

5 December 2023

Agnes Coast Earthmoving
2654 Round Hill Rd
AGNES WATER QLD 4677

agnescoastearthmoving@gmail.com

Dear Sir/Madam

**FURTHER ADVICE
PLANNING ACT 2016 S68 (1)
DEVELOPMENT ASSESSMENT RULES 2017 PART 3 S35**

**DA/42/2023 - MATERIAL CHANGE OF USE - IMPACT
BULK LANDSCAPE SUPPLIES
2654 ROUND HILL ROAD, AGNES WATER QLD 4677
LOT 5 RP 612151**

Reference is made to the above Development Application and the Information Request dated 05 October 2023. As a result of further discussions with the applicant and correspondence received on 1 November in relation to activities onsite, the following advice and further information is requested:

1. Issue - Description of activities occurring on site.

Information Requested:

It has been brought to Council's attention that screening/mulching/processing of material has been occurring on site as part of the current business operations. An accurate description of the business and activities proposed is required (including but not limited to):

- a) Description of products that are currently offered by the proponent
- b) Description of any processing that occurs onsite
- c) Number of Vehicles / machinery stored onsite (including overnight)
- d) Frequency of vehicle movements and their type that are associated with the business.

This information is required to ensure that Council understands the scale of operations proposed as part of this development, in addition Council seeks to ensure that the proposed operations fit within the definition of Bulk Landscape Supplies which is limited to storage and sales of gardening and landscaping supplies.

2. Issue - Zone Code Compliance

The purpose of the Rural Residential Zone is to provide for limited housing and large lots for residential development at very low density. The purpose is achieved through the Overall Outcomes for the zone code including:

- 2 E) Non-residential uses maybe appropriate where such uses provide for the day-to-day needs of the area or have a direct relationship to the land.*

It is Councils understanding that the proposed development caters for larger scale (commercial) customers that require delivery of large quantities of supplies, with limited access and service to the general public. The supplies are delivered to the site and stored/processed prior to the being delivered onto customers.

Information Requested:

Further justification is required to demonstrate how the proposed use is required to provide for the day to day needs of the area or that the proposal has a direct relationship to the land. Note – Bulk Landscaping supplies is typically considered a higher order good/service that is needed less frequently and therefore consumers are willing to travel farther to obtain them.

3. Issue - Heavy Vehicle movements

Information requested:

Provide a capacity analysis of Round Hill and Corfield drive intersection and to demonstrate safe turning movements for vehicles (including the largest size) accessing the site.

It is noted that the above request does not impact on the processing of this application and that there is a current Information Request dated 5 October 2023 which is due to be responded to by 5 January 2023.

Should you have any queries in relation to this matter, please contact Council's Planning Officer Nicholas Cooper on (07) 4970 0700.

Yours faithfully

A handwritten signature in black ink, consisting of several overlapping, slanted strokes that form the letters 'T R MCDONALD'.

T R MCDONALD
PRINCIPAL PLANNING LEAD