 2 on SP 165309 (the "Premises");</li> <li>2. Development Permit Request to Change Existing Approval No. AS130017 for was approved by Council on 20 March 2013 subject to conditions and the use of the premises for <i>Addition of Outbuilding for Storage of Golf Buggies</i> has commenced;</li> <li>3. On the 10 January 2014 a site inspection was carried by Planning Investigations Officer Nicholas Cooper with Golf Club representative Todd Newman. It is Council's belief that conditions 7 (i) &amp; (ii) have not been complied with, in that: <ul style="list-style-type: none"> <li>a) The Building is set back 7.1 metres from the southern boundary</li> <li>b) The paved area is set back 3.1 metres from the southern boundary</li> <li>c) The landscape buffer is 3.1 metres in width.</li> </ul> </li> <li>4. The applicant may lodge a new application for a Request to Change the Conditions of approval AS130017 to amend the setbacks required in conditions 7 (i) and (ii) of the approval.</li> <li>5. The development which you have started is authorised by Development Permit No. AS130017 and your failure to comply with Conditions is a development</li> </ul>

**SHOW CAUSE NOTICE  
BREACH OF A DEVELOPMENT APPROVAL S580  
REQUEST TO CHANGE EXISTING APPROVAL – AS130017**

	offence under section 580 of the Act with a maximum penalty of 1,665 penalty units (\$183,150.00).
<b>6. Representations</b>	You may make representations to Council why an Enforcement Notice should not be given to you <b>by making written representations</b> to the Chief Executive Officer – Attn: Nicholas Cooper, 77 Tavistock Street (PO Box 1943) Torquay HERVEY BAY QLD 4655 by no later than 4.30pm on the 20 February 2014. Representations must be made or received in normal business hours.
<b>7. Signatory</b>	<hr/> <b>NICHOLAS COOPER PLANNING INVESTIGATIONS OFFICER REGULATORY SERVICES</b>

FCRC - Released under RTI Act 2009

**SHOW CAUSE NOTICE  
BREACH OF A DEVELOPMENT APPROVAL S580  
REQUEST TO CHANGE EXISTING APPROVAL – AS130017**

**SHOW CAUSE NOTICE  
BREACH OF A DEVELOPMENT APPROVAL S580  
REQUEST TO CHANGE EXISTING APPROVAL – AS130017**

offence under section 580 of the Act with a maximum penalty of 1,665 penalty units (\$183,150.00).

<p><b>6 Representations</b></p>	<p>You may make representations to Council why an Enforcement Notice should not be given to you by making written representations to the Chief Executive Officer – Attn: Nicholas Cooper, 77 Tavistock Street (PO Box 1943) Torquay HERVEY BAY QLD 4655 by no later than 4.30pm on the 20 February 2014. Representations must be made or received in normal business hours.</p>
<p><b>7 Signatory</b></p>	<p><b>NICHOLAS COOPER PLANNING INVESTIGATIONS OFFICER REGULATORY SERVICES</b></p>

s.47(3)(b) Sch 4  
Part 3 Item 3

FCRC - Released under RIT 2009

# Development & Planning: Coversheet & Checklists

Initial & please indicate date & time received:

Counter Staff: 6 FEB 2014 1:55PM	Admin: 11/2/14 841 KCZ	Assessing Officer:
-------------------------------------	---------------------------	--------------------

Application Number

AS140008

Assessing Officer:

New File Number

F08301(P1)

Related Files

AS130017

Special consent 778

Applicant

HERVEY BAY GOLF AND COUNTRY CLUB, TODD NEWMAN

Applicant Address

PO BOX 1865, HERVEY BAY QLD 4655

Owner

HERVEY BAY GOLF CLUB

Property Address

TOOTH STREET, PIALBA QLD 4655

Lot & Plan

LOT 2 SP165309

Type of Application (MCU/OPWks etc)

REQUEST TO CHANGE

Level of Assessment (Code / Impact / Combined / Compliance / Concurrence)

CODE

Proposal

PERMISSIBLE CHANGE

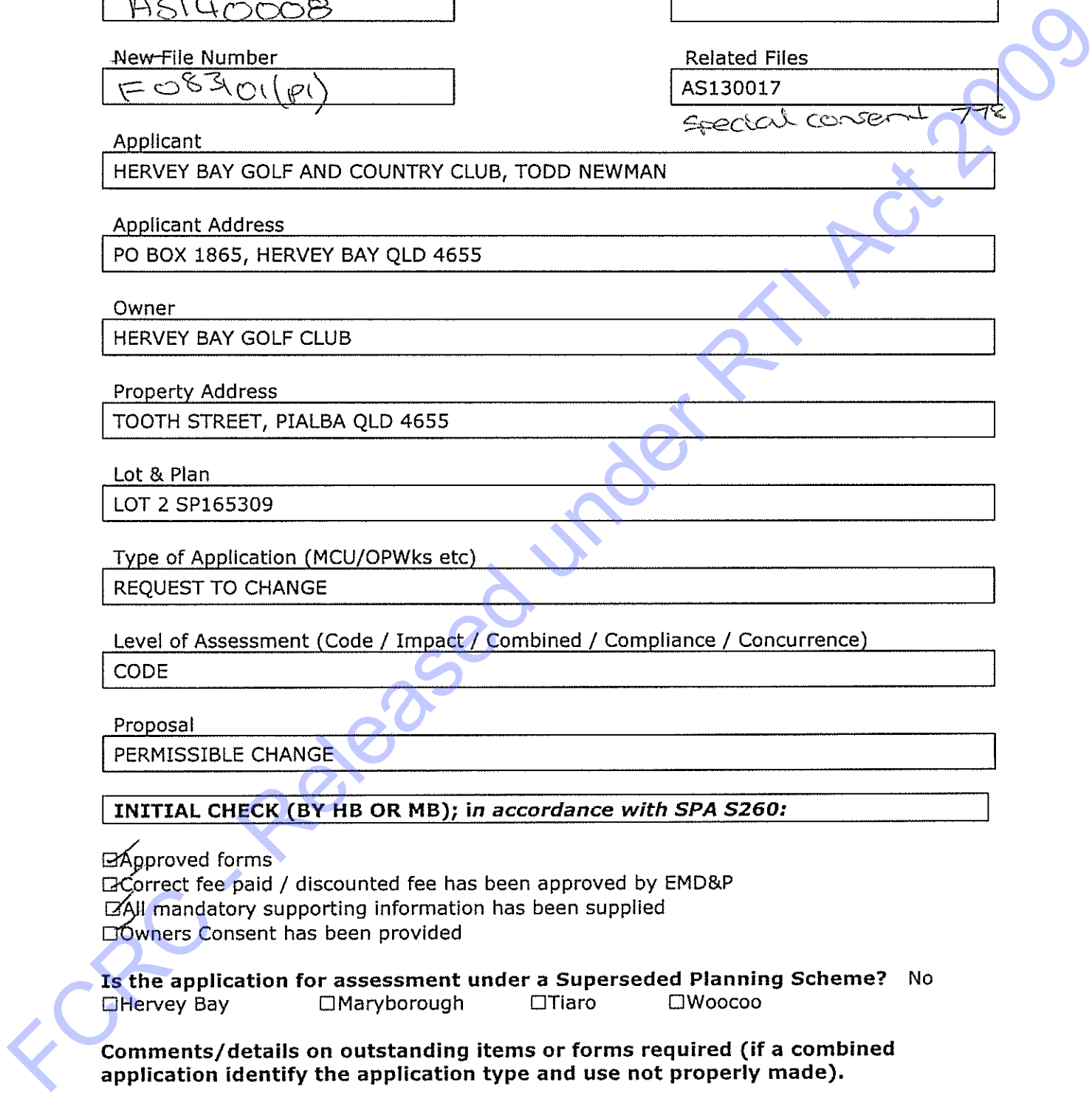
**INITIAL CHECK (BY HB OR MB); in accordance with SPA S260:**

- Approved forms
- Correct fee paid / discounted fee has been approved by EMD&P
- All mandatory supporting information has been supplied
- Owners Consent has been provided

**Is the application for assessment under a Superseded Planning Scheme? No**

- Hervey Bay
- Maryborough
- Tiaro
- Woocoo

**Comments/details on outstanding items or forms required (if a combined application identify the application type and use not properly made).**

# Development & Planning: Coversheet & Checklists

Initial & please indicate date & time received:

Counter Staff: 6 FEB 2014 1:55PM	Admin:	Assessing Officer:
-------------------------------------	--------	--------------------

Application Number

Assessing Officer:

New File Number

Related Files

Applicant

Applicant Address

Owner

Property Address

Lot & Plan

Type of Application (MCU/OPWks etc)

Level of Assessment (Code / Impact / Combined / Compliance / Concurrence)

Proposal

**INITIAL CHECK (BY HB OR MB); in accordance with SPA S260:**

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- Hervey Bay       Maryborough       Tiaro       Woocoo

**Comments/details on outstanding items or forms required (if a combined application identify the application type and use not properly made).**


# Administration Officer Checklist

Each step to be checked, dated/initialled by administration officer.

- Create the application in Property & Rating; generate "application lodged" event; attach planner/engineer checklist to inside of the file 11/2/14 ICZ
- Generate charge, receipt money & post receipt/invoice to client \_\_\_\_\_
- Create the Admin & DA Status Memos (Admin & Assessing Officer memos) 11/2/14 ICZ
- Application file set up in DOCs - File number E083101(PL) & documents scanned & profiled correctly (ensure PD online box ticked if required, but do not make read only) \_\_\_\_\_
- Hard file made up and labels printed already exists
- Pass to Planner/Engineer for assessment \_\_\_\_\_

\*\*\*\*\*Note to girls\*\*\*\*\*

***If money has been received by finance by way of a direct deposit – please ensure this money is receipted immediately.***

Finance will contact us to get details of which application number to receipt the money to and you will need to respond & advise this information.

FCRC - Released under RTI Act 2009

## Planner / Senior Planner / Engineer Checklist

All items to be checked, dated/initialled by assigned officer.

### ASSIGNED OFFICER TO COMPLETE

- make contact with applicant to: (introduce yourself confirming application has been assigned to you; you will be their client manager; discuss any issues/items to ensure application is properly made; arrange site visit; confirm contact details on the forms; have a brief discussion about the application; identify any issues; discuss timeframes (guaranteed or otherwise) \_\_\_\_\_
- review matrix & categorise application (enter categorisation into P&R), and ensure if a major development this box is also ticked in P&R \_\_\_\_\_
- update DA Status memo in P&R with your notes re conversation/issues of the application \_\_\_\_\_
- email referrals (internal & external) as required – refer #2328276 for a list of referral contacts. For internal referrals ENSURE the email expressly references specific element within the application that requires review/advice (including relevant pages of report if required). Complete & email form #2381463. Follow up with a phone call. \_\_\_\_\_
- are engineering comments required? If so confirm with John McLennan (SE) which engineer will be assigned to the application & enter this information into P&R  
\_\_\_\_\_
- is an internal meeting required to discuss elements of the application (with PO/engineer/other internal referrals)? Yes? (time/date/place date of meeting) \_\_\_\_\_ No? \_\_\_\_\_
- Generate NPM Notice & send if required
- Is the application properly made? Yes – list date & time: \_\_\_\_\_
- Ensure documents are made read only for properly made applications (to ensure they appear on PD Online).
- Are there any related applications **if yes** list original permit #: \_\_\_\_\_;  
Update expiry date into P&R, custom field for original application (to reflect any extension of currency period) \_\_\_\_\_



## Complexity Matrix

Note: Sheds, Houses, Dual Occupancy, Vegetation Removal (MB) that formally had a "No IDAP" categorisation, should now be categorised C1-C4 as applicable.

Note: Operational Works applications for civil works or earthworks and any applications that must go to Council for decision must be weighted C2 or higher.

### Weighted Checklist

Weight	Complexity Indicator	Multiplier 1	Multiplier 2	Multiplier 3	Score
3				3	ie. 3 x 3 = 9
3	Scale of Development	Small	Medium	Large	
3	Consistency with Planning Scheme N.B. if consistent = 0	N/A	N/A	Inconsistent	
2	Number of Overlays/Constraints N.B. No overlays/constraints = 0	1-2	3-4	5+	
2	Number of IDAS Referrals N.B. No IDAS Referrals = 0	1-2	3-4	5+	
1	Level of Assessment	Compliance	Code	Impact	
<b>TOTAL SCORE</b>					

### Complexity Rating

Minor Development		Major Development	
<b>C1</b> (score 4-11)	<b>C2</b> (score 12-20)	<b>C3</b> (score 21-28)	<b>C4</b> (score 29 - 33)

### X Factor Planning Considerations

*(limited to varying complexity by one category up or down only)*

Additional Planning Considerations	Impact on Complexity (more/less complex?)

### Overall Complexity Rating

Minor Development		Major Development	
<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>

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FILE NOTE



DISCOUNT OF APPLICATION FEES

Fraser Coast  
REGIONAL COUNCIL

APPLICATION NUMBER: AS140008

APPLICATION DETAILS: request to change - permissible change

PROPERTY ADDRESS: Tooth Street Pialba

FEE AS PER FEES & CHARGES SCHEDULE	\$ 1575.00
PERCENTAGE % OF DISCOUNT	<input checked="" type="checkbox"/> 75% <input type="checkbox"/> 50% <input type="checkbox"/> 25% <input type="checkbox"/> Nil <input checked="" type="checkbox"/> Other
DISCOUNTED AMOUNT	\$ <del>415.75</del> 393.75
COMMENTS/REASONS:	

APPROVED UNDER DELEGATED AUTHORITY:

s.47(3)(b) Sch 4  
Part 3 Item 3

SIGNATURE:

[Redacted Signature]

DATE:

07/02/19

TITLE:

Jamie Lockburn  
E.M.D.A.

# TAX INVOICE

Fraser Coast Regional Council  
ABN:19 277 850 689

PO Box 1943  
Hervey Bay Q 4655  
Phone 1300 794 929  
Facsimile No. (07) 4197 4455

Application No: AS140008  
Invoice Date: 11 February 2014  
Invoice No: 201120905

To: HERVEY BAY GOLF CLUB  
PO BOX 1865  
HERVEY BAY QLD 4655

Site: TOOTH STREET  
Address: PIALBA QLD 4655

Charge	Qty	Desc	Amount	Disc	GST	Due
Change Development Approval	1	Change Dev Approv	\$393.75	\$0.00	\$0.00	\$393.75
Total Amount Due			\$393.75	\$0.00	\$0.00	\$393.75

APPLICATION DESCRIPTION: TOOTH STREET PIALBA QLD 4655 -

(37)

APPLICATION NO: AS140008

PLANNING OFFICER: Naomi Dunning

ASSESSMENT MANAGER:

ACKNOWLEDGEMENT NOTICE REQUIRED: No

PUBLIC NOTIFICATION PERIOD: n/a

ACKNOWLEDGEMENT LETTER REQUIRED: No

**REFERRALS**

Requirement for further info request:

Final response/comments:

<u>Internal Department</u>	<u>Referral required</u>
Engineering	No
Building	No
Vegetation Management	No
Open Space & Recreation	No
Environmental Health	No
Strategic Planning	No

<u>External Department</u>	<u>Referral required</u>
Wide Bay Water – Keith Disher	No

**EXTERNAL ADVICE**

Ergon Energy – <a href="mailto:peta.stephensen@ergon.com.au">peta.stephensen@ergon.com.au</a>	Yes/No
Telstra – <a href="mailto:steve.r.foster@team.telstra.com">steve.r.foster@team.telstra.com</a>	Yes/No

**ADVICE AGENCY REFERRALS**

<u>Department</u>	<u>Trigger</u>

**CONCURRENCE AGENCY REFERRALS**

<u>Department</u>	<u>Trigger</u>
DSDIP (DTMR)	

**APPLICABLE CODES**


**WILL FURTHER INFORMATION BE REQUESTED?** No

**Kamala Dunn**

**From:** Naomi Dunning  
**Sent:** Friday, 14 February 2014 2:21 PM  
**To:** secretary [REDACTED]  
**Subject:** AS140008 - Request to Change - Permissible Change - Hervey Bay Golf and Country Club - Tooth Street, Pialba  
**Attachments:** SMA-Waste-I14021414020.pdf.TXT

s.47(3)(b) Sch 4  
 Part 3 Item 3

Afternoon Todd,

As per telephone conversation, please find attached a copy of the abovementioned application.

As noted in No. 9, Table F of the application form, a copy of the request needs to be provided to all of the entities party to the original application. In this regard, the Concurrence agency for the original application was the Department of Transport and Main Roads (DTMR).

Can you please forward a copy of the application to DTMR care of the following address and kindly let me know when this was undertaken please (so I can note on the application).

Referral Agency	Address	Referral - Basis
The Department of State Development, Infrastructure and Planning	PO Box 979, BUNDABERG QLD 4670	Schedule 7, Table 2, Item 2

Should you require further clarification/assistance, feel free to give me a call on 4190 5865.

Kind regards,

Naomi Dunning  
 Planner - Development Assessment  
 Fraser Coast Regional Council

FCRC - Released under RTI Act 2009



Queensland  
Government

Department of  
State Development,  
Infrastructure and Planning

Our reference: SPD-0214-005185  
Your reference:

Date: 17 March 2014

Lisa Desmond  
Chief Executive Officer  
Fraser Coast Regional Council  
PO Box 1946  
Harvey Bay 4655

Dear Ms Desmond

**Notice about request for permissible change—relevant entity**

Tooth Street - Pialba, Fraser Coast Regional – QLD 4655

(Given under section 373(1) of the *Sustainable Planning Act 2009*)

The Department of State Development, Infrastructure and Planning received a copy of the request for a permissible change under section 372(1) of the *Sustainable Planning Act 2009* on 18 February 2014 advising the department, as a relevant entity, of the request for a permissible change made to the responsible entity under section 369 of the *Sustainable Planning Act 2009*.

The department understands that the proposed changes are as follows:

- Amend the setbacks determined in Section 7 (i) and (ii) of the existing permit specifically, Condition Number 7 of Council's Notice of Decision dated 21 May 2013 to allow for a boundary setback relaxation or 7.1 metres instead of 8 metres and 3.1 metres instead of 4 metres and read:

**Landscaping**

7. Prior to the approval of a Building Works application, a Landscape Plan must be submitted to and approved by Council.

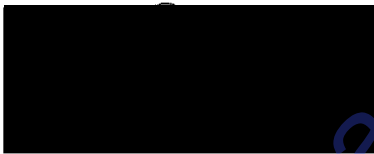
The plan must be in accordance with Council's Minimum Documentation Standards and three (3) copies must be provided. The Landscape Plan must include but not be limited to the following detail:

- (i) Display the buggy shed and surrounding paved area in its relocated position two (2) additional metres from the southern boundary, as depicted in red on the approved site plan, specifically:
  - a. The building must be setback at least 7.1 metres from the southern boundary
  - b. The paved area must be setback at least 3.1 metres from the southern boundary
- (ii) Inclusion of a dense landscape buffer which will have the function of effectively screening the view of the building from public land and nearby properties. The landscape buffer is to comprise a mixture of trees, shrubs and ground cover and is to have a minimum width of 3.1 metres, and a length of approximately 58 metres, being the full length of land adjoining the southern boundary of the property from the fence line next to the car park to the existing mature vegetation south-west of the proposed building, as depicted in red on the approved site plan.

The department has considered the proposed changes to the development approval and advises that it has no objection to the change being made.

If you require any further information, please contact Grant Barringer, Principal Planning Officer, on 07 4131 5595, or via email [grant.barringer@dsdip.qld.gov.au](mailto:grant.barringer@dsdip.qld.gov.au) who will be able to assist.

Yours sincerely  
Yours sincerely



s.47(3)(b) Sch 4  
Part 3 Item 3

Michelle Riley  
Manager (Planning)

APPLICATION DESCRIPTION: TOOTH STREET PIALBA QLD 4655 -

APPLICATION NO: AS140008

PLANNING OFFICER: Naomi Dunning

ASSESSMENT MANAGER:

ACKNOWLEDGEMENT NOTICE REQUIRED: No

PUBLIC NOTIFICATION PERIOD: n/a

ACKNOWLEDGEMENT LETTER REQUIRED: No

**REFERRALS**

Requirement for further info request:

Final response/comments:

<u>Internal Department</u>	<u>Referral required</u>
Engineering	No
Building	No
Vegetation Management	No
Open Space & Recreation	No
Environmental Health	No
Strategic Planning	No

<u>External Department</u>	<u>Referral required</u>
Wide Bay Water – Keith Disher	No

**EXTERNAL ADVICE**

Ergon Energy – <a href="mailto:peta.stephensen@ergon.com.au">peta.stephensen@ergon.com.au</a>	Yes/No
Telstra – <a href="mailto:steve.r.foster@team.telstra.com">steve.r.foster@team.telstra.com</a>	Yes/No

**ADVICE AGENCY REFERRALS**

<u>Department</u>	<u>Trigger</u>

**CONCURRENCE AGENCY REFERRALS**

<u>Department</u>	<u>Trigger</u>
DSDIP (DTMR)	

**APPLICABLE CODES**


**WILL FURTHER INFORMATION BE REQUESTED?** No

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FOI Act 2009



**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

(41)

<b>APPLICATION NO.</b>	AS140008
<b>PROPOSAL</b>	Request to Change - Change to Condition
<b>APPLICANT</b>	HERVEY BAY GOLF CLUB
<b>PROPERTY DESCRIPTION</b>	Lot 2 SP 165309
<b>ADDRESS</b>	TOOTH STREET PIALBA QLD 4655
<b>PLANNING SCHEME</b>	Hervey Bay City Planning Scheme 2006 and Relevant Policies (superseded)
<b>LOCALITY</b>	Urban Locality
<b>ZONING</b>	Open Space
<b>OVERLAYS</b>	<p>OLY-20m AHD - Potential Acid Sulphate Soils</p> <p>OLY-Airport- Obstacle Limitations</p> <p>OLY-Airport Environs</p> <p>OLY-Natural Areas</p> <p>OLY-Airport Obstacle limitation Surface</p> <p>OLY-Odour Impact Buffer</p> <p>OLY-Wetlands</p> <p>OLY-Wetland Buffer</p>
<b>LEVEL OF ASSESSMENT</b>	Code Assessment
<b>SITE AREA</b>	60.1300 Hectares
<b>APPLICABLE STATE PLANNING INSTRUMENTS</b>	State Planning Policy; State Planning Regulatory Provision (Adopted Charges)
<b>CURRENT USE</b>	Golf Course and associated Club House
<b>PROPERLY MADE DATE</b>	11 February 2014
<b>STATUS</b>	Decision stage ends
<b>REFERRAL AGENCIES</b>	State Assessment Referral Agency
<b>NO. OF SUBMITTERS</b>	Not Applicable
<b>PREVIOUS APPROVALS</b>	<ul style="list-style-type: none"> <li>• Special consent 778 – Extension to clubhouse – approved 3/5/83</li> <li>• 356/84 – Alterations and additions to club house – approved 23/2/84</li> <li>• 901550 – Rezone from open space zone to the special facilities (golf course and clubhouse) zone – approved 9/894, gazetted 2/6/95</li> <li>• 516/3-046064 – Operational Works – Tree Removal – approved 01/09/04</li> <li>• 516/3-056009 – Operational Works – Vegetation Removal and Drainage – approved 23/2/05</li> <li>• 516/3-056037 – Operational Works – Vegetation Removal – approved 11/5/05</li> <li>• 513/3-071007 – Material Change of Use – Outdoor Recreation – approved 31/3/07</li> <li>• MCU-101146 – Material Change of Use – Telecommunications Facility – approved 23/2/11</li> <li>• MCU-101239 – Material Change of Use – 32 Low Density Residential Lots – Preliminary Approval Varying The Effect of a Local Planning Instrument and Reconfiguration of a Lot – One (1) Lot into 32 Lots – approved 7/9/11</li> <li>• AS130017 – Request to Change – Change of Approval – approved 21 May 2013</li> </ul>
<b>SITE INSPECTION CONDUCTED</b>	3 March 2014
<b>DOCS REFERENCE</b>	#2473172

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**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

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**1. INTRODUCTION**

**1.1. Proposal**

The application seeks a change to Special Consent 778 issued 3 May 1983. The original application was for the Extension to the Clubhouse, which included pro shop and buggy room, locker rooms, showers, toilets, and store room.

The subject application is to change the conditions of approval, specifically Condition 7 of Councils' Decision Notice dated 21 May 2013 to allow for a boundary setback relaxation of 7.1 metres instead of 8.0 metres and 3.1 metres instead of 4.0 metres from the southern boundary for the outbuilding to be used for golf buggy storage.

**1.2. Site Description**

The site is a sixty hectare, irregular shaped lot bounded by Old Maryborough Road, Tooth Street and Hythe Street. The site is also bounded by the residential suburb of Eli Waters to the west.

The Clubhouse and associated buildings and car park are located within the south-eastern corner of the site, with vehicular access from Tooth Street. Four outbuildings (with the same dimensions as the constructed building) are located parallel with Tooth Street, and are also used for golf buggy storage.

The site has a gradual slope of 19mAHD from the corner of Tooth Street and Old Maryborough Road to 5mAHD to the north-west corner of the site. The site is vegetated with mature trees apart from areas cleared for the golf course and associated facilities.

**2. ASSESSMENT PROVISIONS**

**2.1 Permissible Change**

Section 367(1) of the *Sustainable Planning Act 2009* (SPA) provides the following requirements for determining whether the proposed change to an existing approval is a 'permissible change':

*'A permissible change, for a development approval, is a change to the approval that would not—*

- (a) result in a substantially different development; or*
- (b) if the application for the approval were remade including the change—*
  - (i) require referral to additional concurrence agencies; or*
  - (ii) for an approval for assessable development that previously did not require impact assessment—require impact assessment; or*
- (c) for an approval for assessable development that previously required impact assessment—be likely, in the responsible entity's opinion, to cause a person to make a properly made submission objecting to the proposed change, if the circumstances allowed; or*
- (d) cause development to which the approval relates to include any prohibited development.'*

In this instance, the proposal is considered a 'permissible change' in that:

- it would not result in substantially different development;
- the request, if re-made as an application would not require referral to concurrence agencies;
- If the application for the approval were remade including the change proposed it would require a Code Assessable Material Change of Use due to a trigger under the assessment tables for the Airport environs Overlay Code. Note: the original application was a Special Consent which predates the IDAS system. The original application was advertised in the local newspaper and notices given and no objections were made.

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**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

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It is not expected the proposed change would cause a person to make a properly made submission, especially in light of the vegetation screening required by Council in the previous approval; and

- the proposed change does not include any prohibited development.

## **2.2 Change to Existing Approval**

Section 374 of the SPA provides the following requirements to assess a request to make a permissible change to an existing approval:

- (1) *To the extent relevant, the responsible entity must assess the request having regard to—*
  - (a) *the information the person making the request included with the request; and*
  - (b) *the matters the responsible entity would have regard to if the request were a development application; and*
  - (c) *if submissions were made about the original application—the submissions; and*
  - (d) *any notice about the request given under section 373 to the entity; and*
  - (e) *any pre-request response notice about the request given to the entity.*
- (2) *For subsection (1)(b), the responsible entity must have regard to the planning instruments, plans, codes, laws or policies applying when the original application was made, but may give the weight it considers appropriate to the planning instruments, plans, codes, laws or policies applying when the request was made.'*

### **2.1.1 Consistency with Applicable Laws and Policies**

It is noted that the original application, approved by Council in May 1983, was assessed against The Town Planning Scheme for the Extended Area of the City of Hervey Bay (May 1979 – March 1996). The Fraser Coast Planning Scheme (February 2014) is the current Scheme applying to the site. Given that the original approval relates to an out dated Scheme it is considered to be of more relevance, and appropriate, that the assessment be measured against the current scheme.

The subject site is located within the Sport and Recreation Zone. If the request was a development application, it would be assessed against the following components:

#### Applicable Codes:

- Airport environs overlay code

#### Planning Scheme Policies:

- Regulated Infrastructure Charges Policy; and
- Planning Scheme Policy for Development Works.

### **2.1.2 Previous Submissions**

The original application was advertised in the local newspaper and notices given. No objections were made. It is not expected the proposed change would cause a person to make a properly made submission, especially in light of the structure being erected for a period of time.

**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

**2.1.3 Views of Concurrency Agency**

The Department of State Development, Infrastructure and Planning in their response dated 17 March, 2014 raised no objection to the changes to the condition of development.

**2.1.4 Inclusion of Prohibited Development**

No prohibited development is included as part of the requested change.

**3. ISSUES RELEVANT TO THE APPLICATION**

The following issues have been identified in the assessment of the application:

Character, Amenity and Landscape

The buggy shed is long at 29 metres and is to be located near the Old Maryborough Road in a highly visible position. The building has since been constructed and has not been sited in accordance with the approved plans, however dense landscaping has been established along the southern boundary to screen buggy storage shed from the road frontage.

A condition of the previous approval required the applicant to lodge a Landscape Plan to Council for approval prior to the approval of the Building Works application. The Landscape Plan was submitted and approved by Council on 7 July 2013.

A complaint was received by Council on 19 February 2014 from a resident claiming the landscaping on the site had not been established in accordance with the approved plans, thus resulting in the current application.

It is considered that the landscaping established on the site is sufficient in screening the subject golf buggy shed from the road frontage.

**4. REFERRALS**

**4.1 INTERNAL REFERRALS**

Not Applicable

Any significant issues raised in the referrals have been included in section 3 of this report.

**4.2 REFERRAL AGENCIES**

Referral Agency responses were received from the following State agencies:

Agency	Concurrence/Advice	Docs #	Conditions Yes/No
Department of State Development, Infrastructure and Planning	Concurrence	#2461007	No

Any significant issues raised have been included in section 3 of this report.

**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

**5. CONCLUSION**

The applicant requests a change to the existing Special Consent 788 for Material Change of Use – Extension to Clubhouse, approved 3 May 1983. The request seeks to change a condition of approval, which is considered to be a permissible change.

Having assessed the proposal against section 367 and 374 of the *Sustainable Planning Act 2009*, it is considered that the requested changes can be agreed to, subject to changes to the decision notice and conditions of the existing approval.

**6. RECOMMENDATION**

The recommendation for Development Application AS140008 is as follows:

**1. DETAILS OF REQUEST TO CHANGE**

**Details of current development approval:**

Type of approval	Request to Change – Change conditions of approval
Details of approved development	Extension to Clubhouse
Reference number of development approval	Special Consent 778
Date the original development application was decided	3 May 1983

**Details of requested change:**

Date request for change was made	11 February 2014
Description of requested changes	Change to conditions
Responsible entity for deciding the request	Fraser Coast Regional Council

**2. DECISION ON REQUEST TO CHANGE**

Approved, subject to changes to the conditions of approval

**CHANGES TO CONDITIONS OF EXISTING APPROVAL:**

1. Delete existing condition 7 and replace with new condition 7 as follows:

**Landscaping**

---

**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

---

1. Prior to the approval of a Building Works application, a Landscape Plan must be submitted to and approved by Council.

The plan must be in accordance with Council's Minimum Documentation Standards and three (3) copies must be provided. The Landscape Plan must include but not be limited to the following detail:

- (i) Display the buggy shed and surrounding paved area in its relocated position two (2) additional metres from the southern boundary, as depicted in red on the approved site plan, specifically:
  - a. The building must be setback at least 7.1 metres from the southern boundary
  - b. The paved area must be setback at least 3.1 metres from the southern boundary
- (ii) Inclusion of a dense landscape buffer which will have the function of effectively screening the view of the building from public land and nearby properties. The landscape buffer is to comprise a mixture of trees, shrubs and ground cover and is to have a minimum width of 3.1 metres, and a length of approximately 58 metres, being the full length of land adjoining the southern boundary of the property from the fence line next to the car park to the existing mature vegetation south-west of the proposed building, as depicted in red on the approved site plan.
- (iii) A plan and schedule of all proposed trees, shrubs and ground covers which identifies:
  - a. the location and size at maturity of all plants;
  - b. the botanical names of all plants;
  - c. a mixture of shrubs and substantial trees with the inclusion of enhancement, buffering and amenity planting;
  - d. low maintenance plantings that incorporate at least 70% local endemic species in accordance with the Fraser Coast Planting Guide which forms part of Planning Scheme Policy 16 (Development Manual); and
- (iv) Measures to ensure that the planted trees will be retained and managed to allow growth of the trees to mature size;
- (v) Horticultural specification to successfully establish and ensure a quality landscape product such as imported soil quality, staking and planting techniques of advanced stock, reference to Australian Standards where applicable, fertiliser type and application, turf-laying detail, garden bed preparation techniques, minimum soil depths, plant quality details and proposed maintenance regime for establishment (usually 3 months); and

When approved, such plans will form part of the approved plans under this development approval.

All landscaping must be fully implemented prior to, or at the same time as, building works are completed and must be continually maintained to a standard satisfactory to Council.

## **7. ENDORSEMENT**

Report prepared by:

Name: Naomi Dunning, Planner, Development Assessment

Signature \_\_\_\_\_

Date: \_\_\_\_\_

---

FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY

---

FCRC - Released under RTI Act 2009

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**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

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**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

---

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- (i) Display the buggy shed and surrounding paved area in its relocated position two (2) additional metres from the southern boundary, as depicted in red on the approved site plan, specifically:
  - a. The building must be setback at least 7.1 metres from the southern boundary
  - b. The paved area must be setback at least 3.1 metres from the southern boundary
- (ii) Inclusion of a dense landscape buffer which will have the function of effectively screening the view of the building from public land and nearby properties. The landscape buffer is to comprise a mixture of trees, shrubs and ground cover and is to have a minimum width of 3.1 metres, and a length of approximately 58 metres, being the full length of land adjoining the southern boundary of the property from the fence line next to the car park to the existing mature vegetation south-west of the proposed building, as depicted in red on the approved site plan.
- (iii) A plan and schedule of all proposed trees, shrubs and ground covers which identifies:
  - a. the location and size at maturity of all plants;
  - b. the botanical names of all plants;
  - c. a mixture of shrubs and substantial trees with the inclusion of enhancement, buffering and amenity planting;
  - d. low maintenance plantings that incorporate at least 70% local endemic species in accordance with the Fraser Coast Planting Guide which forms part of Planning Scheme Policy 16 (Development Manual); and
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- (v) Horticultural specification to successfully establish and ensure a quality landscape product such as imported soil quality, staking and planting techniques of advanced stock, reference to Australian Standards where applicable, fertiliser type and application, turf-laying detail, garden bed preparation techniques, minimum soil depths, plant quality details and proposed maintenance regime for establishment (usually 3 months); and

When approved, such plans will form part of the approved plans under this development approval.

All landscaping must be fully implemented prior to, or at the same time as, building works are completed and must be continually maintained to a standard satisfactory to Council.

## 7. ENDORSEMENT

Report prepared by:

Name: Naomi Dunning, Planner, Development Assessment

Signature

s.47(3)(b) Sch 4  
Part 3 Item 3

Date:

19/3/14.



---

**FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY**

---

Recommendation endorsed pursuant to the terms and conditions of the instrument of delegation issued to me by the Chief Executive Officer

Name: Paul Rice, Principal Officer, Development Assessment

Signature \_\_\_\_\_

Date: \_\_\_\_\_

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FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY

---

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FRASER COAST REGIONAL COUNCIL  
DECISION UNDER DELEGATED AUTHORITY

---

Recommendation endorsed pursuant to the terms and conditions of the instrument of delegation issued to me by the Chief Executive Officer

Name: Paul Rice, Principal Officer, Development Assessment

Signature

[Redacted Signature]

s.47(3)(b) Sch 4  
Part 3 Item 3

Date:

20.3.14

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### Non-Residential Development

Approval # AS130017 Development: Buggy Shed "Specialised Uses" as per Table 4, attachment 3.  
 Location NRD Type: GFA m<sup>2</sup> 203 Impervious m<sup>2</sup> 203 Credits/Offsets \$0

Incentive Policy Cat 10% Located in PIA  
 Considered ancillary to the use  
 No additional demand for Water, Sewer  
 Transport or Parks. SWD Charges apply.  
 SWD Charges based on \$10/sqm GFA

### Hervey Bay - Specialised Uses

CHARGES

Infrastructure Network	Charge Code	Charge
WAT	N	\$0.00
SEW	N	\$0.00
TPT	N	\$0.00
CFP	N	\$0.00
SWD	Y	\$2,030.00 Stormwater Infrastructure Charge

Total Infrastructure Charge \$2,030.00

Less Credits/Offsets

WAT	\$0.00
SEW	\$0.00
TPT	\$0.00
CFP	\$0.00
SWD	\$0.00
ICSWSWH	\$0.00
Less Credits/Offsets	\$0.00

Less Subsidy -\$203.00

Net Charge Amount \$1,827.00

FCR Released under RTI Act 2009

Prepared by: David NORMAN

Checked by: John McLENNAN

* Non-Residential Development Type (NRD Type)	
1	Places of Assembly
2	Commercial (Bulk Goods)
3	Commercial (Retail)
4	Commercial (Office)
5	Education Facility
6	Entertainment
7	Indoor Sport and Recreation Facility (use specific tab)
8	Industry
9	High Impact Industry
10	Low Impact Rural
11	High Impact Rural
12	Essential Services
13	Specialised Uses
14	Minor Uses

**ADOPTED INFRASTRUCTURE CHARGE NOTICE**

Application:	Buggy Shed
Property Address:	Hervey Bay Golf Club, PO Box 1865, Hervey Bay Qld 4655
Permit No.	AS130017

Infrastructure Charges	Splits				per impervious m2
	Water	Sewerage	Transport	Community Facilities & Parks	Stormwater
Adopted Charge					\$10.00

**Gross Charge Calculation - Water, Sewerage, Community Facilities & Parks, Transport**

	Qty			Rate	Charge Amount
Specialised Uses	203	sq m Gross Floor Area	@	0.00	0.00

**Gross Charge Calculation - Stormwater**

	Qty			Rate	Charge Amount
Proposed Impervious Area	203	sq m	@	0.00	0.00

**Net Charge Summary**

Gross Charge Amount	Credits & Offsets	Incentive Policy Category	Subsidy	Subsidy Allowed	Net Charge Amount
0.00	0.00	1	10%	203.00	1,827.00

Note: Incentive Policy Subsidies are calculated after Credits and Offsets have been applied.

**Incentive Policy Category descriptions:**

- Category 1** - Contribution to Fraser Coast Economy.
- Category 2** - Infill residential development; Central Business District development; Employment Generating Businesses; Small Residential Lots.
- Category 3** - Medical Facilities
- Category 4** - Roll-in provisions for development in the former local government areas of Maryborough, Tiaro and Woocoo.
- Category 5** - Development considered to be Special Community Benefit.

**Kamala Dunn**

---

**From:** David Norman  
**Sent:** Thursday, 9 May 2013 10:55 AM  
**To:** Daniel Neukirch  
**Subject:** AS130017, Buggy Shed at Hervey Bay Golf Club.

Hi Daniel,

The above application is located on a parcel of land that is fully serviced by Council maintained infrastructure, including reticulated water, sewer, stormwater and transport. The application has access to Council maintained road infrastructure.

The application is located within the Priority Infrastructure Area (PIA) and as such Infrastructure Charges apply. I have discussed this matter with John McLennan and a rate of \$70 per additional GFA is to be applied.

Stormwater disposal will have to be undertaken in such a manner as not to impact on upstream or downstream properties. To that extent the following conditions should be applied to any approval granted for the Buggy Shed.

1. Meet the costs of all works associated with this development including any necessary alteration or relocation of services, together with all public utility mains and/or installations. The Developer is responsible for accurately locating all existing services before any development works commence.
2. Ensure sediment control structures (such as sediment fences) are placed around the perimeter of the all site works and at the base of all materials stockpiled on site to prevent the transport of sediments from the site.
3. Construct a roof water drainage system for the proposed development, such that no restriction to existing or developed stormwater flows from upstream or onto downstream properties or ponding of stormwater within upstream or onto downstream properties occurs as a result of the development, as set out in Planning Scheme Policy 16 – Development Manual.
4. Ensure provision is made for stormwater harvesting to allow for the reuse of captured water on the site for landscaping/garden irrigation, car washing and other suitable uses.
5. Infrastructure Charges will accrue as a result of the proposal. See docs #2350260 Note Infrastructure Charges subject to review by EMDA as per discussions with John McLENNAN

Cheers

David NORMAN  
FCRC  
ETO-DA  
☎ ext 4516

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Site inspection – Golf Club – 17/4/13



FCPO (Environmental Protection) Act 2009









FCPS 2009

**APPLICATION DESCRIPTION: TOOTH STREET PIALBA QLD 4655** REQUEST TO CHANGE -  
CHANGE OF APPROVAL

(45)

**APPLICATION NO: AS130017**

**PLANNING OFFICER: DANIEL NEUKIRCH**

**ASSESSMENT MANAGER: EMILY BURKE**

**ACKNOWLEDGEMENT NOTICE REQUIRED: NO**

**PUBLIC NOTIFICATION PERIOD: N/A**

**ACKNOWLEDGEMENT LETTER REQUIRED: YES**

**REFERRALS**

Requirement for further info request:

Final response/comments: 19/4/13

<u>Internal Department</u>	<u>Referral required</u>
Engineering	YES
Building	No
Vegetation Management	No
Open Space & Recreation	No
Environmental Health	No
Strategic Planning	No

<u>External Department</u>	<u>Referral required</u>
Wide Bay Water - Keith Disher	No

**EXTERNAL ADVICE**

Ergon Energy - <a href="mailto:peta.stephensen@ergon.com.au">peta.stephensen@ergon.com.au</a>	No
Telstra - <a href="mailto:steve.r.foster@team.telstra.com">steve.r.foster@team.telstra.com</a>	NO

**ADVICE AGENCY REFERRALS**

<u>Department</u>	<u>Trigger</u>
	<b>NO</b>

**CONCURRENCE AGENCY REFERRALS**

<u>Department</u>	<u>Trigger</u>
	<b>NO</b>

**APPLICABLE CODES**

<u>Urban Locality Code</u>	<u>Open space Zone</u>
<u>Community uses code</u>	
<u>Landscaping code</u>	
<u>Urban Design code</u>	

WILL FURTHER INFORMATION BE REQUESTED? No

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FRASER COAST REGIONAL COUNCIL  
DEVELOPMENT ASSESSMENT DEPARTMENT  
APPLICATION LODGEMENT CHECKLIST

46

File Number

AS130017

Related Files

SPECIAL CONSENT 778

Applicant

HERVEY BAY GOLF AND COUNTRY CLUB INC

Applicant Postal Address

PO BOX 1865, HERVEY BAY QLD 4655

Owner

HERVEY BAY GOLF CLUB

Location

TOOTH STREET PIALBA QLD 4655 (LOT 2 SP165309)

Type of Application

REQUEST TO CHANGE

Proposal

CHANGE OF APPROVAL

**LEVEL OF ASSESSMENT**

- Code
- Impact
- Compliance
- Concurrence

**PROPERLY MADE**

In accordance with SPA S260:

- approved forms;
- correct fee;
- mandatory requirements of approved form are correctly completed;
- mandatory supporting information has been supplied (refer to the Senior Planner or Principal Engineer if clarification is required);
- development is assessable or compliance assessable;
- check appropriate form – Material Change of Use or Concurrence Referral – ref docs# 1975772;
- application made to the Assessment Manager;
- Owners Consent – refer docs# 1945811;
- if State Resource involved, the application is supported by the evidence under S264;

**Is the application for assessment under a Superseded Planning Scheme? YES/NO**

**IS THE APPLICATION PROPERLY MADE?**

Yes

No

**Properly Made Date: 27 March 2013 SR**

★

**APPLICATION TO BE PRESENTED AT IDAP?**

Yes

No

**Application checked by CSU Senior Planner (or Senior Planner – South applications)**

Date 28/3/13 *[Signature]*

**ADMINISTRATION PROCESSES FOR PROPERLY MADE APPLICATIONS**

- Create the application as the correct application type in Property & Rating
- Print 2 copies of the invoice from Property & Rating, give 1 copy to CSO for receipting of the application fee.
- Application file set up in DOCs – File number \_\_\_\_\_
- Enter DOCs application File number into "Related File" in Property & Rating, allocate the application in the Custom Fields section (Applic Co-ord) to the relevant Senior Planner
- Hard file made up and labels printed                      **Yes/No**
- Application passed to Senior Planner                      Date \_\_\_\_\_  
for presentation at IDAP`

**APPLICATIONS NOT PROPERLY MADE**

List outstanding items below (if a combined application identify the application type and use not properly made).


- Forward application to the Administration Officer for issuance of a Not Properly Made Notice.
- Administration Officer is to create the application in Property & Rating as the correct application type, do not add the application fee until the application is deemed Properly Made.
- Issue the "Not Properly Made Notice" to the applicant.
- Return application to the Duty Planner (for Hervey Bay) or Team Administration Officer (Maryborough) for monitoring.

**Complexity Matrix – To be completed for code and impact assessable applications except for Houses, Sheds, Risksmart applications and code assessable Duplexes.**

**Operational Works for Civil Works, Earthworks (engineering operational works applications); and any applications that must go to Council for decision – must be weighted C2 or higher.**

**Weighted Checklist**

Weight	Criteria	Small	Medium	Large	Score
3	Scale of Development	Small	Medium	Large	3
3	Consistency with Planning Scheme N.B. if consistent = 0	N/A	N/A	Inconsistent	0
2	Number of Overlays/Constraints N.B. No overlays/constraints = 0	1-2	3-4	5+	6
2	Number of IDAS Referrals N.B. No IDAS Referrals = 0	1-2	3-4	5+	2
1	Level of Assessment	Compliance	Code	Impact	2
<b>TOTAL SCORE</b>					

**Complexity Rating**

C1 (score 4-11)	C2 (score 12-20)	C3 (score 21-28)	C4 (score 29 - 33)
4	12		

REFERRALS POSSIBLY NOT REQUIRED \*

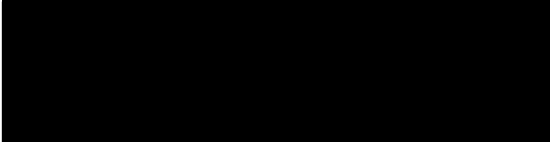
**X Factor Planning Considerations**

(limited to varying complexity by one category up or down only)

<p>REFERR TO COLLEAGUES REGARDING IDAP DECISION RELATING TO APP PROCESS.</p>	
--	--

**Overall Complexity Rating**

C1	C2	C3	C4



s.47(3)(b) Sch 4  
Part 3 Item 3 & 2

010165

Date 27 / 3 / 13

Secura-CHEQUE 3 - SEE REVERSE

Pay Fraser Coast Regional Council  
the sum of One Thousand Four Hundred  
Eighty Six Dollars -

NEGOTIABLE

or bearer

\$1486-00

NOT NEGOTIABLE

HERVEY BAY GOLF & COUNTRY  
CLUB INC



FCRC - Released under RTI Act 2009



# TAX INVOICE

Fraser Coast Regional Council  
ABN:19 277 850 689

PO Box 1943  
Hervey Bay Q 4655  
Phone 1300 794 929  
Facsimile No. (07) 4197 4455

Application No: AS130017  
Invoice Date: 02 April 2013  
Invoice No: 201119595

To: HERVEY BAY GOLF CLUB  
PO BOX 1865  
HERVEY BAY QLD 4655

Site: TOOTH STREET  
Address: PIALBA QLD 4655

Charge	Qty	Desc	Amount	Disc	GST	Due
Change Development Approval	1	Change Dev Approv	\$1,486.00	\$0.00	\$0.00	\$1,486.00
Total Amount Due			\$1,486.00	\$0.00	\$0.00	\$1,486.00

## John McLennan

---

**From:** Sally Raub  
**Sent:** Friday, 1 February 2013 1:10 PM  
**To:** John McLennan  
**Subject:** Requirements for Proposed Outbuilding for Storage of Golf Buggies and Site History of Hervey Bay Golf Club Located at Lot 2 Tooth Street Pialba  
**Attachments:** Request to Change.pdf

Hi John,

As requested please note the following advice regarding a proposed Storage Shed for Golf Buggies and Site History for the Hervey Bay Golf Club located at Lot 2 Tooth Street Pialba (Lot 2 SP165309).

A search through Council's historical records has revealed the following approvals that have been issued over the premises;

Special Consent 778 – Extension to Clubhouse – approved 03/05/83  
901550 - Rezone from Open Space Zone to the Special Facilities (Golf Course and Clubhouse) Zone – approved 9 August 1994, gazetted 02/06/95  
516/3-046064 – Operational Works – Tree Removal – approved 01/09/04  
516/3-056009 – Operational Works – Vegetation Removal and Drainage – approved 23/02/05  
516/3-056037 – Operational Works – Vegetation Removal – approved 11/05/05  
513/3-071007 – Material Change of Use – Outdoor Recreation – approved 31/03/07  
MCU-101146 – Material Change of Use – Telecommunications Facility – approved 23/02/11  
MCU-101239 – Material Change of Use - 32 Low Density Residential Lots – Preliminary Approval Varying the Effect of a Local Planning Instrument and Reconfiguration of a Lot – One (1) Lot 32 Lots – approved 07/09/11

29/76 – Pump House – approved 23/04/76  
356/84 – Alterations and Additions to Club House – approved 23/02/84  
BD901782 – Garage – approved 01/07/91  
902516 – Covered Walkway – approved 22/10/91  
905521 – Covered Area – approved 12/02/92  
961514 – Garage – approved 30/09/96  
981248/981052 – Storage Shed – approved 30/07/98  
99092 (BD991723) – Storage Shed and Awning – approved 28/05/99  
01/0995 (023505) – Buggy Sheds – approved 19/12/01  
20061266 (BD067364/BD071671) – Pro Shop Refurbishment – approved 20/04/07  
00051287 (BD111598) – Optus Monopole Telecommunications Tower Facility – approved 26/05/11

A proposed 6x12 metre Outbuilding for the storage of Golf Buggies to be located on the abovementioned premises will require a Request to Change an Existing Approval application to be submitted to Council for approval. If the Outbuilding is for storage of Golf Buggies owned by members of the golf club, a Request to Change Special Consent 778 application will need to be submitted to Council for approval. If the Outbuilding is for storage of Golf Buggies owned and hired out by the Hervey Bay Golf Course, a Request to Change Development Permit 513/3-071007 will need to be submitted to Council for approval. This application will take twenty to thirty business days to decide and the application fee is \$1486.00.

Please find the Request to Change and Existing Approval application form attached for your convenience.

If you have any further queries or require further clarification please contact me.

Thanks,

landscape plan for approval.



Associated with AS130017, both sheets

PO Box 1943  
Hervey Bay Qld 4655

T 1300 79 49 29  
F (07) 4197 4455  
E enquiry@frasercoast.qld.gov.au  
www.frasercoast.qld.gov.au

FRASER COAST REGIONAL COUNCIL  
 To: Camp Hill Road  Make Record  
 File: 1011100  Legal  
 Retention:  Restricted

27 JUN 2013

Plan - Lot: .....  
 Comments: .....

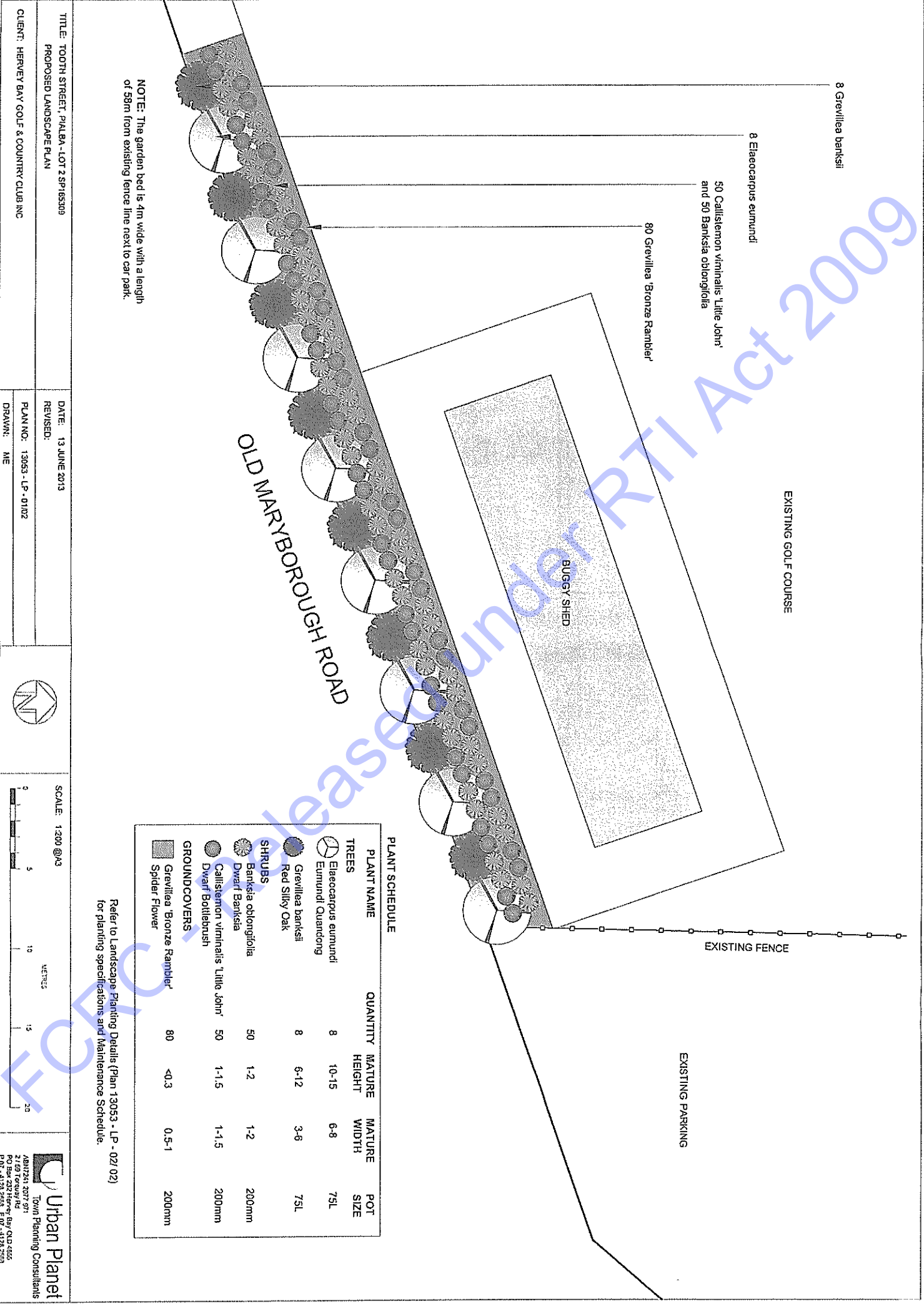
..... Officer: S

27 JUN 2013  
 1576

WITH COMPLIMENTS

(47)

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**PLANT SCHEDULE**

PLANT NAME	QUANTITY	MATURE HEIGHT	MATURE WIDTH	POT SIZE
<b>TREES</b>				
<i>Elaeocarpus eurnundi</i>	8	10-15	6-8	75L
<i>Eurnundi</i> Quandong				
<i>Grevillea banksii</i>	8	6-12	3-6	75L
Red Silky Oak				
<b>SHRUBS</b>				
<i>Banksia oblongifolia</i>	50	1-2	1-2	200mm
Dwarf <i>Banksia</i>				
<i>Callistemon viminalis</i> 'Little John'	50	1-1.5	1-1.5	200mm
Dwarf Bottlebrush				
<b>GROUNDCOVERS</b>				
<i>Grevillea</i> 'Bronze Rambler'	80	<0.3	0.5-1	200mm
Spider Flower				

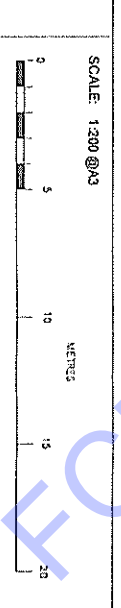
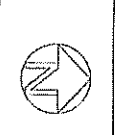
Refer to Landscape Planting Details (Plan 13053 - LP - 02/02) for planting specifications and Maintenance Schedule.

TITLE: TOOTH STREET, PALUA - LOT 2 SP165309  
 PROPOSED LANDSCAPE PLAN

DATE: 13 JUNE 2013  
 REVISED:

CLIENT: HERVEY BAY GOLF & COUNTRY CLUB INC

PLAN NO: 13053 - LP - 01/02  
 DRAWN: ME



**PLANTING DETAILS**

**1. SITE PREPARATION**  
 All areas to be landscaped are to be cleared. All rubble, scrap, organic debris, timber, stumps, boulders and rocks are to be removed from the site and disposed of in a legal manner. Erosion control measures are to be installed and maintained until the site is stabilized. Following the manufacturer's instructions. Existing vegetation to be retained is to be protected from damage during on site building work by appropriate methods.

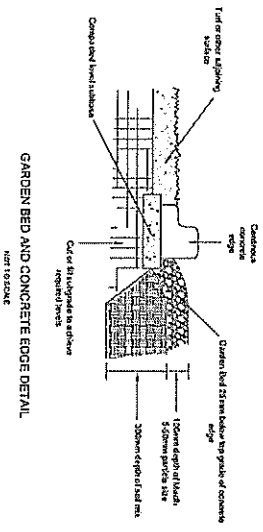
**2. TOPSOIL & GARDEN SOILS**  
 Where possible on site topsoil should be used. These topsoils may require thinning/conditioning to comply with specifications. All topsoil brought onto site is to be worked into. Garden soils are to comply with the following specifications:  
 - soils are to be friable and free draining with good texture and structure  
 - soils are to have suitable pH levels for intended plant species  
 - the minimum depth of topsoil for turf is 100mm  
 - the minimum depth of topsoil for garden beds is 300mm  
 - composition of soil is to adhere to AS 2223  
 - soil textures should be tested by an agronomist to recommend treatment or other requirements

**3. FERTILISERS**  
 A fertiliser regime is to form part of the construction and maintenance programs. The fertiliser program should promote vigorous growth throughout establishment and applied and applied at intervals based on fertiliser analysis and plant requirements. Fertilisers are to be compatible with plant species selected.

**4. MULCHES**  
 All garden beds and planter boxes are to be mulched with a suitable non-toxic mulch. Loose particle mulches are to be free of weeds, soil sticks and rocks. Organic mulches are to have a minimum 12 months lag. Organic mulches are to be spread to a depth of 100mm. The mulch is to be placed clear of plant stems and capped to an even surface.

**5. TURF**  
 Turf is to be a minimum 25mm sand, delivered moist and laid within 48 hours of cutting. Turf is to be free of undesirable or noxious weeds. Turf is to be irrigated after laying. Turf is to be topped and secured where required to level and fill gaps after the final mowing. Final turf grade is to be 25mm below top grade of edging treatment.

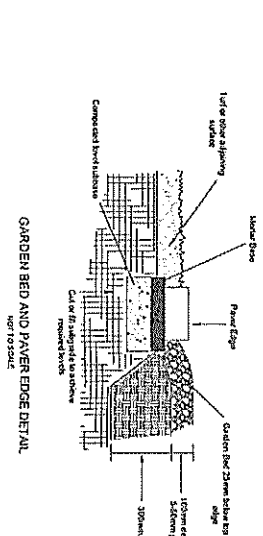
**6. PLANTING**  
 All plant material showing signs of poor health or root and diseases must be replaced with healthy specimens of the same type and size. Sufficient size planting holes are to be excavated and the plants to be planted with minimum disturbance to the plant root ball. Position the plant so that the top of the root ball is level with final grade. Slow release fertiliser tablets are to be applied to the base of the planting hole at the recommended rate. Deciduous trees and shrubs are to be planted in the recommended rate. All plants are to be watered before planting, after planting and as required to maintain growth rates. Large trees are to be staked with hardwood stakes that are straight, flat or knote or wads and laid at an angle. At the time of planting trees are to be at least 750mm high and shrubs are to be at least 500mm high. Trees are to conform to the following specifications:  
 - minimum container size - 25L bag  
 - minimum trunk caliper - 20mm  
 - minimum overall height - 1.5m  
 - minimum canopy - 0.6m (balanced and well formed)



**7. EDGE TREATMENTS**  
 Turf and mulch is to be 25mm below the top grade of adjoining edges. Acceptable edging materials are clay/concrete pavers, timber edges or continuous concrete. Acceptable materials for pavers (clay/concrete):  
 - minimum 60mm depth  
 - minimum 100mm wide  
 - mortar base & exposed edges (200kpa)  
 - no cracking  
 Acceptable materials for timber edges:  
 - minimum 150mm radius leg (ungraded) or 200mm x 60mm skirting (bevel edges)  
 - suitably treated for insect burial  
 - finish end & joints neatly  
 - security pin & lock  
 Acceptable materials for continuous concrete edges:  
 - minimum width 150mm  
 - minimum depth 100mm  
 - minimum 200kpa  
 - may be coloured or patterned  
 - finish end neatly & flush  
 - weather seal central joints where required  
 - no cracking

**8. IRRIGATION**  
 Irrigation systems are to be provided in all garden beds and planter boxes. Irrigation systems are to comply with AS 2100. Irrigation systems are to be fully pop up spray, drip emitter or subsurface microsporous flexible pipe. Spray sprinklers are to be located far head to head coverage and minimal over spray onto adjoining hard finished surfaces. All irrigation emitters are to deliver sufficient precipitation for maximum soil absorption and water uptake by plants with minimum runoff. The design is to provide deep, local, frequent watering.

**9. MAINTENANCE**  
 On going maintenance is required for the period stipulated by council. Weed control, rubbish removal and irrigation is included within the maintenance period. Mulch coverage and depths are to be maintained. Plant maintenance includes pruning, pest control and replacing plants where necessary.  
**NOTE:**  
 All hard and soft landscaping is to be implemented to specifications by a qualified person.



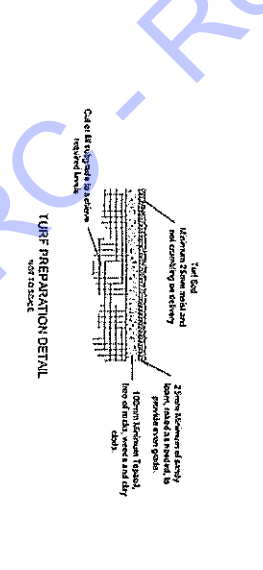
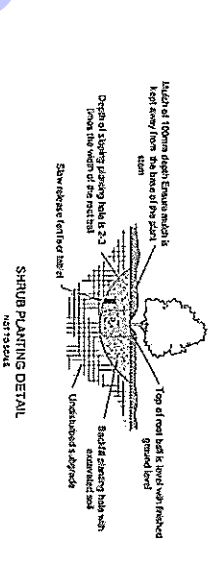
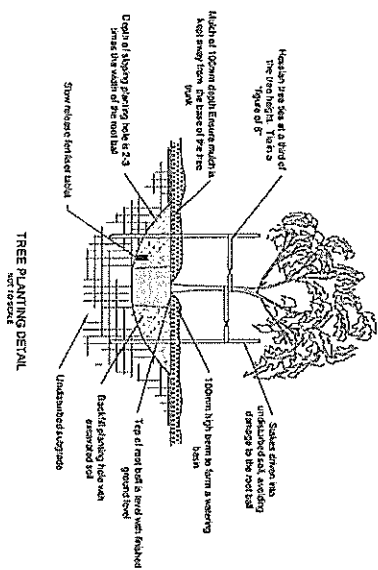
**MAINTENANCE SCHEDULE**

Task	Frequency	Notes
Watering	1 to 2 times per week for the first 8 weeks, then weekly thereafter.	
Mulch	Following initial planting. Top up mulch as required after the first 10 weeks.	
Fertilising	As required	
Weed Control	As required	
Plant Replacement	As required	
Pest & Disease Control	As required	

Task	Frequency	Notes
POST ESTABLISHMENT PERIOD (12 weeks Onwards)		
Watering	Only if required during sustained dry periods	
Mulch	Top up mulch as required	
Fertilising	As required	
Weed Control	Every 2-3 months	
Pruning	As required	
Plant Replacement	As required	
Pest & Disease Control	As required	

Maintenance works are to include all operations necessary to keep the landscape works in a neat and healthy condition at all times.



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2 July 2013

Hervey Bay Golf & Country Club Inc  
PO BOX 1865  
HERVEY BAY QLD 4655

Dear Sir/Madam

**ENDORSEMENT OF LANDSCAPE PLANS – EXTENSION TO CLUBHOUSE –  
SPECIAL CONSENT 778 (AS130017) – TOOTH STREET, PIALBA – LOT 2  
SP165309**

Thank you for submitting the landscape plans for the above development for endorsement on 27 June 2013.

It is advised the plans are considered to comply with the requirements of condition 7 of Special Consent 778 (AS130017) issued on 21 May 2013 and as such now form part of the endorsed plans under this Special Consent.

The following is a list of the endorsed Landscape Plans for the development.

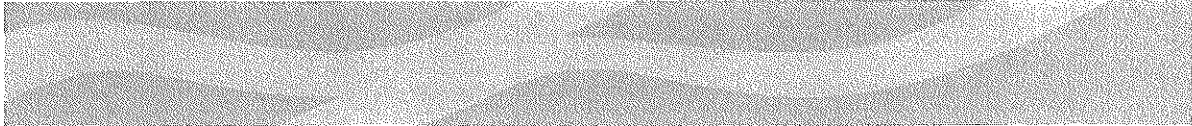
<b>Plan/Document number</b>	<b>Plan/Document name</b>	<b>Date</b>
13053 – LP – 01/02	"Tooth Street, Pialba – Lot 2 SP165309 Proposed Landscape Plan", prepared by Urban Planet Town Planning Consultants	13 June 2013
13053 – LP – 02/02	"Tooth Street, Pialba – Lot 2 SP165309 Landscape Planting Details & Maintenance Schedule", prepared by Urban Planet Town Planning Consultants	13 June 2013

Should you wish to discuss this matter, please feel free to contact me on the below telephone number.

Yours sincerely

**EMILY BURKE  
SENIOR PLANNER  
DEVELOPMENT ASSESSMENT**

**Contact Officer:** Daniel Neukirch  
**Phone:** 07-4197 4366  
**Our reference:** Docs#2374573, AS130017



2 July 2013

Hervey Bay Golf & Country Club Inc  
PO BOX 1865  
HERVEY BAY QLD 4655

PO Box 1943  
Hervey Bay Qld 4655  
T 1300 79 49 29  
F (07) 4197 4455  
E enquiry@frasercoast.qld.gov.au  
www.frasercoast.qld.gov.au

Dear Sir/Madam

**ENDORSEMENT OF LANDSCAPE PLANS - EXTENSION TO CLUBHOUSE - SPECIAL CONSENT 778 (AS130017) - TOOTH STREET, PIALBA - LOT 2 SP165309**

Thank you for submitting the landscape plans for the above development for endorsement on 27 June 2013.

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The following is a list of the endorsed Landscape Plans for the development.

Plan/Document number	Plan/Document name	Date
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13053 - LP - 02/02	"Tooth Street, Pialba - Lot 2 SP165309 Landscape Planting Details & Maintenance Schedule", prepared by Urban Planet Town Planning Consultants	13 June 2013

Should you wish to discuss this matter, please feel free to contact me on the below telephone number.

Yours sincerely



s.47(3)(b) Sch 4  
Part 3 Item 3

**EMILY BURKE  
SENIOR PLANNER  
DEVELOPMENT ASSESSMENT**

**Contact Officer:** Daniel Neukirch  
**Phone:** 07-4197 4366  
**Our reference:** Docs#2374573, AS130017

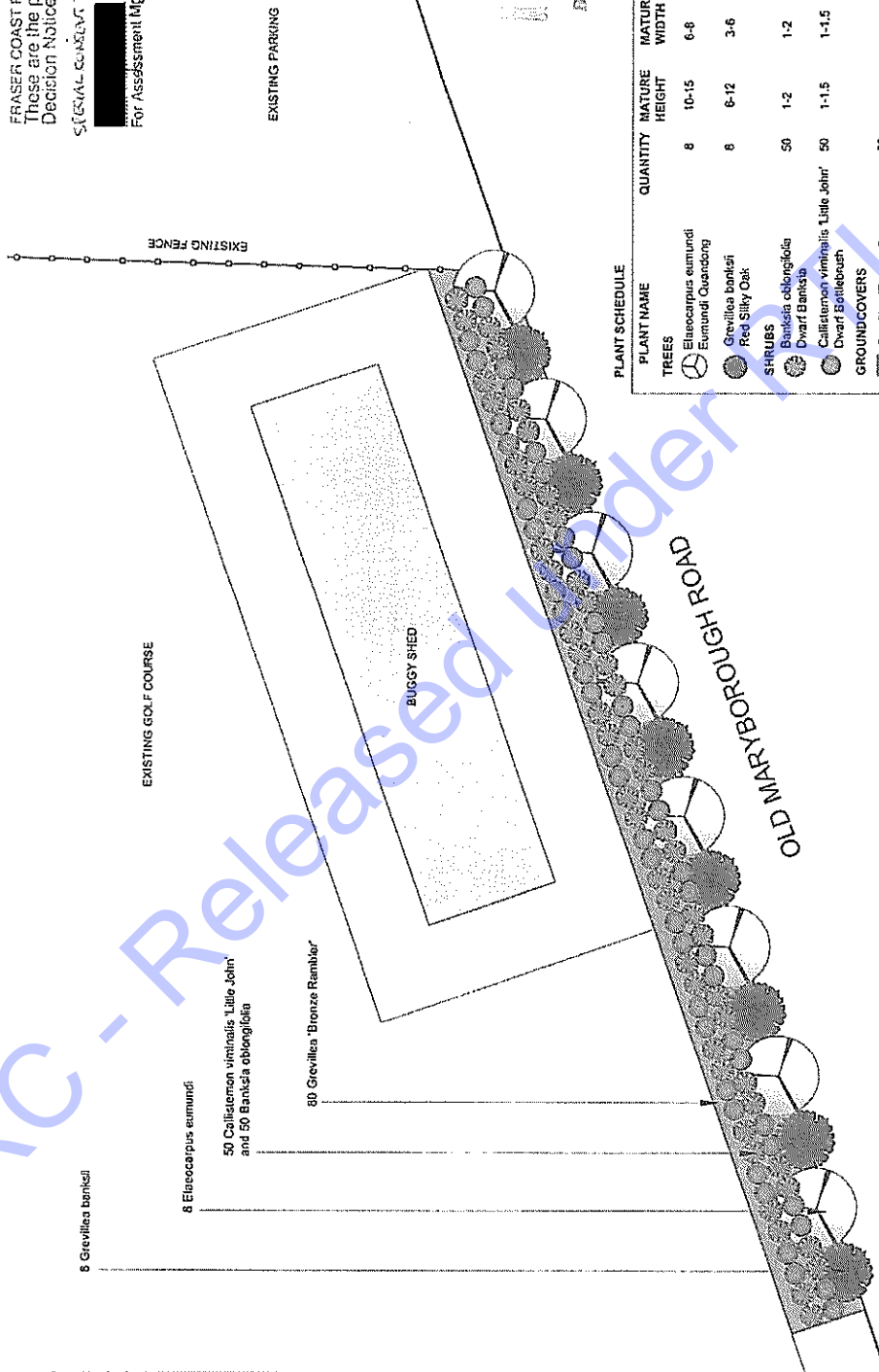
FCRC - Released Under RTI Act 2009

FRASER COAST REGIONAL COUNCIL  
These are the plans referred to in  
Decision Notice No.

SPECIAL CONSENT TTS - 7 JUL 2013

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Part 3 Item 3

For Assessment Only.



PLANT SCHEDULE

PLANT NAME	QUANTITY	MATURE HEIGHT	MATURE WIDTH	POT SIZE
<b>TREES</b>				
Elaeocarpus eumundi	8	10-15	6-8	75L
Eumundi Quandong				
Grevillea banksii	8	6-12	3-6	75L
Red Silky Oak				
<b>SHRUBS</b>				
Banksia oblongifolia	50	1-2	1-2	200mm
Dwarf Banksia				
Callistemon viminalis 'Little John'	50	1-1.5	1-1.5	200mm
Dwarf Bottlebrush				
<b>GROUNDCOVERS</b>				
Grevillea 'Bronze Rambler'	60	<0.3	0.5-1	200mm
Spider Flower				

Refer to Landscape Planting Details (Plan 13053 - LP - 02/02)  
for planting specifications and Maintenance Schedule.

NOTE: The garden bed is 4m wide with a length of 58m from existing fence line next to car park.

DATE: 13 JUNE 2013  
REVISED:  
PLAN NO: 13053 - LP - 0102  
DRAWN: JAE

SCALE: 1:200 (A3)

Urban Planet  
Town Planning Consultants  
ADDRESS: 2777 1/1  
1100 TOWERIE  
RD  
MORNINGTON  
VIC 3760  
TEL: 03 5423 1111  
WWW.URBANPLANET.COM.AU

TITLE: TOOTH STREET, PALBA - LOT 2 SP7-12303  
PROPOSED LANDSCAPE PLAN  
CLIENT: HERVEY BAY GOLF & COUNTRY CLUB INC



**PLANTING DETAILS**

**1. SITE PREPARATION**

When possible on-site works should be done. An 80mm layer topsoil above, under paving materials and under any other surface should be the same depth of all surface materials. Existing weeds manually or mechanically removed and disposed of at an approved disposal site. The site should be inspected for damage done on the building wall by appropriate method.

**2. TOPSOIL**

When possible on-site works should be done. Topsoil depth, not topsoil depth, topsoil depth to be a minimum of 150mm. All topsoil brought onto site should be the same depth of all surface materials. Existing weeds manually or mechanically removed and disposed of at an approved disposal site. The site should be inspected for damage done on the building wall by appropriate method.

**3. IRRIGATION**

A further report is to form part of the construction and maintenance program. The irrigation program should provide sufficient water to the plants and specify the material to be supplied and the method of supply.

**4. MULCHES**

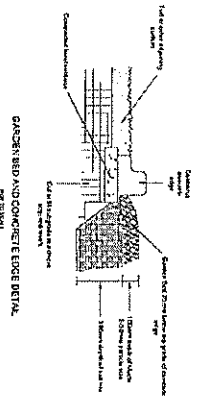
All garden beds and general beds are to be mulched with a suitable non-toxic mulch. Organic mulches are to be a minimum 120mm, except for bark chip mulch which is to be a minimum of 75mm. The mulch is to be packed down from above and should be even across.

**5. TREES**

Each tree to be a minimum 25mm dia. delivered and to be within 24 hours of delivery. The tree to be delivered to the site with the root ball intact and the top of the tree to be protected and secured with a minimum 120mm, except for bark chip mulch which is to be a minimum of 75mm. The root ball to be secured with plastic by planting using a minimum of 4 x 40mm nails.

**6. PLANTING**

All plants received showing signs of poor health or signs of disease must be replaced with healthy specimens. No plants to be received that are less than 60% of the specified plant size. Distribution to the plant should be done in the order of the planting plan. The plants to be received should be inspected to the satisfaction of the responsible party at the time of receipt. Plants to be inspected before planting, after planting and an inspection to monitor growth rates should be carried out at the time of planting and at the time of each watering. All plants to be inspected at the time of planting and at the time of each watering. All plants to be inspected at the time of planting and at the time of each watering.



CARBENE BED AND CONCRETE EDGE DETAIL

**7. BED PREPARATION**

The bed is to be prepared in accordance with the planting plan. Acceptable edge materials are decorative cement, finished edge or decorative concrete. In-situ concrete edge is to be a minimum of 100mm. In-situ concrete edge is to be a minimum of 100mm. In-situ concrete edge is to be a minimum of 100mm.

**8. IRRIGATION**

A further report is to form part of the construction and maintenance program. The irrigation program should provide sufficient water to the plants and specify the material to be supplied and the method of supply.

**9. MULCHES**

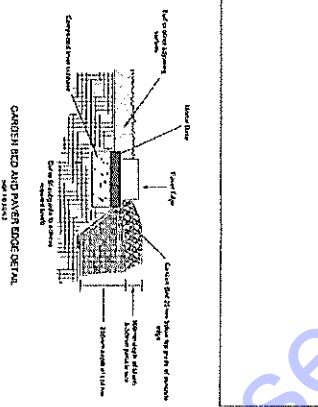
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**10. TREES**

Each tree to be a minimum 25mm dia. delivered and to be within 24 hours of delivery. The tree to be delivered to the site with the root ball intact and the top of the tree to be protected and secured with a minimum 120mm, except for bark chip mulch which is to be a minimum of 75mm. The root ball to be secured with plastic by planting using a minimum of 4 x 40mm nails.

**11. PLANTING**

All plants received showing signs of poor health or signs of disease must be replaced with healthy specimens. No plants to be received that are less than 60% of the specified plant size. Distribution to the plant should be done in the order of the planting plan. The plants to be received should be inspected to the satisfaction of the responsible party at the time of receipt. Plants to be inspected before planting, after planting and an inspection to monitor growth rates should be carried out at the time of planting and at the time of each watering. All plants to be inspected at the time of planting and at the time of each watering. All plants to be inspected at the time of planting and at the time of each watering.



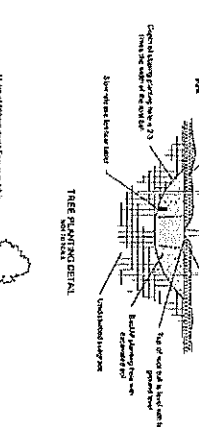
CARBENE BED AND METAL EDGE DETAIL

**MAINTENANCE SCHEDULE**

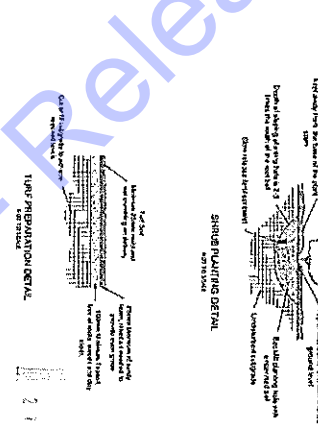
ESTABLISHMENT PERIOD: (0-12 months)	FREQUENCY
Watering	Daily
Pruning	As required
Plant Protection	As required
Fertiliser	As required
Soil & Mulch Care	As required
Dead Wood Removal	As required
Site Inspection	As required



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



TURF PREPARATION DETAIL

TITLE: TOOTH STREET, PHASE 1, LOT 229 (ISS)   
 LANDSCAPE PLAN AND DRAWING SHEET NUMBER: PLANNING, 1/2013, 1/P, 01/01   
 DRAWN BY: [Name]   
 DATE: 13 JUNE 2013   
 REVISION:   
 SCALE: NOT TO SCALE   
 Upton Panel   
 2 JUL 2013

s.47(3)(b) Sch 4  
Part 3 Item 3

**Kamala Dunn**

---

**From:** John McLennan  
**Sent:** Monday, 17 August 2015 5:45 PM  
**To:** Jeff Brannan  
**Subject:** AS150037 - Extension to relevant period

49

Hi Jeff,

There are no engineering objections to the extension.

Infrastructure charges are done and signed.

Regards,

**John McLennan**  
Senior Development Engineer  
Development and Planning

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Part 3 Item 3

T (07) 4197 4526 | M 0417 627 395 | [REDACTED]

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enthusiastic Positive MOTIVATED Friendly HELPFUL

FCRC - Released under RTI Act 2009

**Kamala Dunn**

50

**From:** Jeff Brannan  
**Sent:** Friday, 28 August 2015 11:07 AM  
**To:** Secretary  
**Subject:** MCU-101239 (AS150037) - Hervey Bay Golf Club Extension of Currency Period - Not Properly Made Application - Extension to Response Period Granted  
**Attachments:** SKMBT\_C454\_15082810510.pdf

Shirley,

Thankyou for your email. I have discussed your request to extend the response period in order to make the application properly made with the Executive Manager Planning and Development / Jamie Cockburn, in which he agrees that this can be granted. With regard to the currency period nearly ending for the original permit, as the request to change application has been lodged with Council to consider an extension this technically provides for the lapsing date to be on hold until determined by Council.

Further, attached is the formal not properly made notice for your records, in which the date of response (pay outstanding fees) has been granted until Friday, 4 December 2015. Remember, if payment is not received by this date the original permit could lapse.

Any queries or assistance with regard to this matter please call or email.

Regards

**Jeff Brannan**

Senior Planner – Special Projects  
Development Assessment

T (07) 4197 4383 | M 0437119482 | [REDACTED]

s.47(3)(b) Sch 4  
Part 3 Item 3

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**From:** Secretary [REDACTED]  
**Sent:** Wednesday, 26 August 2015 4:04 PM  
**To:** Jeff Brannan  
**Subject:** RE: Hervey Bay Golf Club extension of currency period

Jeff,  
It looks like the original DA did not go to our members for approval in the first instance which only has come to our attention today. The original DA needs to receive approval before the extension of the currency period may be considered. The next scheduled General Meeting is the Annual General Meeting which is set down for Sunday 22<sup>nd</sup> November 2015.

I have noted that the extension to the currency period is technically on hold until payment is received. Could this be extended to the HBGC Inc scheduled AGM in November when the original DA will be presented for approval and the extension authorised for progression by the members present.

Awaiting your early reply  
Shirley Tarte - Secretary

---

**From:** Jeff Brannan [REDACTED]  
**Sent:** Tuesday, 25 August 2015 4:54 PM  
**To:** Secretary  
**Subject:** RE: Hervey Bay Golf Club extension of currency period

s.47(3)(b) Sch 4  
Part 3 Item 3

Shirley,

Thankyou for the email. The matter is technically on hold until payment is received.

Any queries please call or email.

Regards

**Jeff Brannan**

Senior Planner – Special Projects  
Development Assessment

T (07) 4197 4383 | M 0437119482 | [REDACTED]

s.47(3)(b) Sch 4  
Part 3 Item 3

**From:** Secretary [REDACTED]  
**Sent:** Tuesday, 25 August 2015 4:11 PM  
**To:** Jeff Brannan  
**Subject:** Hervey Bay Golf Club extension of currency period

Good afternoon Jeff

The cost of \$1,744 for the extension of the currency period for the Proposed Residential Subdivision MCU-101239 Hervey Bay Golf Club will be forwarded as soon as possible.

Thanking you for your assistance in this matter.

Regards,

Shirley Tarte  
Secretary



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PO Box 1943, HERVEY BAY Q 4655

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**Fraser Coast**  
REGIONAL COUNCIL

**Fraser Coast Regional Council**

77 TAVISTOCK STREET TORQUAY HERVEY BAY Q 4655

431-433 KENT STREET MARYBOROUGH Q 4650

P O Box 1943, Hervey Bay Q 4655

Phone 1300 79 49 29 Fax 4197 4455

**Notice of Not Properly Made Application**

*Sustainable Planning Act 2009*

File No:	AS150037 / MCU-101239	For further information regarding this notice, please contact:	Jeff Brannan	Phone: 4197 4383
Your Ref:	N/A			

Document Ref: #2993124

**1. APPLICANT DETAILS**

**Name** HERVEY BAY GOLF AND COUNTRY CLUB INC

**Postal Address** PO BOX 1865 HERVEY BAY QLD 4655

**2. PROPERTY DETAILS**

**Property Address**

TOOTH STREET PIALBA QLD 4655

**Property Description**

Lot 2 SP 165309

**3. OWNER DETAILS**

**Name:** HERVEY BAY GOLF CLUB INC

**4. PROPOSAL DETAILS**

What type of Approval is being sought?	Lodgement Date
--	----------------

Request to Change a Notice of Decision (Extent Concurrency Period) - Material Change of Use - 32 Low Density Residential Lots – Preliminary Approval Varying the Effect of a Local Planning Instrument and Reconfiguring a Lot - One (1) Lot into Thirty Two (32) Lots	30 July 2015
---	--------------

**5. NOT PROPERLY MADE**

The Assessment Manager is satisfied that the application is not a properly made application.

**6. REASON**

The reason the Assessment Manager is satisfied the application is not a properly made application is:

- *The Request to Change Application Fee of \$1,744.00 has not been paid.*

**7. ACTION REQUIRED**

The applicant must take the following action for the application to comply with Section 261 of the *Sustainable Planning Act 2009*.

- *Pay the outstanding Request to Change Application Fee of \$1,744.00*

Council grants an extension to the response period, as requested by the applicant on Wednesday, 26 August 2015 in order to make the application properly made in accordance to Section 266(3) of the Sustainable Planning Act 2009 until Friday, 4 December 2015. The application will lapse if you do not take the action listed in this notice within the response period as stipulated in Section 266(3) of *Sustainable Planning Act 2009*.

**ASSESSMENT MANAGER**

Name: Jeff Brannan

Signature:



Date:

28/8/15

s.47(3)(b) Sch 4  
Part 3 Item 3

**Kamala Dunn**

---

**From:** John McLennan  
**Sent:** Tuesday, 18 November 2014 3:32 PM  
**To:** accounts@hbgcc.com.au  
**Cc:** Paul Rice  
**Subject:** Compliance Advice  
**Attachments:** DOCSHBCC-#2475795-v1-Amended\_Decision\_Notice\_-\_Hervey\_Bay\_Golf\_and\_Country\_Club\_Inc\_-\_240314\_-\_AS130017\_-\_Extension\_to\_Clubhouse\_-\_Tooth\_Street\_Pialba.pdf

Hi Susan,

I refer to our conversation last week regarding finalising the Golf Club Buggy Shed development and what remains outstanding to commence the use.

In order for Council to undertake a compliance assessment and issue a final compliance certificate you must demonstrate that you have met all the conditions of your development permit.

Our usual approach is to receive a letter or email requesting that Council accept that the development is complete with an accompanying report or copy of the permit with notes provided against each condition describing how compliance has been achieved.

This does not have to be a long winded report but a brief comment against each condition about how the works have been met.

Once we have received the request Council will carry out an inspection to verify the each condition. We will let you know what remains outstanding.

You will also need to pay your infrastructure charges to meet compliance and this should be provided with the covering letter.

Payment can be either by cheque, funds transfer or cash over the counter.

Please feel free to contact me should you require further information on this matter.

Regards

**John McLennan**  
Senior Development Engineer  
Community and Development  
T (07) 4197 4526 | M 0417 627 395



s.47(3)(b) Sch 4  
Part 3 Item 3



**Fraser Coast**  
REGIONAL COUNCIL

# Fraser Coast Regional Council

77 TAVISTOCK STREET TORQUAY HERVEY BAY Q 4655  
431-433 KENT STREET MARYBOROUGH Q 4650  
P O Box 1943, Hervey Bay Q 4655  
Phone 1300 794 929 Fax 4197 4455

## Notice of Decision Amended Request to Change an Existing Approval *Sustainable Planning Act 2009*

File No: AS130017

Date of Decision: 21 May 2013

### APPLICANT DETAILS

**Name** Hervey Bay Golf & Country Club Inc

**Postal Address** PO BOX 1865 Hervey Bay QLD 4655

### OWNER DETAILS

**Name** Hervey Bay Golf Club

### SITE DETAILS

#### Property Address

Tooth Street Pialba QLD 4655

#### Property Description

Lot 2 SP 165309

### 1. DETAILS OF REQUEST TO CHANGE

#### Details of development approval for which change is requested:

Type of approval	Development Permit
Details of approved development	Extension to Clubhouse
Reference number of development approval	Special Consent 778
Date the original development application was decided	3 May 1983



## Details of request to change

Date request for change was made	27 March 2013
Description of requested changes	Addition of Outbuilding for storage of golf buggies
Responsible entity for deciding the request	Fraser Coast Regional Council

## 2. DECISION ON REQUEST FOR CHANGE

### Approved subject to conditions

### Conditions of Approval

#### General

1. The development must be carried out in accordance with the following approved plans:

Plan Titled:	Date:	Prepared by:
'Building Layout' reference DG46591302012	19 February 2013	Wide Span Sheds
'Site Plan' (depicting a revised setback and landscape requirements, as amended in red by Council)	Received 27 March 2013	-

The layout of the development as shown on the endorsed development plans must not be altered or modified unless approved by Council.

2. This approval lapses four (4) years from the date it takes effect in accordance with section 341 of the *Sustainable Planning Act 2009* unless the relevant period is extended pursuant to section 383.
3. Undertake the Development in accordance with Council's Planning Scheme, Planning Scheme Policies and Local Laws.
4. Unless otherwise stated in a particular condition, all conditions must be completed prior to completion of Building Works, unless otherwise agreed to in writing by the Executive Manager Development Assessment.
5. Meet the costs of all works associated with this development including any necessary alteration or relocation of services, together with all public utility mains and/or installations. The Developer is responsible for accurately locating all existing services before any development works commence.
6. Locate all existing services before any works commence on the site. Any alteration or extension of services to provide for the development shall be undertaken at no cost to Council.

#### Landscaping

7. **Prior to the approval of a Building Works application, a Landscape Plan must be submitted to and approved by Council.**

The plan must be in accordance with Council's Minimum Documentation Standards and three (3) copies must be provided. The Landscape Plan must include but not be limited to the following detail:

- (i) Display the buggy shed and surrounding paved area in its relocated position two (2) additional metres from the southern boundary, as depicted in red on the approved site plan, specifically:
  - a. The building must be setback at least 7.1 metres from the southern boundary
  - b. The paved area must be setback at least 3.1 metres from the southern boundary
- (ii) Inclusion of a dense landscape buffer which will have the function of effectively screening the view of the building from public land and nearby properties. The landscape buffer is to comprise a mixture of trees, shrubs and ground cover and is to have a minimum width of 3.1 metres, and a length of approximately 58 metres, being the full length of land adjoining the southern boundary of the property from the fence line next to the car park to the existing mature vegetation south-west of the proposed building, as depicted in red on the approved site plan.
- (iii) A plan and schedule of all proposed trees, shrubs and ground covers which identifies:
  - a. the location and size at maturity of all plants;
  - b. the botanical names of all plants;
  - c. a mixture of shrubs and substantial trees with the inclusion of enhancement, buffering and amenity planting;
  - d. low maintenance plantings that incorporate at least 70% local endemic species in accordance with the Fraser Coast Planting Guide which forms part of Planning Scheme Policy 16 (Development Manual); and
- (iv) Measures to ensure that the planted trees will be retained and managed to allow growth of the trees to mature size;
- (v) Horticultural specification to successfully establish and ensure a quality landscape product such as imported soil quality, staking and planting techniques of advanced stock, reference to Australian Standards where applicable, fertiliser type and application, turf-laying detail, garden bed preparation techniques, minimum soil depths, plant quality details and proposed maintenance regime for establishment (usually 3 months); and

When approved, such plans will form part of the approved plans under this development approval.

All landscaping must be fully implemented prior to, or at the same time as, building works are completed and must be continually maintained to a standard satisfactory to Council.

#### **Environmental Protection**

8. Do not undertake works –
  - a) On a Sunday or public holiday, at any time; or
  - b) On a Saturday or business day, before 6.30am or after 6.30pm
9. Ensure drainage, erosion and sediment control measures/structures (such as sediment fences) are placed around the perimeter of the all site works and at the base of all materials stockpiled on site to prevent the transport of sediments from the site.
10. Contain all litter and building waste on the building site by the use of a skip or any other reasonable means during construction to prevent release to a neighbouring property.

11. Take all reasonable and practical measures to prevent pollutants from cutting, cleaning activities and waste concrete from entering gutters, drains and waterways.

### **Stormwater**

12. Construct a roof water drainage system for the proposed development, such that no restriction to existing or developed stormwater flows from upstream or onto downstream properties or ponding of stormwater within upstream or onto downstream properties occurs as a result of the development, as set out in Planning Scheme Policy 16 – Development Manual.
13. Ensure provision is made for stormwater harvesting to allow for the reuse of captured water on the site for landscaping/garden irrigation, car washing and other suitable uses.

### **Design**

14. Utilise colours in the development that are sympathetic to the surrounding environment and avoid excessive brightness, contrast, colour intensity, and reflectivity. In this regard, materials/colours on the roof and wall of the structures must not reflect glare into the habitable rooms of any dwelling on adjoining allotments.

### Advice Notes:

1. *Infrastructure Charges are payable – refer to the accompanying Adopted Infrastructure Charges Notice for details.*
2. *This development approval does not constitute a building permit. An application for a building permit must be lodged with a Building Certifier.*
3. *An extended relevant period may be agreed upon, pursuant to Section 383 of the Sustainable Planning Act 2009, provided a written request to Council is made before the end of the relevant period. Such request is to be on Council's approved form, accompanied by the owner's consent (if the original application required it) and the prescribed fee in Council's Schedule of Fees and Charges.*

**3. APPEAL RIGHTS**

Attached (Attachment 1) is an extract from SPA which details the applicant's appeal rights.

**ASSESSMENT MANAGER**

Name: Paul Rice	Signature:	Date:
-----------------	------------	-------

**Attachment 1 – SPA extract on appeal rights**

FCRC - Released under RTI Act 2009

### Stormwater

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13. Ensure provision is made for stormwater harvesting to allow for the reuse of captured water on the site for landscaping/garden irrigation, car washing and other suitable uses.

### Design

14. Utilise colours in the development that are sympathetic to the surrounding environment and avoid excessive brightness, contrast, colour intensity, and reflectivity. In this regard, materials/colours on the roof and wall of the structures must not reflect glare into the habitable rooms of any dwelling on adjoining allotments.

### Advice Notes:

1. *Infrastructure Charges are payable – refer to the accompanying Adopted Infrastructure Charges Notice for details.*
2. *This development approval does not constitute a building permit. An application for a building permit must be lodged with a Building Certifier.*
3. *An extended relevant period may be agreed upon, pursuant to Section 383 of the Sustainable Planning Act 2009, provided a written request to Council is made before the end of the relevant period. Such request is to be on Council's approved form, accompanied by the owner's consent (if the original application required it) and the prescribed fee in Council's Schedule of Fees and Charges.*

### 3. APPEAL RIGHTS

Attached (Attachment 1) is an extract from SPA which details the applicant's appeal rights.

### ASSESSMENT MANAGER

Name: Paul Rice

Signature: 

Date: 23.5.13

Attachment 1 – SPA extract on appeal rights

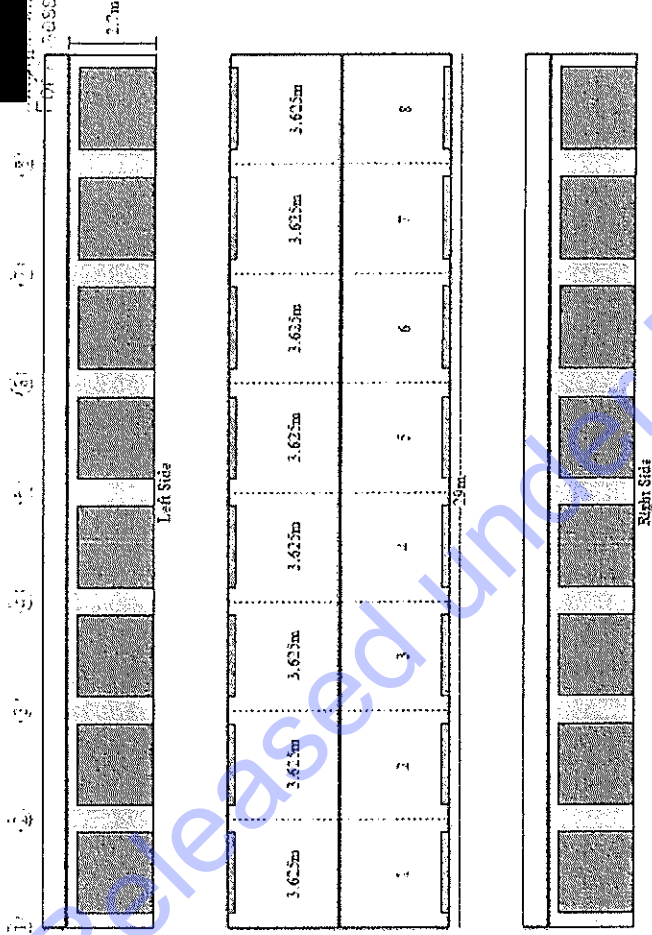
s.47(3)(b) Sch 4  
Part 3 Item 3

THE EAST COAST REGIONAL COUNCIL  
 The plans are the plans referred to in  
 Dec No. 1000 No

AS 1000 17 21 Mar 2013

s.47(3)(b) Sch 4  
 Part 3 Item 3

Position Mgr.

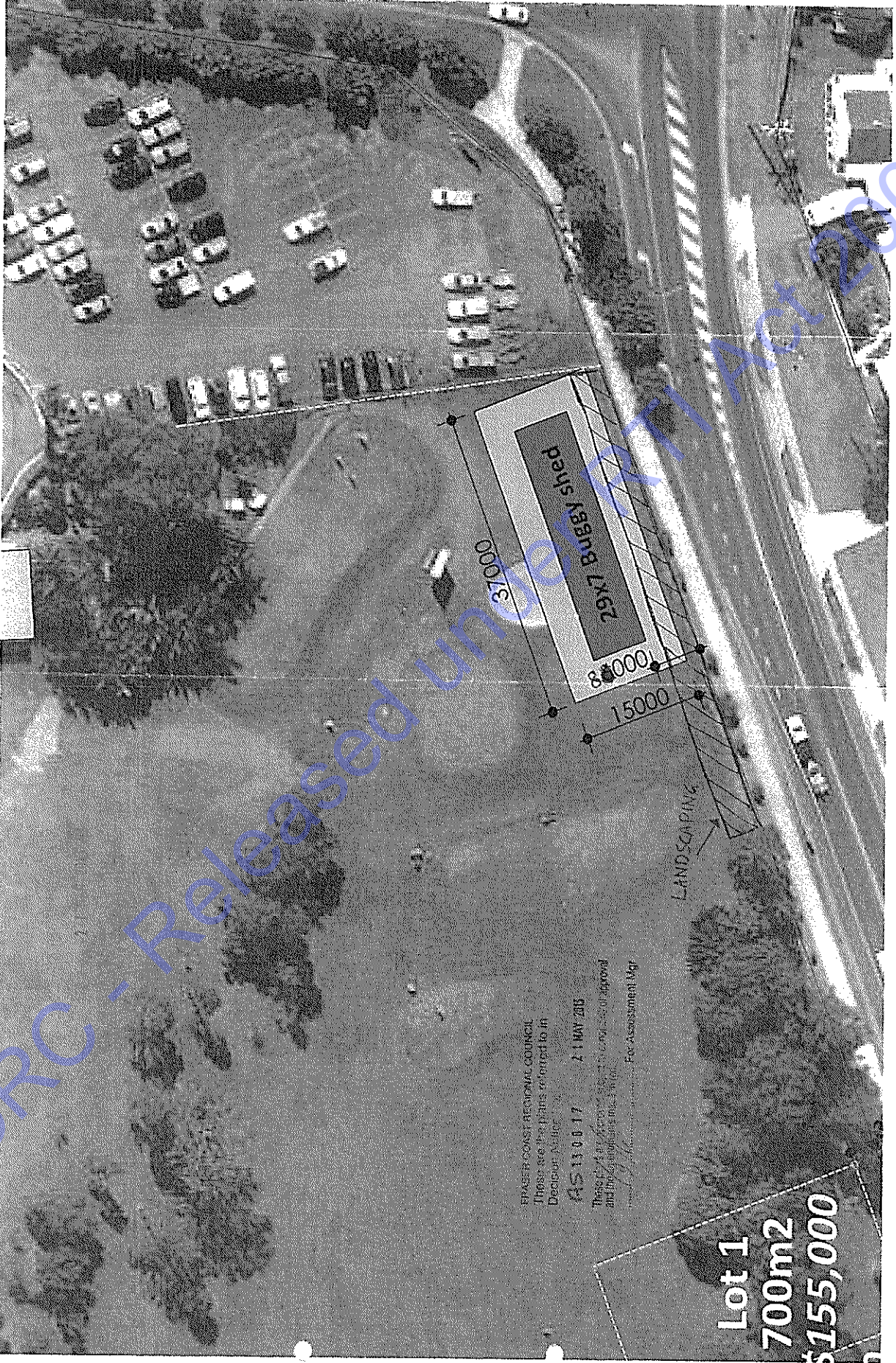


RECEIVED  
 27 MAR 2013  
 AS130017

Purchaser Name: Heavy Dr. Cell/Cab Site Address: Ref: DC-4878012		Building Layout Ref: DC-4878012		Wide Span Shed Name: Peter & Barb Chan Phone: 011 412 8888 Fax: 011 412 8888 Email: admin@purchaser.com.au	
Ref: DC-4878012 Ref: DC-4878012					

Supplying premium quality 100% Australian steel buildings locally and throughout the world.

SITE PLAN



FRASER COAST REGIONAL COUNCIL  
(These are the plans referred to in  
Decision No. 16)

45130017 21 MAY 2015

These plans are approved for use of approval  
and they suspend rules in force.  
For Assessment Map

Lot 1  
700m<sup>2</sup>  
\$155,000

52

**Kamala Dunn**

**From:** Accounts [redacted]  
**Sent:** Monday, 1 December 2014 12:34 PM  
**To:** John McLennan; Treasurer; Secretary  
**Cc:** James Cockburn  
**Subject:** RE: Compliance Advice

s.47(3)(b) Sch 4  
Part 3 Item 3

Hi John.

Thank you for the info. Is it possible for me to pay bpay, or via eft to the Councils bank account (will need correct details and a ref number please).

Ta Sue

Sue Gordon  
Accounts  
Hervey Bay Golf Club Inc  
Ph: 07 4124 4544  
Email: accounts@hbgcc.com.au



**From:** John McLennan [redacted]  
**Sent:** Tuesday, 25 November 2014 11:05 AM  
**To:** Accounts  
**Cc:** James Cockburn  
**Subject:** RE: Compliance Advice

s.47(3)(b) Sch 4  
Part 3 Item 3

Hi Sue,

Thank you for the email.

Under the current policy the required payment is \$2030+\$604 (\$2634 total).

However, I am pleased to advise that Council will honour the amount of \$2431.00 provided it is paid within 14 days of receipt of this email.

Please feel free to contact me should you require further information on this matter.

Regards

**John McLennan**  
Senior Development Engineer  
Community and Development  
T (07) 4197 4526 | M 0417 627 395 | [redacted]

s.47(3)(b) Sch 4  
Part 3 Item 3

**From:** Accounts

**Sent:** Monday, 24 November 2014 2:03 PM  
**To:** John McLennan  
**Subject:** RE: Compliance Advice



Hi John

Can you please confirm the correct amount due for infrastructure charges as per our discussions; I currently have the following amounts:

Buggy Shed Extension, Tooth Street:	\$604.00	
Buggy Shed New Building, Old Maryborough Road:		\$1827.00
<b>Total:</b>	<b>\$2431.00</b>	

Thanks & regards Sue

Sue Gordon  
Accounts  
Hervey Bay Golf Club Inc  
Ph: 07 4124 4544  
Email: [accounts@hbgcc.com.au](mailto:accounts@hbgcc.com.au)



---

**From:** Accounts  
**Sent:** Tuesday, 18 November 2014 3:50 PM  
**To:** 'John McLennan'  
**Cc:** 'president [REDACTED]', Treasurer; 'secretary [REDACTED]'  
**Subject:** RE: Compliance Advice

s.47(3)(b) Sch 4  
Part 3 Item 3

Hi John

Thanks for your help in resolving this issue and the subsequent supplied information.

I will attend to this on Monday and have forwarded a copy to the Management Committee for reference.

Thanks & regards

Sue

Sue Gordon  
Accounts  
Hervey Bay Golf Club Inc  
Ph: 07 4124 4544  
Email: [accounts@hbgcc.com.au](mailto:accounts@hbgcc.com.au)



---

**From:** John McLennan [REDACTED]  
**Sent:** Tuesday, 18 November 2014 3:32 PM  
**To:** Accounts  
**Cc:** Paul Rice  
**Subject:** Compliance Advice

s.47(3)(b) Sch 4  
Part 3 Item 3

Hi Susan,

**Kamala Dunn**

**From:** [REDACTED] s.47(3)(b) Sch 4  
Part 3 Item 3  
**Sent:** Monday, 1 December 2014 1:53 PM  
**To:** Christine Walton  
**Cc:** John McLennan; Treasurer; Secretary  
**Subject:** RE: Payment to Council's Bank Account

Hi John & Christine

I have today transferred \$2431.00 to the bank account as provided and will arrange letter requesting compliance approval this week.

Thanks for your help; greatly appreciated.

Regards Sue

Sue Gordon  
 Accounts  
 Hervey Bay Golf Club Inc  
 Ph: 07 4124 4544  
 Email: [accounts@hbGCC.com.au](mailto:accounts@hbGCC.com.au)



**From:** Christine Walton [REDACTED] s.47(3)(b) Sch 4  
Part 3 Item 3  
**Sent:** Monday, 1 December 2014 1:07 PM  
**To:** Accounts  
**Cc:** John McLennan; Belinda Shipp  
**Subject:** Payment to Council's Bank Account

Hello Sue

John McLennan asked me to assist with paying fees into Council's bank account.

Our Bank Account details are as follows:

Name: Fraser Coast Regional Council  
 BSB: 064421  
 Account No: 00000066

Please use reference AS130017 and I believe the amount will be \$2,431.00

Kind Regards

**Chris Walton** s.47(3)(b) Sch 4  
Part 3 Item 3  
 Administration Officer  
 Development Assessment  
 T (07) 4197 4513 [REDACTED]

I refer to our conversation last week regarding finalising the Golf Club Buggy Shed development and what remains outstanding to commence the use.

In order for Council to undertake a compliance assessment and issue a final compliance certificate you must demonstrate that you have met all the conditions of your development permit.

Our usual approach is to receive a letter or email requesting that Council accept that the development is complete with an accompanying report or copy of the permit with notes provided against each condition describing how compliance has been achieved.

This does not have to be a long winded report but a brief comment against each condition about how the works have been met.

Once we have received the request Council will carry out an inspection to verify the each condition. We will let you know what remains outstanding.

You will also need to pay your infrastructure charges to meet compliance and this should be provided with the covering letter.

Payment can be either by cheque, funds transfer or cash over the counter.

Please feel free to contact me should you require further information on this matter.

Regards

**John McLennan**  
Senior Development Engineer  
Community and Development

s.47(3)(b) Sch 4  
Part 3 Item 3

T (07) 4197 4526 | M 0417 627 395



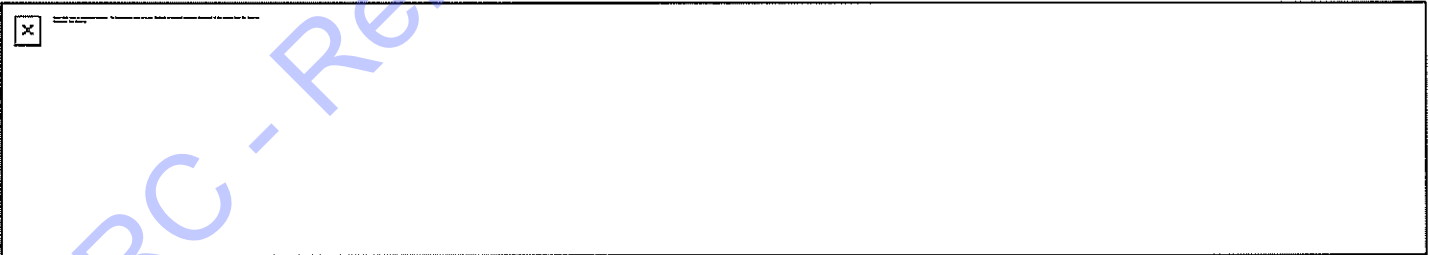
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T 1300 79 49 29 | F (07) 4197 4455 | W [www.frasercoast.qld.gov.au](http://www.frasercoast.qld.gov.au)

Keep up to date with Council activities and have your say at [frasercoast.qld.gov.au](http://frasercoast.qld.gov.au)

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**Kamala Dunn**

---

**From:** Christine Walton  
**Sent:** Wednesday, 3 December 2014 5:14 PM  
**To:** accounts [REDACTED]  
**Subject:** Tax invoices and Receipts for your Infrastructure Charge Payment  
**Attachments:** SKMBT\_C454\_14120317110.pdf

s.47(3)(b) Sch 4  
Part 3 Item 3

Hi Sue

Attached are the Tax Invoices and Receipts for the payment of Infrastructure Charges for the Hervey Bay Golf Club Inc.

Kind Regards

**Chris Walton**  
Administration Officer  
Development Assessment  
T (07) 4197 4513 [REDACTED]

s.47(3)(b) Sch 4  
Part 3 Item 3

**From:** [ha-plan-it12004@frasercoast.qld.gov.au](mailto:ha-plan-it12004@frasercoast.qld.gov.au) [REDACTED]  
**Sent:** Wednesday, 3 December 2014 5:12 PM  
**To:** Christine Walton  
**Subject:** Message from KMBT\_C454\_SEID

FCRC - Released under RTI Act 2009

# TAX INVOICE

Fraser Coast Regional Council

ABN:19 277 850 689

PO Box 1943

Hervey Bay Q 4655

Phone 1300 79 49 29

Facsimile No. (07) 4197 4455

Application No: AS130017  
Invoice Date: 03 December 2014  
Invoice No: 201122152

To: HERVEY BAY GOLF CLUB INC  
PO BOX 1865  
HERVEY BAY QLD 4655

Site: TOOTH STREET  
Address: PIALBA QLD 4655

Charge	Qty	Desc	Amount	Disc	GST	Due
--------	-----	------	--------	------	-----	-----

Stormwater Infrastructure - Non Residential	203	Stormwater Infrastructure - Non Residential	\$2,030.00	\$0.00	\$0.00	\$2,030.00
Total Amount Due			\$2,030.00	\$0.00	\$0.00	\$2,030.00

# Tax Invoice Official Receipt

ABN: 19277850689

2/12/2014      Receipt No: 1837935

To: HERVEY BAY GOLF CLUB  
INC  
PO BOX 1865  
HERVEY BAY QLD 4655  
(REFERENCE FROM DIRECT  
CREDITS - HBGOLF CLUB  
REF AS130017)

Applic	Reference	Amount
Rams		
AS130017 PN 159180		\$1,827.00
To Rams: TOOTH STREET PIALBA QLD 4655		
<b>Transaction Total:</b>		<b>\$1,827.00</b>
<b>Includes GST of:</b>		<b>\$0.00</b>

### Amounts Tendered

Cash	\$0.00
Cheque	\$0.00
Db/Cr Card	\$0.00
Money Order	\$0.00
Agency	\$1,827.00
Total	\$1,827.00
Rounding	\$0.00
Change	\$0.00
Nett	\$1,827.00

Printed 3/12/2014 9:26:44AM

Cashier: CHRIS.PEGG

FCRC - Released under RTI Act 2009

# TAX INVOICE

Fraser Coast Regional Council

ABN:19 277 850 689

PO Box 1943

Hervey Bay Q 4655

Phone 1300 79 49 29

Facsimile No. (07) 4197 4455

Application No: BD141737  
Invoice Date: 03 December 2014  
Invoice No: 201122153

To: HERVEY BAY GOLF CLUB INC  
PO BOX 1865  
HERVEY BAY QLD 4655

Site: TOOTH STREET  
Address: PIALBA QLD 4655

Charge	Qty	Desc	Amount	Disc	GST	Due
Stormwater Infrastructure - Non Residential	60.4	Stormwater Infrastructure - Non Residential	\$604.00	\$0.00	\$0.00	\$604.00
Total Amount Due			\$604.00	\$0.00	\$0.00	\$604.00

# Tax Invoice Official Receipt

ABN: 19277850689

2/12/2014      Receipt No: 1837866

To: PAYMENT RECEIVED VIA  
DIRECT CREDITS 1/12/14  
GJ MCGLINN BUILDERS  
12 AVERY COURT  
DUNDOWRAN BEACH QLD  
4655  
(REFERENCE FROM DIRECT  
CREDITS 1/12/14 - HERVEY  
BAY GOLF CLUB REF  
AS130017)

Applic	Reference	Amount
Rams		
	BD141737 PN 159180	\$604.00
	To Rams: TOOTH STREET PIALBA QLD 4655	
<b>Transaction Total:</b>		<b>\$604.00</b>
<b>Includes GST of:</b>		<b>\$0.00</b>

### Amounts Tendered

Cash	\$0.00
Cheque	\$0.00
Db/Cr Card	\$0.00
Money Order	\$0.00
Agency	\$604.00
Total	\$604.00
Rounding	\$0.00
Change	\$0.00
Nett	\$604.00

Printed 3/12/2014 9:23:36AM

Cashier: CHRIS.PEGG

FCRC - Released under RTI Act 2009



**Kamala Dunn**

---

**From:** John McLennan  
**Sent:** Monday, 17 August 2015 5:45 PM  
**To:** Jeff Brannan  
**Subject:** AS150037 - Extension to relevant period

Hi Jeff,

There are no engineering objections to the extension.

Infrastructure charges are done and signed.

Regards,

**John McLennan**  
Senior Development Engineer  
Development and Planning

T (07) 4197 4526 | M 0417 627 395 | [REDACTED]

s.47(3)(b) Sch 4  
Part 3 Item 3

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*enthusiastic Positive* **MOTIVATED** *friendly* **HELPFUL**

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56

**Kamala Dunn**

---

**From:** Jeff Brannan  
**Sent:** Thursday, 11 December 2014 2:58 PM  
**To:** manager@ [REDACTED]  
**Cc:** James Cockburn  
**Subject:** RSL - Hervey Bay Golf Club Refurbishment - Proposed Ancillary Works - Vegetation Clearing and Car Park Adjoining Tooth Street  
**Attachments:** IMG\_0215.JPG; IMG\_0214.JPG; IMG\_0213.JPG; IMG\_0211.JPG; IMG\_0212.JPG

s.47(3)(b) Sch 4  
Part 3 Item 3

Jason,

Thankyou for meeting with me on site Monday, 8 December 2014 regarding the proposed minor vegetation clearing at the Hervey Bay Golf Club site (L2 SP165309) as part of accommodating the current undertakings involving the RSL's renovation works. As discussed at our meeting, town planning advice would be provided in order to assist with the means of moving your project forward as follows;

Proposed undertakings

- Removal of several trees presented to the Tooth Street frontage in order to accommodate a new electricity transformer.
- Removal of several minor trees and ground cover vegetation adjoining the existing Tooth Street carpark area.
- Construction of a temporary car park area presented towards Tooth Street over the cleared area involving a gravel base surface for up to 25 vehicles.
- Construction of a fence along the Tooth Street frontage which will link with the existing portions of fence presented to the frontage.
- Proposed planting where necessary as part of beautification treatment along the tooth street fenced area.

Following review of the matter against Council's Fraser Coast Planning Scheme 2014, it has been revealed that the vegetation clearing, and general maintenance / clean-up is identified as 'exempt vegetation clearing' in accordance to the scheme, therefore does not trigger any permit. The vegetation proposed to be removed for the proposed electricity transformer is subject to exempt vegetation clearing provisions enacted by the Electricity Act. With regard to the proposed car park extension area Council is prepared to accept this undertaking as temporary measure for up to 12 months, in which thereafter this will need to be formalised via an Operational Works Application. A gravel based surface is acceptable, however stormwater measures and siltation devices are to be provided in order to mitigate any potential impacts upon Council's network. This advice / position was concurred by Council's Executive Committee in support to the proposal.

I hope this advice assists the RSL club with its undertakings.

Any further queries in relation to this matter please call or email.

Regards

**Jeff Brannan**  
Senior Planner – Special Projects  
Development Assessment  
T (07) 4197 4383 M 0437119482

s.47(3)(b) Sch 4  
Part 3 Item 3

---

**From:** Robert Garland  
**Sent:** Monday, 1 December 2014 6:49 AM  
**To:** Community and Development

**Cc:** Jason Lynch  
**Subject:** Fwd: Trees at Hervey Bay Golf Club

Good morning Michelle

Would it be possible for the email below to be reviewed as a matter of urgency as refurbishment work is proceeding briskly before the Xmas-New Year period.

Jason can be contacted on the landline below or email above.

Thank you for your time.

Regards,

Robert Garland  
Councillor - Division 8  
Community Health, Education and Training  
Fraser Coast Regional Council  
Ph: 0448 038 831

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Council Information: [www.frasercoast.qld.gov.au](http://www.frasercoast.qld.gov.au)  
Fraser Coast Scene: [www.ourfrasercoast.com.au](http://www.ourfrasercoast.com.au)

Begin forwarded message:

**From:** "Jason Lynch" <[REDACTED]>  
**To:** "Robert Garland" <[REDACTED]>  
**Subject:** FW: Trees at Hervey Bay Golf Club

s.47(3)(b) Sch 4  
Part 3 Item 3

Rob

Please see attached trees that are to be removed from the Hervey Bay Golf Club, as you can see the area is need of a cleanup badly.

A couple of the more mature trees will be staying. The purpose of the clearing will allow for a few more parking spaces along with clearing an easement to Ergon energy for a transformer upgrade. There is a chain wire fence that will be relocated to the boundary and over all a visual improvement will occur with the tiding up of this area.

Happy to meet on site with council representatives to discuss if needed.

If you could forward on to council it would be appreciated.

Many Thanks

Jason Lynch  
General Manager  
Hervey Bay RSL  
Ph: 41977449







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