

2654 ROUND HILL ROAD, AGNES WATER QLD 4677

LOT 5 RP 612151

BULK LANDSCAPING SUPPLIES

Meeting Advice

Meeting Date: 21/02/2023 - 1PM
Meeting Location: Gladstone Regional Council
101 Goondoon Street
Recorded By: Gladstone Regional Council

GLADSTONE REGIONAL COUNCIL Pre-lodgement Meeting Minutes

2654 Round Hill Road, AGNES WATER QLD 4677 - Lot 5 RP 612151- MCU for Bulk Landscaping Supplies

Meeting called by (Company):	Zone Planning Group	Site Location:	Gladstone Civic Centre Goondoon Street
Name of Facilitator:	Gladstone Regional Council	Type of Meeting:	Pre-Lodgement Meeting

Attendees:	Company:
Stephen Enders - Town Planner	Zone Planning Group
Shaunte Farrington – Senior Planner	Zone Planning Group
Cameron Lee	Agnes Coast Earthmoving
Tegan McDonald - Strategic Projects Business Partner	Gladstone Regional Council - Development Services
Zayra Gomez - Planning Officer	Gladstone Regional Council - Development Services

Minutes of Meeting

Proposal Details	
Location:	2654 Round Hill Road, AGNES WATER QLD 4677
RPD:	Lot 5 RP 612151
Area:	4.89 Ha
Current Use of Land:	Vacant
Zoning:	Rural Residential
Proposal:	MCU for Bulk Landscaping Supplies
Referrals:	N/A
Public Notification:	Yes
Development Application Fees:	Bulk Landscape Supplies – Impact Assessable Up to 250m ² = \$6,152 251m ² to 1000m ² = \$8,127 Over 1000m ² = \$12,739
AICN Fee Estimate:	Charge Area 1 \$141.55 per m ² plus \$14 per m ² Court Areas

GLADSTONE REGIONAL COUNCIL Pre-lodgement Meeting Minutes



APPLICANT'S PROPOSAL OVERVIEW

This request for a Pre-lodgement Meeting seeks to give Council and our client an opportunity to review the assertions made in the Council's demand letter and to consider alternatives available to our client regarding the classification applied to the land use and the level of assessment as compared to the operations that they are intending to undertake on the subject site.

Cameron Lee operates a landscape storage and machinery business in the coastal township. The business offers various raw materials for purchase which are stored at the subject site. In addition to the raw materials, our client also has a small fleet of machinery which undertakes residential projects in the area and/or delivers the purchased raw materials.

The principal issues for discussion during the Prelodgement Meeting are as follows:

1. Zoning - it is requested that Council provide feedback on the proposed Bulk Landscape Supplies use within the Rural Residential Zone.
2. Built form - It is requested that Council officers provide feedback on the current layout and treatment of the area.
3. Access - We seek further feedback from Council on the current access track and applicable standard for the proposed use

PLANNING SCHEME

PLANNING SCHEME DEFINITION AND CODES

The present pre-lodgement meeting is in response to the demand letter issued on 3 November 2022. Within the demand letter, the alleged unapproved activity was associated with a Transport Depot. However, it was identified that the activities taking place over the subject site are best related to Bulk Landscape Supplies.

As such, the proposal seeks preliminary advice for Material Change of Use of Premises for Bulk Landscape Supplies.

Under the Planning Scheme, this is defined as:

Bulk Landscape Supplies:

Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.

Under the Gladstone Regional Planning Scheme, the application for Material Change of Use of Premises for Bulk Landscape Supplies is categorised as Impact assessable development. The following Codes and Overlays are triggered:

Zone Code:

- [Rural Residential Zone Code](#)

Other development codes:

- [Development design code](#)
- [Landscaping code](#)

Overlays:

- [Bushfire hazard](#)

RELEVANT CODES

Rural Residential Zone Code

- The purpose of the zone will be achieved through the following overall outcomes:
 - a. Development of large residential lots with limited provision of infrastructure and services is facilitated.
 - b. Lot sizes are responsive to the localities prevailing lot size, topography, scenic amenity, bushfire risk, flooding and the existing level of water infrastructure. Areas without reticulated water are larger than serviced areas in order to facilitate on site servicing and firefighting arrangements.
 - c. Development provides a high level of residential amenity appropriate to the character of the particular rural residential zone.
 - d. **Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design operation and management requirements.**
 - 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.**
 - f. Development responds to land constraints, including but not limited to topography, bushfire and flooding.

Council agrees the proposed Bulk Landscape Supplies may have merits to be located within the subject site. Please justify how the proposed use responds to a day-to day needs of the area and the overall purpose to the Rural Residential Zone Code.

- Performance Outcome 10 requires Development responds sensitively to on-site and surrounding topography, drainage patterns, foreshore areas, utility services, access, vegetation and adjoining land uses, such that:
 - a) any hazards to people or property are avoided
 - b) any earthworks are minimised
 - c) the retention of natural drainage lines is maximised
 - d) the retention of existing vegetation is maximised
 - e) damage or disruption to sewerage, stormwater and water infrastructure is avoided, and
 - f) there is adequate buffering, screening or separation to adjoining development.

Please demonstrate compliance with PO10.

Landscape Code

- Performance Outcome 5 requires Wherever possible, landscape design facilitates the retention and integration of mature existing vegetation, both within and external to the site. The Applicant is required to demonstrate compliance with all landscaping provisions.

Bushfire Hazard Code

- As part of the lodgement material, please demonstrates compliance with Bushfire hazard provisions.

Development Design Code:

Stormwater management

- As part of the lodgement material, the Applicant is advised to submit a Stormwater Management Plan

demonstrating compliance with Acceptable Outcome 5.1, 5.2 & 6.

Earthworks

- Acceptable Outcome 8.3 requires *Earthworks and any associated retaining structures are designed and constructed in accordance with the Engineering Design Planning Scheme Policy*. As part of the lodgement material, demonstrate compliance with Acceptable Outcome 8.3.

Parking requirements

- Acceptable Outcome 9 states *car parking and bicycle parking is provided on site in accordance with the rates specified in the Parking Rates Planning Scheme Policy*. The policy requires:
 - Vehicles = 1 space per 100m² of site area used for display and sale purposes, plus 1 space per employee. Minimum of 6 spaces. Provide plans which demonstrate compliance with Acceptable Outcome 9 of the Development Design Code as part of the lodgement material.
- Acceptable Outcome 11.1 requires *access driveways are: a. designed and constructed in accordance with the Engineering Design Planning Scheme Policy, and b. in accordance with AS2890 as amended, and certified by a Registered Professional Engineer of Queensland*. The location of the driveway crossover should be in accordance with the section 3.2.3 and Figure 3.1 of AS/NZS 2890.1:2004.

In accordance with Council's standard drawing, CMDG-R-042A Urban Commercial/Industrial Driveway, for a minor road with Refuse Collection Vehicle access, a 7m wide Type B2 crossover is required. Please refer to the [Capricorn Municipal Development Guidelines](#) for further details.

- Acceptable Outcome 11.2 requires *Access driveways allow vehicles (with the exception of dwelling house and dual occupancy) to enter and exit the site in a forward gear*. As part of the lodgement material, demonstrate compliance with Acceptable Outcome 11.2.
- Acceptable Outcome 12 requires *manoeuvring, loading and unloading areas, and parking areas (car and bicycle) are: a. designed and constructed in accordance with the Engineering Design Planning Scheme Policy b. imperviously sealed using concrete or asphalt bitumen c. in accordance with AS2890 as amended, and d. certified by a Registered Professional Engineer of Queensland*. As part of the lodgement material, demonstrate compliance with Acceptable Outcome 12.

Acoustic

- Acceptable Outcome 16 requires *development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended*. As part of the lodgement material, demonstrate compliance with Acceptable Outcome 16. The Applicant may consider it necessary to obtain an Acoustics Report to demonstrate compliance with Acceptable Outcome 16.

Lighting

- Acceptable Outcome 18 requires *technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting as amended*. As part of the lodgement material, demonstrate compliance with Acceptable Outcome 18.

Waste Management

- Acceptable Outcome 21 requires *waste storage and management arrangements are sited, screened and designed in accordance with the Waste Management Planning Scheme Policy*. As part of the lodgement

material, the Applicant is advised to submit a Waste Management Plan demonstrating compliance with Acceptable Outcome 21.

OTHER

Traffic

As part of the lodgement material, please inform the number of expected vehicles daily as well as the type of vehicle. Provide justification that the development will not impact on the capacity of Corfield Drive (as per the road hierarchy) or the Corfield Drive/Round Hill Road intersection.

Road Extension

The subject site access is located at the intersection of an unformed road reserve and Corfield Drive. Given the limited likelihood that Council would change the alignment of Round Hill Road, the new road formation would need to be constructed to an Urban Industrial road under the CMDG. Council requires access to the development to be via a cul-de-sac head at the end of Corfield Drive to provide vehicle turnaround facilities.

Please refer to the [Capricorn Municipal Development Guidelines](#) for further details.

Demand Letter Response

Please provide a letter confirming that a development application will be submitted within 3 months' time.

Note: Applicants are advised that once lodged, the application material is made available to public via Council's PD Online service in accordance with S264 of the *Planning Act 2016*.

Links to relevant Documents

[Link to Planning Scheme](#)

[Link to Current Fees and Charges](#)

[Link to Adopted Infrastructure Charges Resolution \(No. 1\) 2015 - Amendment No. 1](#)

[Link to IDAS forms](#)

[Link to Department of Natural Resources and Mines](#)

[Link to Department of Transport and Main Roads](#)