



## **SCENIC RIM REGIONAL COUNCIL**

### **Planning & Development Committee**

# **Report**

Meeting held in the Council Chambers

82 Brisbane Street

Beaudesert

Tuesday, 16 October 2018

Commenced at 2.35 pm

All correspondence to  
Be addressed to the  
Chief Executive Officer

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**SCENIC RIM REGIONAL COUNCIL**  
**PLANNING & DEVELOPMENT COMMITTEE**  
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# **PLANNING & DEVELOPMENT COMMITTEE**

## **REPORT**

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### **CHIEF EXECUTIVE OFFICER**

I advise that the Committee met on **Tuesday, 16 October 2018**. Councillors present:

Cr N J Waistell, Chair  
Cr G R Christensen, Mayor  
Cr R J Stanfield, Deputy Mayor  
Cr N O'Carroll  
Cr V A West  
Cr M J Enright  
Cr D A McInnes

### **ATTENDANCE**

#### **Executive Officers**

J Gibbons, Chief Executive Officer  
R Cahill, Acting Chief Finance Officer  
D Moore, Manager Community & Culture / Acting Director Regional Services  
C Gray, Manager Works / Acting Director Infrastructure Services

#### **Staff**

S Coleman, Coordinator Governance and Corporate Policy  
L Stubbs, Communications and Engagement Coordinator  
G Bayly, Minute Secretary

### **APOLOGIES**

Nil

### **DECLARATIONS OF INTEREST BY MEMBERS**

Nil

**The following Officers attended the meeting and joined discussions on the items listed.**

M Lohman, Land Use Planner / Acting Manager Planning (Item 3.1)

**Reception of Deputations by Appointment / Visitors**

Nil

# **PLANNING & DEVELOPMENT COMMITTEE**

## **REPORT**

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**Please note:** The Committee resolved to go into closed session in accordance with the provisions of s.275 of the Local Government Regulation 2012 to discuss the items of business indicated as closed in the Committee Report.

At the conclusion of these items, the Committee resolved to resume in open session. The Committee's recommendation on each item, discussed in closed session, is as detailed at the end of each item in the Report.

**1. EXECUTIVE**

Nil.

**2. CHIEF FINANCE OFFICER**

Nil.

**3. REGIONAL SERVICES**

**3.1 MCU18/014 Development Permit for a Material Change of Use - Tourist Facility (Farmyard experience with ancillary Cafe, Homewares and Gifts) Ms SM Crosswell, Mr MG Hetherington c/- Latitude Town Planning Services Pty Ltd Lot 5 RP32145**

**Executive Officer: Acting Director Regional Services**

**File Reference: MCU18/014**

<b>Applicable Planning Scheme</b>	<i>Beaudesert Shire Planning Scheme 2007</i>
<b>Applicant</b>	Ms SM Crosswell, Mr MG Hetherington c/- Latitude Town Planning Services Pty Ltd
<b>Owner(s)</b>	Ms S M Crosswell, Mr M G Hetherington
<b>Site Address</b>	319-333 Long Road TAMBORINE MOUNTAIN
<b>Real Property Description</b>	Lot 5 RP32145
<b>Site Area</b>	Approx. 2.45Ha
<b>Relevant Zone and Precinct</b>	Tamborine Mountain Zone - Rural Character Precinct
<b>Proposal</b>	Material Change of Use - Tourist Facility (Farmyard experience with ancillary Café, Homewares and Gifts)
<b>Assessment Level</b>	Impact (Consistent)
<b>Approval Type</b>	Development Permit
<b>Public Notification</b>	<ul style="list-style-type: none"> <li>Published in Tamborine Times - 14 June 2018;</li> <li>Giving notice to adjoining landowners – 14 June 2018; and</li> <li>Placing notice on land - 14 June 2018 (notification period from 15 June to 6 July 2018).</li> </ul>
<b>Submissions Received</b>	A total of 140 submissions were received; <ul style="list-style-type: none"> <li>18 submissions were not properly made and 122 were properly made;</li> <li>Of the 122 submissions, only 3 were objections.</li> </ul>
<b>Date Application Deemed Accepted</b>	5 February 2018

**Director's Recommendation**

1. That Council resolve to approve the development in respect to the following property:

**Real Property Description:** Lot 5 RP32145

**Address of property:** 319-333 Long Road, TAMBORINE MOUNTAIN

2. **Currency Period of Approval**

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*).

3. **Conditions of Approval:**

- a) A Development Permit is given for Material Change of Use - Tourist Facility subject to the following conditions:

**Approved Plans**

- 1) **USE IN ACCORDANCE WITH THE APPLICATION - APPROVED PLANS** - Development being undertaken generally in accordance with the Approval Plans, and accompanying documentation, except insofar as it is modified by the conditions of this approval. The Approved Plans are limited to the following drawings:

Plan No.	Rev	Plan Name	Prepared By	Date
748151- 1 of 4	-	Site Plan	Tamborine Mountain Building Design	November 2017
748151- 2 of 4	-	Site Detail	Tamborine Mountain Building Design	November 2017
748151- 3 of 4	-	Plan	Tamborine Mountain Building Design	November 2017
748151- 4 of 4	-	Existing Shed Elevations	Tamborine Mountain Building Design	November 2017

**General**

- 2) **DEFINITION COMPLIANCE AND EXCLUSIONS** - The approved use and associated ancillary activities shall at all times comply with the definition of a Tourist Facility identified under Schedule 1, Part 1 – Defined Uses of the *Beaudesert Shire Planning Scheme 2007*.
- 3) **COMMENCEMENT OF USE** - Prior to the use commencing, the Applicant shall advise Council's Planning Department in writing, of the proposed commencement date.



**Amenity**

- 4) **OPERATING HOURS** - Unless otherwise determined in writing by the Director of Regional Services or equivalent, acting reasonably, the approved use shall operate between 10:00am to 4:00pm Monday to Sunday.

**Car parking and Access**

- 5) **ACCESS TO COUNCIL ROAD** - An application for Property Access Location Approval for lots accessing a Council controlled road is to be lodged for approval of any existing and/or any proposed accesses and submitted to Council to evaluate the safety of the location. Any construction or upgrading of accesses conditioned by this approval will be assessed upon inspection and are to comply with current Council standards. The access provisions shall be maintained in good condition for the lifetime of the proposed use.
- 6) **WORKS WITHIN EXISTING ROAD RESERVES** - A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council prior to undertake any access/road construction works.
- 7) **CAR PARKING NUMBERS** - The development must provide fourteen (14) car parking spaces including two (2) car parking spaces for People With Disabilities (PWD). These car parking provisions are exclusive of any other requirement for other uses undertaken upon the land. The car parking spaces must be available prior to the commencement of the use. The requirements of this condition are to be adhered to for the lifetime of the approved use.
- 8) **CAR PARKING AND ACCESS DRIVEWAY- GRAVEL** - The car parking, internal roadways and manoeuvring areas are to be designed and constructed in accordance with AS 2890.1 - 2004 and AS 2890.2 – 2002 and Council's Design & Construction Manual, to a minimum base course gravel standard. The car parking layout must be generally in accordance with the approved site plans and engineering drawings.

The completed works must be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for commercial purposes.

The works required by this condition are to be completed prior to the commencement of the approved use. All parking and driveways areas will be maintained in good condition and be trafficable in all weather conditions for the lifetime of the proposed use.

- 9) **CAR PARKING ON-SITE** – All vehicles under the control of the party(ies) charged with the overall responsibility for the operation of the facility and any ancillary staff will be parked wholly within the curtilage of the site. The requirements of this condition are to be adhered to for the lifetime of the approved use.
- 10) **VEHICLE LOADING / UNLOADING** - All loading and unloading of vehicles associated with the approved uses, including the pick-up and/or delivery of goods and materials, will be conducted at all times from within the curtilage of the site. The requirements of this condition are to be adhered to for the lifetime of the approved use.

- 11) **PRIVATE ACCESS** - The existing driveway is not being used by the public for the purpose of access to the development for the life time of the approved use.

### **Stormwater Drainage**

- 12) **ADVERSE DRAINAGE IMPACT - GENERAL** - Drainage from the development works / building works shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.
- 13) **STORMWATER DISCHARGE AND DISPOSAL** - The development must make provision for the collection and disposal of stormwater drainage flows to a legal point of discharge, the form of said collection and discharge will be in accordance with the provisions of Queensland Urban Drainage Manual (QUDM). A Stormwater Management Plan prepared by a Registered Professional Engineer of Queensland (RPEQ) in accordance with the requirements of QUDMM and the State Planning Policy 20107 is to be lodged with Council prior to the commencement of the use.
- 14) **EROSION CONTROL** - The development must implement erosion control measures designed to minimise soil movement and to minimise silt loads entering drainage lines and watercourses as a result of either the development works / building works.

### **Water**

- 15) **ADEQUATE WATER SUPPLY** – The development must make provision for the establishment of an adequate water supply system capable of servicing the development. Details on the proposed method of providing an adequate water supply are to be submitted as part of a Development Application for *Plumbing and Drainage Works*. The requirements of this condition are to be completed prior to the commencement of the approved use.
- 16) **MINIMUM WATER STORAGE** – The development must make provision for the on-site water storage of 45,000 litres of water for approved use. The requirements of this condition are to be completed prior to the commencement of the approved use.
- 17) **WATER QUALITY IMPACTS** – The development shall ensure that no negative impacts to the water quality of Cedar Creek and existing water streams on premise as a result of the operations of the development. The requirements of this condition are to be adhered to for the lifetime of the approved use.

### **Wastewater**

- 18) **WASTEWATER DISPOSAL - GENERAL** - The wastewater disposal system is to conform with the provisions of the “*Queensland Development Code*”, the “*Queensland Plumbing and Wastewater (QPW) Code*” and *AS1547-2000*. Details on the proposed method of treatment and disposal of wastewater are to be submitted as part of a Development Application for *Plumbing and Drainage Works*. The works required by this condition are to be completed prior to the commencement of the approved use.

### Earthworks Design and Management

- 19) EARTHWORKS OPERATIONS (CAR PARKING AREAS AND MANOEUVRING AREAS AND ALLOTMENT FILLING)** – All earthworks associated with the car-parking and access driveway(s) will be undertaken in accordance with Council's Design and Construction Manual.

### Electrical Works

- 20) ELECTRICITY** - The development must be connected to electricity supply from the State electricity grid through the State authorised supplier (Energex) to the buildings / structures associated with the approved use or production of evidence of satisfactory arrangements for such supply having been made, such supply to be on normal supply tariffs. The works required by this condition are to be completed prior to the commencement of the use.

### Health, Building & Environment

- 21) AIR CONTAMINANTS** - A noxious or offensive odour must not be emitted beyond the boundaries of the premises. No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the premises.
- 22) LIGHT EMISSIONS** -- Light sources at the premises must be positioned and shielded to prevent light spillage outside the boundaries of the premises.
- 23) NOISE DISTURBANCE** - The activity must be carried out by such practicable means necessary to prevent or minimise the emission of noise likely to cause environmental nuisance at any noise sensitive or commercial place.
- 24) NOISE EMISSION LIMITS**- If a complaint (other than a frivolous or vexatious complaint) is made to the administering authority, the emission of noise from the premises must not exceed the levels prescribed by Table 1 (below).

**Table 1**

Time Period	At dwelling or other Noise sensitive place	At commercial premises
Daytime (7:00am-10:00pm)	Background +5dB(A) Background +3dB(A)	Background +10dB(A) Background +8dB(A)
Night time (10:00pm-7:00am)	Background=LA <sub>90</sub>	Background=LA <sub>90</sub>

The compliance levels are measured as the average of the maximum A-weighted sound levels adjusted for noise character measured over a 15-minute time interval. These provisions apply except where specific emission limits are provided in the *Environmental Protection Act 1994*.

- 25) EROSION & SEDIMENT CONTROL** - Appropriate erosion and sediment control measures must be installed and maintained as required to prevent or minimise the release of sand, silt or mud from the premises to any stormwater drainage system or any natural waterway.

- 26) **RELEASES TO WATER** - Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.
- 27) **WASTE** - Waste is not to be stockpiled so as to cause environmental nuisance or attract flies.
- 28) **STABLE WASTE** - Stable waste must not result in environmental nuisance or nuisance fly breeding.
- 29) **WASTE STORAGE** - All waste produced at the site must be stored in appropriate containers/receptacles of a sufficient number to receive all waste generated at the site. Waste containers/receptacles must be maintained in full working order and lids are to remain closed at all times except when receiving or disposing of waste.
- 30) **WASTE REMOVAL** - All wastes must be removed to an approved disposal facility by a transporter holding all necessary government approvals. Waste must be removed at a frequency and in a manner that prevents nuisance from the waste at neighbouring premises.
- 31) **POTABLE WATER** - All water provided for personal hygiene, human consumption and to food preparation facilities is of a potable standard and meets the requirements of the National Health and Medical Research Council (NHMRC) Australian Drinking Water Quality Guidelines.
- 32) **PESTS & VERMIN** -Organic substances likely to provide a food source for vermin must be stored in a sealed and airtight storage container to exclude access by pests or vermin.
- 33) **FOOD PREMISES – CONSTRUCTION AND FIT-OUT** - Food preparation and handling facilities must be designed, constructed fitted-out and maintained to comply with Australian Standard AS 4674-2004 Design, construction and fit-out of food premises and Chapter 3.2.3 of the Australia New Zealand Food Standards Code.

#### 4. Referral Agency Conditions

None Applicable.

#### 5. Advisory Notes

- a) **WATER CONTAMINANTS**- The applicant is advised that animal matter, including dead animals, animal remains and animal excreta, and water used to clean animals, animal enclosures or vehicles used for transporting animals is considered prescribed water contaminants for the *Environmental Protection Act 1994* and the release of same to Cedar Creek or other waterways at the premises may constitute an offence under that Act.
- b) **ADVERTISING SIGNS –** Advertising signs may require an approval in accordance with Council's Local Laws. Further information and the relevant application forms can be obtained by contacting Council's Health & Environment area on 07 5540 5444.

- c) **VEGETATION MANAGEMENT ACT 1999 AND THE CULTURAL HERITAGE ACT** - This approval in no way restricts or inhibits the provisions of neither the *Vegetation Management Act 1999* nor the *Aboriginal Cultural Heritage Act 2003*. The Applicant(s) will need to satisfy himself/herself/themselves that in undertaking the proposed development works that his/her/their actions will not contravene the provisions of the aforementioned Acts.
- d) **DEVELOPMENT APPROVAL CONDITIONS ATTACH TO LAND** - Development Approvals which include conditions and any modifications attach to the land and are binding on the owner, the owner's successors in title and any occupier of the land pursuant to section 73 of the *Planning Act 2016*.
- e) **WHEN DEVELOPMENT APPROVAL TAKES EFFECT** - Pursuant to the *Planning Act 2016*, this Development Approval takes effect:
- (i) From the date the Decision Notice/Negotiated Decision Notice (as the case may be) is given to the Applicant, if there are no Submitters and the Applicant does not appeal the decision to the Court; or
  - (ii) From the end of the Submitter's appeal period if there is a Submitter and the Applicant does not appeal the decision to the Court; or
  - (iii) Subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).
- f) **APPROVAL LAPSES AT COMPLETION OF RELEVANT PERIOD** - This Development Approval will lapse if the Material Change of Use does not happen before the end of the relevant period. The relevant period is six (6) years from the date the approval takes effect. The relevant period may be extended at the discretion of Council under Section 85 of the *Planning Act 2016*. Before the Development Approval lapses, a written request to extend the relevant period may be made to Council under Section 86 of the *Planning Act 2016*. Please note that Council will not automatically remind Applicant's/Occupiers when the relevant period is about to lapse.
- g) **BIOSECURITY QUEENSLAND** should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Restricted Area as well as general information can be viewed on the DAF website [www.daf.qld.gov.au/fireants](http://www.daf.qld.gov.au/fireants).

**6. Further approvals are required for:**

- a) A Building Works approval is required for all building works associated with the proposed development, prior to undertaking any building work on the subject property.
- b) A Plumbing and Drainage approval is required for all / any plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing and drainage works on the subject property.
- c) A Property Access Location Approval and Works in Road Reserve Approval are required prior to the construction of a proposed access point.

**7. That the Submitter/s be advised of the following:**

**SUBMITTER ADVICE - APPROVAL** - Council has considered all matters relevant to this application, including your submission, and has resolved to approve the application subject to the listed conditions. Council is of the view that the development is competent and takes a satisfactory approach in its layout and design commensurate with the stated conditions of approval.

**8. Administrative Action:**

That Decision Notices be issued in accordance with s.63 of the *Planning Act 2016* to the Applicant and submitter/s.

**Committee Recommendation**

That the Acting Director Regional Services' recommendation be adopted.

Moved: Cr Stanfield

Seconded: Cr O'Carroll

Carried

**Attachments**

- 1. Proposal Plans.
- 2. Three (3) Submissions - Objections.
- 3. Zone Map (IntraMaps).
- 4. Aerial Map (IntraMaps).
- 5. Properly Made Submitters List.

## Attachment 1 - Proposal Plans

Confirm positions & levels on site  
 Site plan detail adopted from satellite imagery  
 Plans are for town planning application purposes only

Lot 5 on SP32145  
 Area - 2.446 ha

**Boundaries and Distances:**

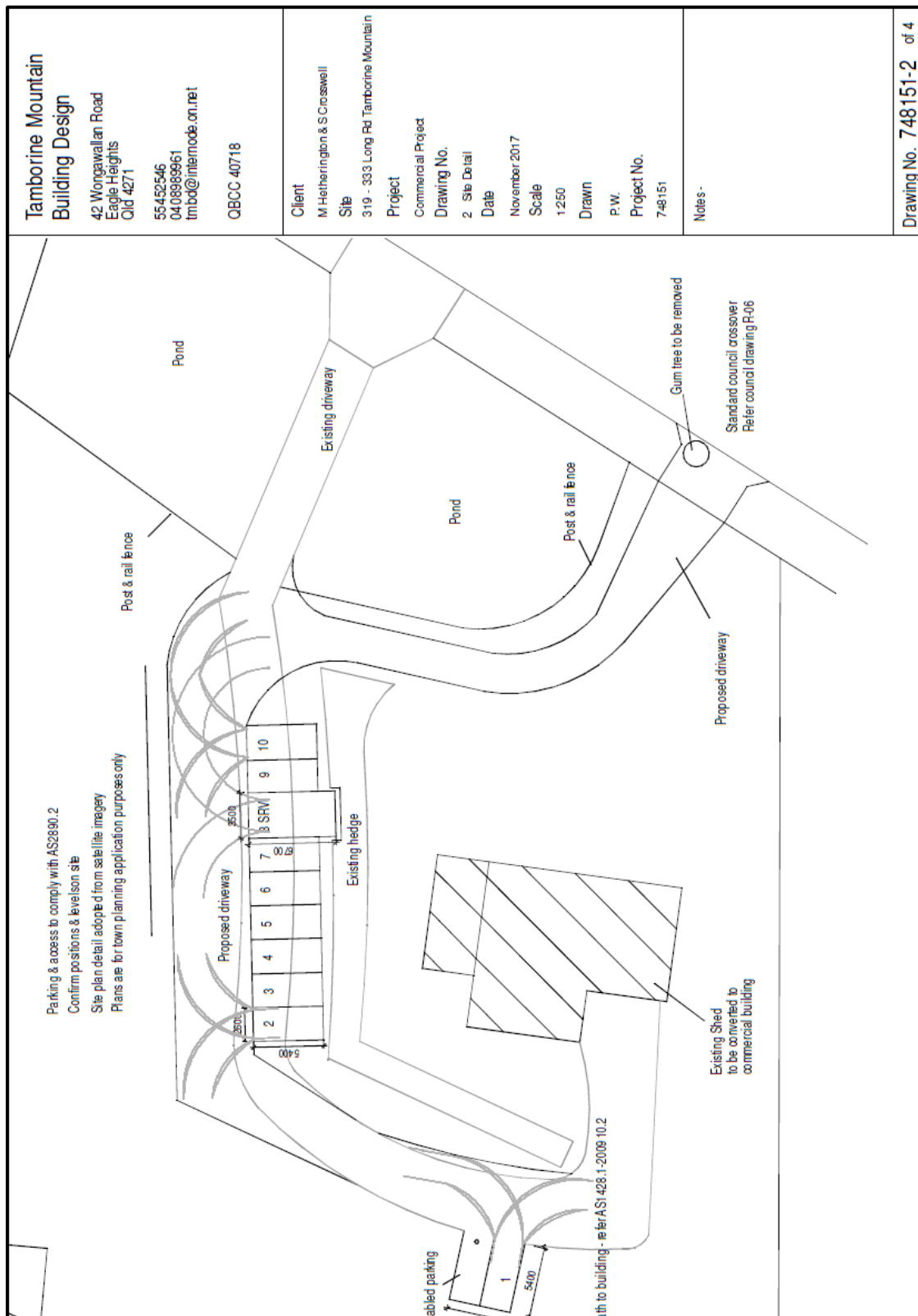
- North:** 191.110, 90°45'0"
- East:** 181.051, 270°53'0"
- South:** 195°57'0", 68.297
- West:** 213.87, 80.786

**Key Features and Structures:**

- Waterways:** Cedar Creek, Creek
- Hedges:** Viburnum hedge, Bamboo hedge
- Buildings:** Existing Dwelling, Existing Garage, Barn, Hut, Existing Shed to be converted to commercial building
- Paddocks:** No Public access into pony paddock, Chicken coup & lambing pen, Orchard
- Other:** Duck Pond, Rock wall, Proposed driveway, Post & rail fence, Gate, Pailing fence, Existing Barn, PA Gate, Access only pen

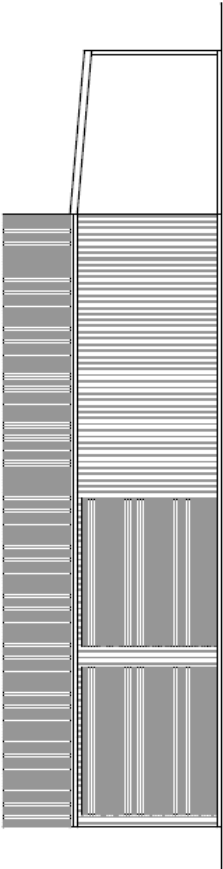
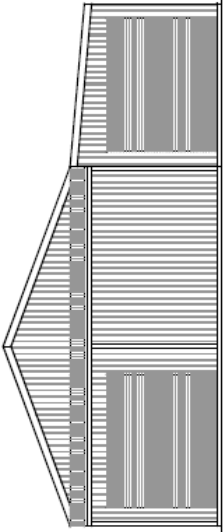
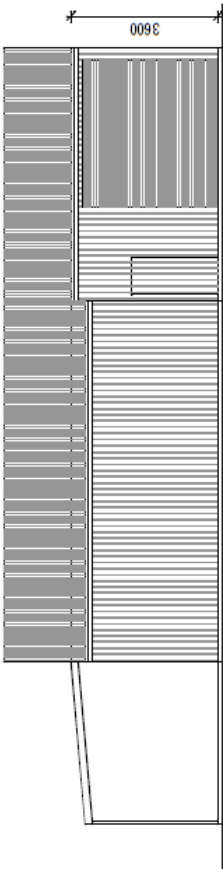
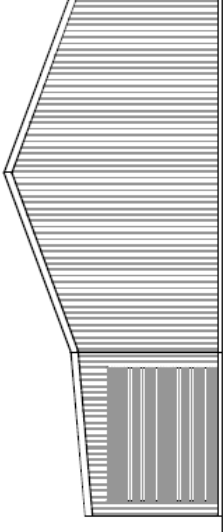
**Notes:**

- Gum tree to be removed
- Stand and council crossover
- Refer council drawing R.06





Page 14

 <div>Elevation A</div>		 <div>Elevation B</div>	
 <div>Elevation C</div>		 <div>Elevation D</div>	
<div>Tambarine Mountain Building Design 42 Wongawallan Road Eagle Heights Qld 4271</div> <div>55452546 040898961 tmbdd@internode.on.net OBCC 40718</div>		<div>Client M Hetherington &amp; S Crosswell</div> <div>Site 319 - 333 Long Rd, Tambarine Mt</div> <div>Project Commercial Project</div>	<div>Drawing No. 4 Existing Shed Elevations</div> <div>Date Novemebr 2017</div> <div>Scale 1:100</div>
		<div>Drawn pw Project No. 748151</div>	
		<div>Drawing No. 748151-4 of 4</div>	

## Attachment 2 - Three (3) Submissions - Objections

**RECEIVED**  
- 5 JUL 2018  
TAMBORINE MTN.  
CUSTOMER SERVICE CENTRE

R. Thompson,  
335 Long Road,  
Tamborine Mountain. 4272  
July, 2018.

**SCENIC RIM REGIONAL COUNCIL**  
File No.: MCU18/014  
5 JUL 2018  
Doc. Set No.:  
Resp. Officer: John Subm  
2..... 3.....

The Assessment Manager,  
Scenic Rim Regional Council  
P.O. Box 25,  
BEAUDESERT. Qld. 4285

Prop ID 928593  
LS RP 3245

SUBMISSION AGAINST DEVELOPMENT APPLICATION MCU18/014  
At 319-333 Long Road, Tamborine Mountain.

I wish to lodge a submission against the proposed "Inconsistent Use" development listed above on Long Road - namely - Tourist Facility (Farmyard Experience with Ancillary Café, Home wares and Gifts).

SO 23 - This development conflicts with Tamborine Mountain Zone Code. Already I have one tourist use on my southern boundary (Cedar Creek Winery) and another wedding venue (Avalon Gardens) just a few hundred meters to the north but to have both southern and northern boundaries abutting a tourist use is unreasonable given the rural residential focus for this locality. My residential amenity and lifestyle will be compromised by being surrounded by this additional tourist development. The character of the immediate area will potentially be affected as its use will generate more noise and more traffic.

NOISE - (SO34) There is insufficient information to demonstrate the use will not affect my home and lifestyle. A Noise Report needs to be provided. Without a noise report, the applicant cannot be making the assertion that the character and amenity of the area will not be harmed. The location of the proposed commercial building (café), car park (slamming doors) and driveway access are all located in close proximity of my northern boundary. The shed to be the proposed café is less than 10 meters from my northern boundary. The entire complex being less than 35 meters from my bedrooms. The animal petting yard abuts my boundary. The entrance gate to this yard has a very noisy gate latch and can at present be heard every time someone accesses the area. My privacy, my lifestyle and the rural amenity of my home

1 of 4



would be compromised.

AMENITY - It is proposed that the development will operate 7 days a week from 7am to 5 pm. No other "tourist" business in the area operates on these hours. Most Gallery Walk businesses operate during the hours of 10am to 4 pm. Having staff arrive at or before 7 am and having members of the public attending the site at such an early hour is in conflict with the intent of the Rural Character Precinct. Is it anticipated that maintenance (mowing etc) of the property will be during these hours or outside these hours? - again more noise.

Without a noise report to support this proposal, the applicants cannot demonstrate that they can comply with the Planning Scheme Codes and therefore the application should not be supported by Council.

PETTING YARD - At some time the contours of the area abutting the wooden fence at this section of the boundary fence has been scraped away to an estimated depth of 30-40 center meter - Fig. 1 aerial photo - and the fence has been left tottering with no stable foundation causing a safety hazard to children on that side and a foot trap on my side as the soil quite often gives way .

SCREENING - The applicant planted bamboo along one section of the boundary fence. The species of bamboo used is extremely invasive and after only 2 years new shoots and the roots are invading my property with new fronds beginning to destroy the wire boundary fence. It has grown so high and dense that it has cut out any light to my side of the fence. This invasive "weed" is causing environmental harm and a nuisance to my property.

ACCESS AND TRAFFIC. I would also object to the proposed location of a new access road. Why does it need to be so close to my boundary and my driveway? Already it is quite dangerous accessing my driveway, especially since the removal of the big trees on the footpath which acted as a safety buffer. To put another access abutting the new drainage grates and my driveway is unreasonable and dangerous. The applicant has an existing driveway and it is noted that that it is intended for traffic to also use part of that accesses road see - Traffic Report Pages 8 & 9. Another 6.5 mt wide gravel road so close to my boundary is not only a noise but also a dust population hazard. It is noted in Fig 6.3 Page 17 of the Traffic Assessment Report of 11<sup>th</sup> June that medium rigid vehicles of 8.8 mts in length will be

B


crossing my entrance, causing a dangerous visual situation to any vehicles entering or exiting my driveway. In addition Fig 5.2 Page 12 & 13 of the same Traffic Report - the sight lines drawn on the diagram are actually over a section of my garden within my front boundary.

The tall plants in this section of my property were chain-sawed off to fence height - by coincidence - about the same time as the Traffic Report. This is unacceptable and again an example of environmental vandalism.

DUST. The issue of dust from the proposed gravel road is a mitigating circumstance and has not been addressed in the application.

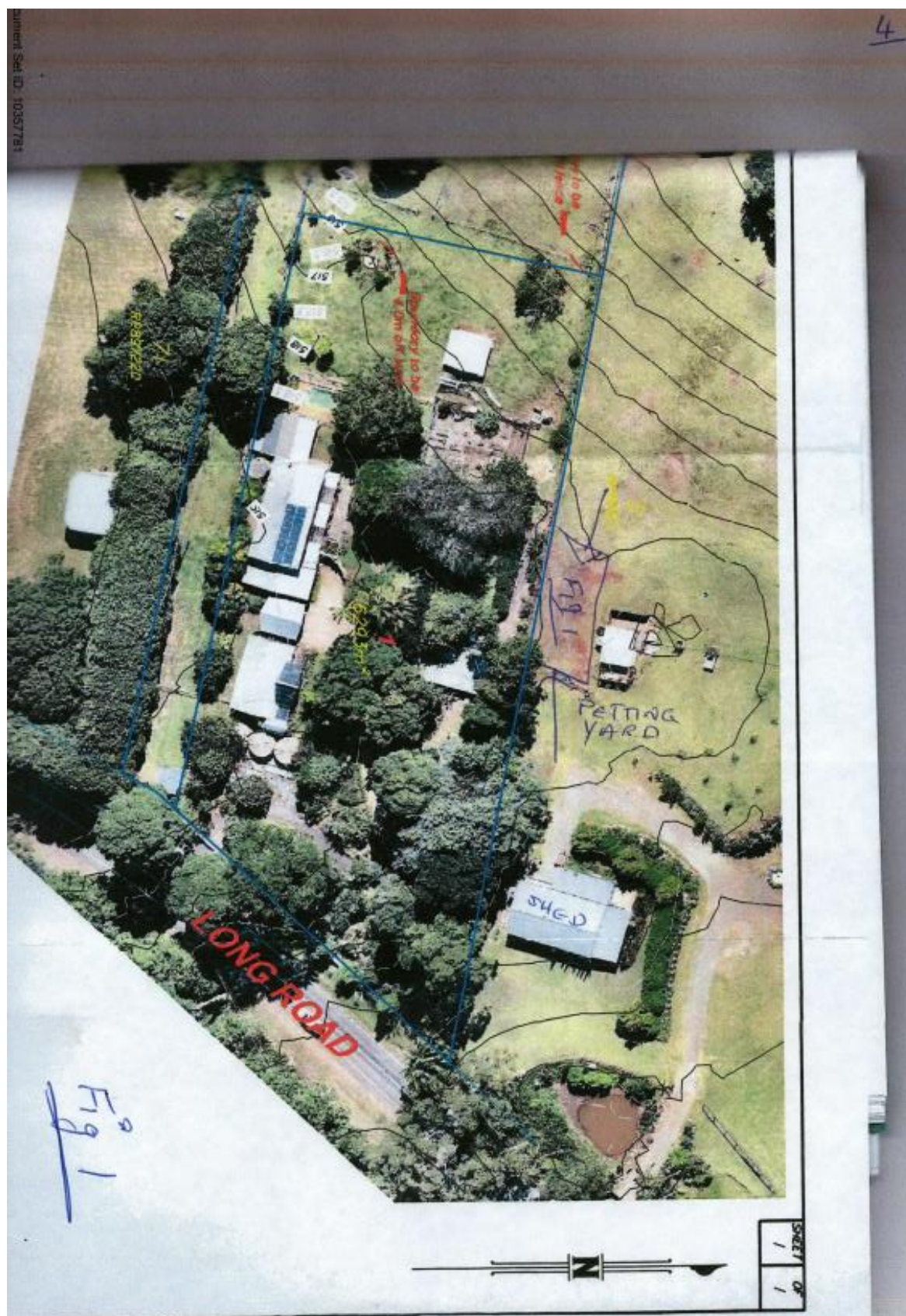
Because of the very serious issues raised above, and the proposed use not being sustainable to the area, I strongly feel that the application MCU18/014 not be supported by Council.

Yours faithfully,



R. Thompson





**The Cedar Creek Estate Vineyard & Winery****JN & BF Penglis**

104 – 144 Hartley Road, North Tamborine, Queensland 4272

Telephone (07) 5545 1666 Facsimile (07) 5545 4762

A.B.N. 74 594 034 200

5 July 2018

The Assessment Manager  
Scenic Rim Regional Council  
Beaudesert Qld

Submission against Development Application MCU18/014

Tamborine Mountain Barnyard Experience  
319 – 333 Long Road, Tamborine Mountain

I wish to lodge an objection to the above Development Application on the grounds of Tamborine Mountain Zone Code, Economic Development Special Outcome SO23. Our property boundary is less than 200 metres from the proposed development and is in contravention to this Rule.

Our property of Lot 72 RP 897220, Lot 74 SP 115971 and Lot 173 SP 147929 is an established winery, vineyard, cafe and a venue for special events such as eco-tours, weddings and charity fundraisers. We believe this proposed development will compete with our café and eco-tour type business within the 200 metre ruling.

Yours sincerely

*J. N. Penglis*  
John Penglis  
Managing Director

<b>SCENIC RIM REGIONAL COUNCIL</b>	
File No:	MCU18/014
5 JUL 2018	
Doc. Set No:	
Resp. Officer:	DA Sub
2.	3.

Prop ID 928593

LS RP 32145

<b>RECEIVED</b>
- 5 JUL 2018
TAMBORINE MTN. CUSTOMER SERVICE CENTRE



Submission to the Assessment Manager re Development Permit for 319-333 Long Rd North Tamborine Qld 4272 Lot 5 on SP32145. I object because of the following reasons.

Too close to one of the Main Rds on the Mountain as Long Rd is a very busy Rd and extra traffic would increase the hazards of locals and visitors using Long Rd. Traffic and Market Day at the School Grounds is already overuse of Long Rd.

Selling coffee on the proposed site would drop the sales of the School coffee house which exists not for profit but for raising money for School purposes.

Setting up in a shed for animals is not really as a tourist farm would run.

Excellent facilities for such a place already exist as at River Mills not far off.

The statement of improving the health of visitors both Retirees and others is something would have to be proved as this statement has quoted.

I would be very sorry for both animals(alpacas,fowls,lambs,goats etc) and existing neighbours with trying to quell their sounds at day but especially night.

Patting and feeding animals will be subject to bites and infections ..especially the elderly.....high health insurance would be needed.

With out going to a longer list I would strongly object to such a development as it is not in keeping with Mountain area which has many tourist attractions such as wonderful safe walks in the rain forests,Botanic gardens which are a credit to the Mountain,Gallery Walk for the shoppers,barbecue areas, many and many coffee places,Art Galleries, Market Days,roadside stalls,Cemetery to read the history of many of the early settlers,library and this is just a few. To set up a pretence animal farm on a part of 2.446ha would be an insult to these well run honest facilities for tourists and dwellers on Mt Tamborine.

I would think this change would be one I have to protest against as too many negatives seem to exist and not enhance the already beautiful Mountain.

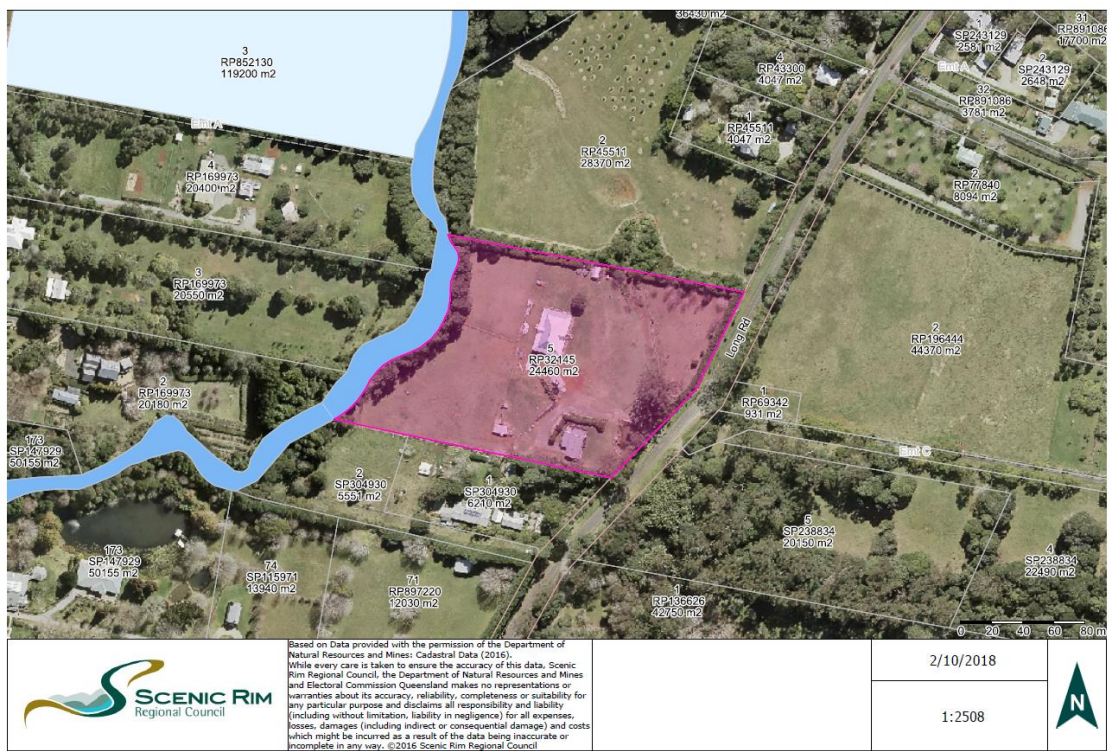
Cecile Falvey oam very long time resident on the mountain P.O. Box 23 Eagle Hts 4271 54 Esme St Mt Tamborine 0417781205

*Cecile Falvey OAM*  
*July 16th 2018*



[illegible]

Attachment 4 - Aerial Map (IntraMaps)



**Attachment 5 - Properly Made Submitters List**

<b>Submitter Name</b>	<b>Submitter Address</b>
Ms Jennifer A Curnow	12 Tabor Drive TAMBORINE MOUNTAIN QLD 4272
Ms Penelope Jones	131 Long Road TAMBORINE MOUNTAIN QLD 4272
Amanda Henderon	27 Merlin Place ORMEAU QLD 4208
Ms Ruth M Thompson	335 Long Road TAMBORINE MOUNTAIN QLD 4272
Ms Hannah F Achterberg	PO Box 54 NORTH TAMBORINE QLD 4272
Ms Renate Arntz	1657 Tamborine-Oxenford Road WONGAWALLAN QLD 4210
Ms Tommasina Burgo	90 Wongawallan Road TAMBORINE MOUNTAIN QLD 4272
Ms Cherie S Carlile	23 Foraker Drive TAMBORINE MOUNTAIN QLD 4272
Ms Katie L Melrose	1-3 Mayon Court TAMBORINE MOUNTAIN QLD 4272
Mrs Bronwyn S L Mansfield	86 Alpine Terrace TAMBORINE MOUNTAIN QLD 4272
Mr Hugh Cartmill	117 Licuala Drive TAMBORINE MOUNTAIN QLD 4272
Mr Jason P Russo	31 Long Road TAMBORINE MOUNTAIN QLD 4272
Mr Gareth Scott	2/18 Jenkins Street NORTHCOTE VIC 3070
Mr Stephen Lonergan	205 Agnew Street MORNINGSIDE QLD 4170
Cedar Creek Estate Vineyard & Winery	104-144 Hartley Road TAMBORINE MOUNTAIN QLD 4272
Mr Brendan O'Shannessy	15A Kurrajong Street BENTLEIGH EAST VIC 3165
Mr Phillip Gartelmann	579 Victoria Street BRUNSWICK WEST VIC 3055
Mr Raymond Stone	6 Dineen Place WEST BEACH SA 5024
Hayden Irwin	9 Shiels Court WODONGA VIC 3690
Ms Christina Klose	117-125 Leach Road TAMBORINE QLD 4270
Miss Cecile F Falvey	PO Box 23 EAGLE HEIGHTS QLD 4271
Ms Emeraude L M Raillard	1-13 Bateke Road TAMBORINE MOUNTAIN QLD 4272
Chance Fakaanga	81 Ballantrae Road TAMBORINE QLD 4270
Ms Krystal P Mabey	29 Tolima Drive TAMBORINE MOUNTAIN QLD 4272

Submitter Name	Submitter Address
Ms Stephanie Jones	108-118 Alpine Terrace TAMBORINE MOUNTAIN QLD 4272
Nelson Hetherington	24 Cherry Street BRIGHTON VIC 3186
Brittany Cassar	58 Skyblue Circuit YARRABILBA QLD 4207
Ms Emily Williams	307/36 Elliott Street SURFERS PARADISE QLD 4217
Ms Anja Brannolte	49 Main Street TAMBORINE MOUNTAIN QLD 4272
Ms Alexandra Farah	51-53 Power Parade TAMBORINE MOUNTAIN QLD 4272
Ms Chloe Parker	145 Aquarius Drive KINGSTON QLD 4114
Ms Denise Hinshelwood	161 Long Road TAMBORINE MOUNTAIN QLD 4272
Ms Amber Walker	11 Main Street TAMBORINE MOUNTAIN QLD 4272
Ms Raewyn E Bright	9-11 Borneo Court TAMBORINE MOUNTAIN QLD 4272
Mrs Lynette I Payne	10 Kamet Court TAMBORINE MOUNTAIN QLD 4272
M/- Jourdin Walsh	8 Belconnen Drive PIMPAMA QLD 4209
Mr Michae Reeve	36 Paradise Drive TAMBORINE MOUNTAIN QLD 4272
Mr Shay D Drysdale	158 Long Road TAMBORINE MOUNTAIN QLD 4272
Ms Narelle Krespanis	129 Long Road TAMBORINE MOUNTAIN QLD 4272
M/- Quinton Webb	2 Main Street TAMBORINE MOUNTAIN QLD 4272
Miss Susan M Crosswell	319-333 Long Road TAMBORINE MOUNTAIN QLD 4272
Ms Claire A Hearn	2-4 Meron Court TAMBORINE MOUNTAIN QLD 4272
MainFitness	39 Main Street TAMBORINE MOUNTAIN QLD 4272
Ms Maryanne Jack	PO Box 310 NORTH TAMBORINE QLD 4272
Mr Joshua Vallentine	Invalid Address
Mrs Aleena Noad	128-130 Beacon Road TAMBORINE MOUNTAIN QLD 4272
Ms Christy Q Steensma	22 Kootenai Drive TAMBORINE MOUNTAIN QLD 4272
Ms Robyn J Johnson	128 Curtis Road TAMBORINE MOUNTAIN QLD 4272
Mr Reuben F Connolly	251-255 Guanaba Road TAMBORINE MOUNTAIN QLD 4272
Ms Cecile M Dore	Willhaven 5/18 Beacon Road TAMBORINE MOUNTAIN QLD 4272

Submitter Name	Submitter Address
Mrs Kathleen M D Moore	Eaglebrook 37/5-15 Cook Road TAMBORINE MOUNTAIN QLD 4272
Mr Paul Williams	123 Long Road TAMBORINE MOUNTAIN QLD 4272
Ms Kristy Faulkner	75 Kinabalu Drive TAMBORINE MOUNTAIN QLD 4272
Ms Wendy Farren-Price	4 Hillman Street INDOOROPILLY QLD 4068
Ms Valerie C N N Caniard	52-54 Power Parade TAMBORINE MOUNTAIN QLD 4272
Mr Ben Bezuidenhout	9 Deagon Drive RUNAWAY BAY QLD 4216
Ms Suzette Hetherington	18 May Street GODWIN BEACH QLD 4511
Mr Darryl Stevens	Email
Mr Brett Farren-Price	148 Church Road EATONS HILL QLD 4037
Miss Ashleigh J Reid	178-184 Vonda Youngman Drive TAMBORINE QLD 4270
Mrs Kylie Johnson	54-58 Benowa Street TAMBORINE MOUNTAIN QLD 4272
Ms Emmalee Bridge	8 Long Road TAMBORINE MOUNTAIN QLD 4272
Ms Liza Clarke	305 Lamington National Park Road CANUNGRA QLD 4275
M/- Jamie Dullaway	2-6 Whitton Street NARRANDERA NSW 2700
Ms Jill Matus	Email
Ms Tamara Thompson	87-97 Beattie Road MUNDOOLUN QLD 4285
Mr Stuart Fern	1 Mackellar Drive UPPER COOMERA QLD 4209
Sarah Stapleton	143 Oxley Drive HOLLYWELL QLD 4216
Ms Rebecca Isijanovski	12 Lamington Parade TAMBORINE MOUNTAIN QLD 4272
Mr Paul Willoughby	42 North Bank Court HELENSVALE QLD 4212
Mr Nick Gowan	38-40 Alpine Terrace TAMBORINE MOUNTAIN QLD 4272
Mr Nicholas Diggelman	9 Felicia Place EATONS HILL QLD 4037
Mumma Duck's Sweets & Treats Pty Ltd	159 Long Road TAMBORINE MOUNTAIN QLD 4272
Ms Leanne Diggelman	9 Felicia Place EATONS HILL QLD 4037
Laurie Nicholson	Eagle Heights Shopping Village 5/13-19 Southport Avenue TAMBORINE MOUNTAIN QLD 4272
Hayley Cameron	1/44 Walton Street SOUTHPORT QLD 4215

Submitter Name	Submitter Address
Mr Douglas Paine	5 Main Western Road TAMBORINE MOUNTAIN QLD 4272
Debbie Crosswell	1 Corkwood Court JIMBOOMBA QLD 4280
Mr Chris Mills	3/21-23 Southport Avenue TAMBORINE MOUNTAIN QLD 4272
Amanda Gierlich	92 Main Western Road TAMBORINE MOUNTAIN QLD 4272
Mrs Wendy M Schonfisch	127-135 Leach Road TAMBORINE QLD 4270
Mr Ben McNeil	7 Trim Drive RIDGEHAVEN SA 5097
Ms Colleen A Rennie	53-63 Stringybark Road TAMBORINE QLD 4270
Ms Janice S McKinnon	25-29 Shute Harbour Road AIRLIE BEACH QLD 4802
Ms Natalie Schulte-Smith	32 Ridgpointe Drive CORNUBIA QLD 4130
Ms Kate Bracegirdle	40 Riverleigh Drive NORTH MACKAY QLD 4740
Saime Mallqui	153 Eagle Heights Road TAMBORINE MOUNTAIN QLD 4272
Ms Denise Blanch	5 Eldena Place PARKINSON QLD 4115
Ms Lisa Fakaanga	81 Ballantrae Road TAMBORINE QLD 4270
Shannon Wheatley	60 Frond Road TAMBORINE QLD 4270
Ms Ashleigh Close	1904/120 Mary Street BRISBANE QLD 4000
Ms Leanne Diggelman	9 Felicia Place EATONS HILL QLD 4037
Ms Amanda E Wright	15-19 Lucas Road TAMBORINE QLD 4270
Ms Leah N Smith	PO Box 55 EAGLE HEIGHTS QLD 4271
Ms Shay Poole	PO Box 150 EAGLE HEIGHTS QLD 4271
Mr Carl Herbison	1902 Beaudesert-Beenleigh Road TAMBORINE QLD 4270
Mr Duane Beresford	PO Box 150 EAGLE HEIGHTS QLD 4271
Ms Sonya Taylor	38-46 Hazel Road TAMBORINE QLD 4270
Mrs Janet L Vaughan	7 Alpine Terrace TAMBORINE MOUNTAIN QLD 4272
Ms Patricia Fillod	11 Mayon Court TAMBORINE MOUNTAIN QLD 4272
Mrs Carole Sear	52-62 Naylor Drive TAMBORINE QLD 4270
Ms Simone Sutinen	18 Kalmia Court TAMBORINE MOUNTAIN QLD 4272

Submitter Name	Submitter Address
Ms Natalie Morris	PO Box 314 NORTH TAMBORINE QLD 4272
Fiona M Fraser	Mundoolun 2664 Beaudesert-Beenleigh Road MUNDOOLUN QLD 4285
Ms Nadia C Simmons	92 Wongawallan Road TAMBORINE MOUNTAIN QLD 4272
Ms Louise H Stephens	87 Curtis Road TAMBORINE MOUNTAIN QLD 4272
Ms Susan C Capan	110 Long Road TAMBORINE MOUNTAIN QLD 4272
Ms Jill E Gray	35 Chalmette Drive TAMBORINE MOUNTAIN QLD 4272
Mrs Jane R B Cording	3 Kootenai Drive TAMBORINE MOUNTAIN QLD 4272
Mrs Tracey L Ruddle	176-180 Long Road TAMBORINE MOUNTAIN QLD 4272
Mr Jay D Harvey	PO Box 70 EAGLE HEIGHTS QLD 4271
Ms Sallyann Elliott	18-22 Martin Place TAMBORINE QLD 4270
Mr Michael Collett	8-14 Saint James Court TAMBORINE MOUNTAIN QLD 4272
Ms Charlotte Stubbs	10-12 Lassen Drive TAMBORINE MOUNTAIN QLD 4272
Ms Nicole Sharp	678 Beechmont Road LOWER BEECHMONT QLD 4211
Mr Tye Gainfort	4/39 Main Street TAMBORINE MOUNTAIN QLD 4272
Ms Mellissa Richards	80 The Oval Drive MOUNT NATHAN QLD 4211
Ms Jennifer Thorne	94 Coomera Gorge Drive TAMBORINE MOUNTAIN QLD 4272
Mrs Louisa K Honan Trevethan	Exhale 36 Young Street TAMBORINE MOUNTAIN QLD 4272
Ms Junu Roesing	117 Long Road TAMBORINE MOUNTAIN QLD 4272
Ms Alison S Foster	2467 Beaudesert-Beenleigh Road TAMBORINE QLD 4270
Ms Gretchen Smith	Email

**4. INFRASTRUCTURE SERVICES**

Nil.

.....  
Cr N J Waistell  
**CHAIR**  
**PLANNING AND DEVELOPMENT COMMITTEE**