

TOWN PLANNING REPORT

**Development Application – Material Change of
Use for Office (Administration Building)**

228 Brookland Road, Allenvue QLD 4285

Lot 12 on SP186526

November 2022



HPC Planning

ABN 48 107 272 757

BRISBANE

Level 12, 126 Margaret Street, Brisbane QLD 4000

GOLD COAST

2544 Gold Coast Highway, Mermaid Beach QLD 4218

PO Box 15038, City East QLD 4000

T: (07) 3217 5800 W: www.hpcurban.com.au

© HPC Planning 2021

This document is and shall remain the property of HPC Planning. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Prepared by HPC Planning

Reference 22387

Document Control

Rev	Date	File	Author	Reviewer	Status
01	28/11/2022	DA Report	TG/BD	MW	FINAL

Application Overview

Site and Application Details	
Address	228 Brookland Road, Allenvue QLD 4285 Lot 12 on SP186526
Site Area	404,868m ²
Planning Authority	Bromelton State Development Area (SDA) Scheme under the State Development and Public Works Organisation Act 1971 Administered by the Office of the Coordinator-General
Planning Authority Zoning	Special Purpose (Scenic Rim Regional Council) Rural Precinct (Bromelton State Development Area Development Scheme)
Existing Use/s	Cropping - Turf Farming Facility, known as Jimboomba Turf Group
Application Details	Material Change of Use Application to the Coordinator-General for SDA Approval for an Office (Administration Building)
Permissibility of Use	Assessable Development requiring an SDA Development Application
Applicant Details	Jimboomba Turf Group C/- HPC Planning Level 4, Central Tower One, 56 Scarborough Street Southport QLD 4215 Contact: Murray Wright Phone: (07) 3217 5800 Email: Murray.w@hpcplanning.com.au Web: www.hpcplanning.com.au
Landowner	Jimboomba Turf Co Pty Ltd

Contents

1	Introduction	1
1.1	Overview	1
1.2	Summary of Proposals	1
1.3	Legislative Framework.....	5
1.4	Supporting Information	5
1.5	Recommendation.....	5
2	Site & Surrounding Development	6
2.1	Property Description	6
2.2	The Site and Context.....	6
2.3	Servicing and Infrastructure.....	7
2.4	Easements.....	7
2.5	On-Site Vegetation	7
2.6	Site and Approval History	7
3	Proposed Development	8
3.1	Application Details	8
3.2	Pre-lodgement Meeting	8
3.3	Fee Waiver	8
3.4	Proposal Overview.....	8
3.5	Extent of Works	9
3.6	Key Development Considerations	10
4	Legislative Framework.....	13
4.1	Introduction	13
4.2	Assessment Requirements.....	13
4.3	Bromelton SDA and the Development Scheme	13
4.4	Development Scheme Precinct	14
4.5	Land Use Definition	14
4.6	Level of Assessment.....	14
4.7	Public Notification Stage.....	15
4.8	Development Scheme Requirements.....	15
4.9	State Referral Triggers (Referral not required).....	19
5	Conclusion	21

Appendices

Appendix A: Architectural Plans
Appendix B: Fee Waiver Request Response

Cyber Drafting & Design
Office of the Coordinator General

1 Introduction

1.1 Overview

HPC Planning have been engaged by Jimboomba Turf Co to prepare a development application seeking an SDA approval for a Material Change of Use for an Office (Administration Building) at 228 Brookland Road, Allenvue QLD 4285 described as Lot 12 on SP186526 (“the subject site”).

Page | 1

This town planning report provides context to the proposed development by describing the subject site, surrounding locality, and the scheme design. Second, the report provides an assessment of the proposal against the applicable statutory planning instruments, which demonstrates the acceptability of the proposal.

1.2 Summary of Proposals

The development proposal seeks to establish an Office building to facilitate the administrative operations of Jimboomba Turf Farm, a long existing Cropping land use. Jimboomba Turf Group has been operating since circa 1973 and operating from the subject site since the mid-1990s where it was established under the Beaudesert 1985 Planning Scheme. Jimboomba Turf grows and supplies turf to both local customers and on a broader scale to surrounding regions from Gympie in the north to Ballina in the south.

The proposed office building is associated with and will be operated only in conjunction with the existing turf farm and is therefore an ancillary use. The existing administrative operations of Jimboomba Turf are currently run from an ageing shed situated on the site. The proposal seeks to establish a new, purpose-built office to facilitate operations.

The proposed office has an overall gross floor area (GFA) of approximately 420m² and comprises the following components:

- Open plan office space
- A sales and marketing office
- An executive office
- A kitchen and dining area
- Male and female amenities
- Storage rooms
- Verandas

The proposed development does not involve any changes to the operational characteristics of the farm itself; farming and distribution operations including cutting, irrigating, fertilizing, soil aeration, disposal, warehousing, vehicle/ machinery maintenance and storage, packing and distribution are all to remain unchanged. Similarly, the proposal does not seek to expand the operation of the existing Cropping land use or place additional land under cultivation. The proposed development does not introduce or intensify amenity impacts upon the surrounding area. Further, the proposed development does not result in additional traffic generation or road network impacts. The existing access arrangement is to be retained. The proposal relates only to the establishment of the proposed office building to facilitate ongoing administrative needs associated with the business.

The proposed land use is appropriate for the site being situated within the Rural Precinct of the Bromelton SDA and further supports the existing land use on site which services the local and broader surrounding area. Further, as the proposal does not alter existing operations, it is well within the reasonable expectations of the local community.



Figure 1: Site entrance from Brookland Road



Figure 2: Overall Site Plan prepared by Cyber Drafting

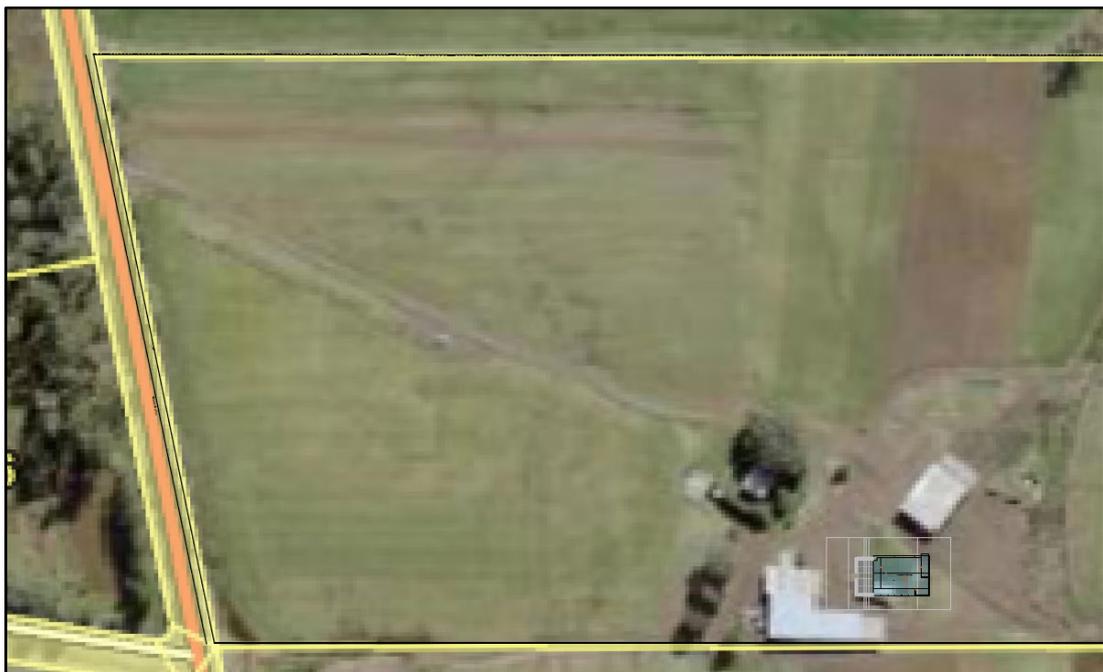


Figure 3: Site Plan - Proposed Administrative Office Location

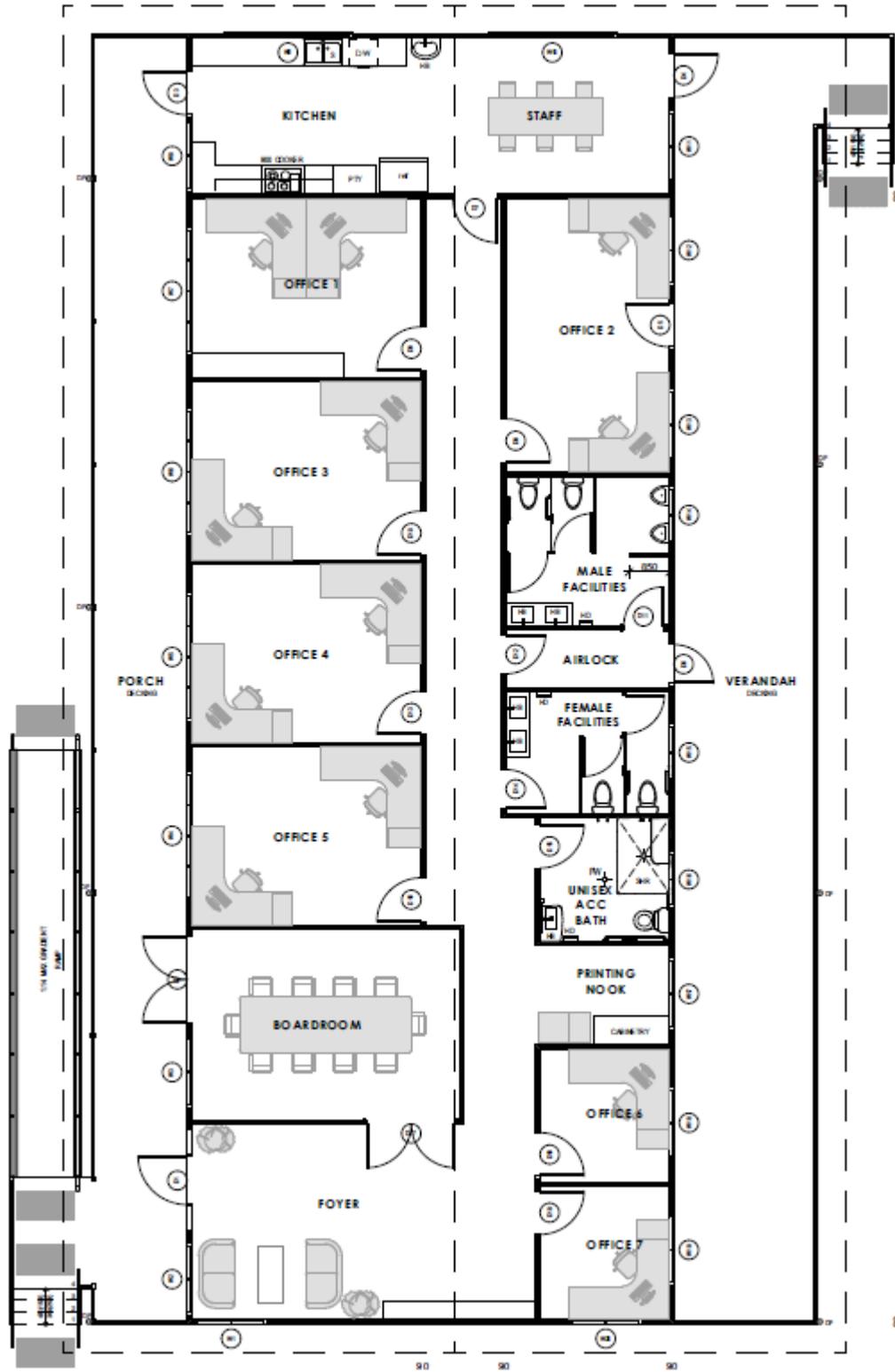


Figure 4: Floor Plan prepared by Cyber Drafting



Figure 5: Western Elevation prepared by Cyber Drafting



Figure 6: Northern Elevation prepared by Cyber Drafting



Figure 7: Eastern Elevation prepared by Cyber Drafting



Figure 8: Southern Elevation prepared by Cyber Drafting

1.3 Legislative Framework

Under the *Bromelton State Development Area Development Scheme* (“Development Scheme”), the site is in the Rural Precinct. In accordance with the levels of assessment table (Table 6 – Regulated development within the Rural Precinct) in the Development Scheme, a Rural industry land use activity is subject to the making of a Material Change of Use development application for approval from the Coordinator-General.

1.4 Supporting Information

The proposed development is only for the establishment of an administrative office building to support the ongoing operations of the existing Cropping land use (Jimboomba Turf Farm) and does not seek to change or intensify the existing farming land use on the site. As such, specialist reports are not considered relevant to this application.

This town planning report should be read in conjunction and considered with the following supporting documentation:

- Architectural Plans – *Cyber Design & Drafting*
- Fee Waiver Request Response Letter – *Office of the Coordinator-General*

All relevant supporting information has been provided for the development application to be considered properly made.

1.5 Recommendation

This independent town planning report demonstrates that the proposed development is an appropriate outcome for the site, accords with the relevant provisions of the Development Scheme and related policies and will not prejudice the development potential of adjoining agricultural allotments. Key considerations are discussed in detail in the sections below. As such, the application is recommended for approval, subject to reasonable and relevant conditions.

2 Site & Surrounding Development

2.1 Property Description

The subject site is situated at 228 Brookland Road, Allenvue QLD 4285 described as Lot 12 on SP186526. The site is situated within the Bromelton State Development Area. The Bromelton State Development Area Development Scheme (“Development Scheme”) identifies the subject site within the Rural Precinct.

The site is improved by an existing Cropping (turf farm) land use established under the Beaudesert 1985 Planning Scheme, known as Jimboomba Turf Farm. The majority of the site is under cultivation (turf grass) and includes several large buildings to facilitate farming operations and machinery storage.

Address	RP Description	Precinct	Area
228 Brookland Road, Allenvue QLD 4285	Lot 12 on SP186526	Rural Precinct	404,868m ²
Total			404,868m²

Table 1: Site Details

2.2 The Site and Context

The site is located in Rural Precinct and at the eastern periphery of the Bromelton SDA. The site is improved by several sheds and is primarily under cultivation for turf farming.

Consistent with the planning intent for the Rural precinct of the Bromelton SDA Development Scheme, the site is generally surrounded by agricultural land uses. To the north and south of the site are working turf farms. To the west of the site, on the opposite side of Brookland Road are smaller Rural properties generally containing dwelling houses and agricultural uses. The site is bounded by the Logan River to the east.

Figure 9 below provides an aerial view, Figure 10 the zoning of the site and surrounding PDA land.

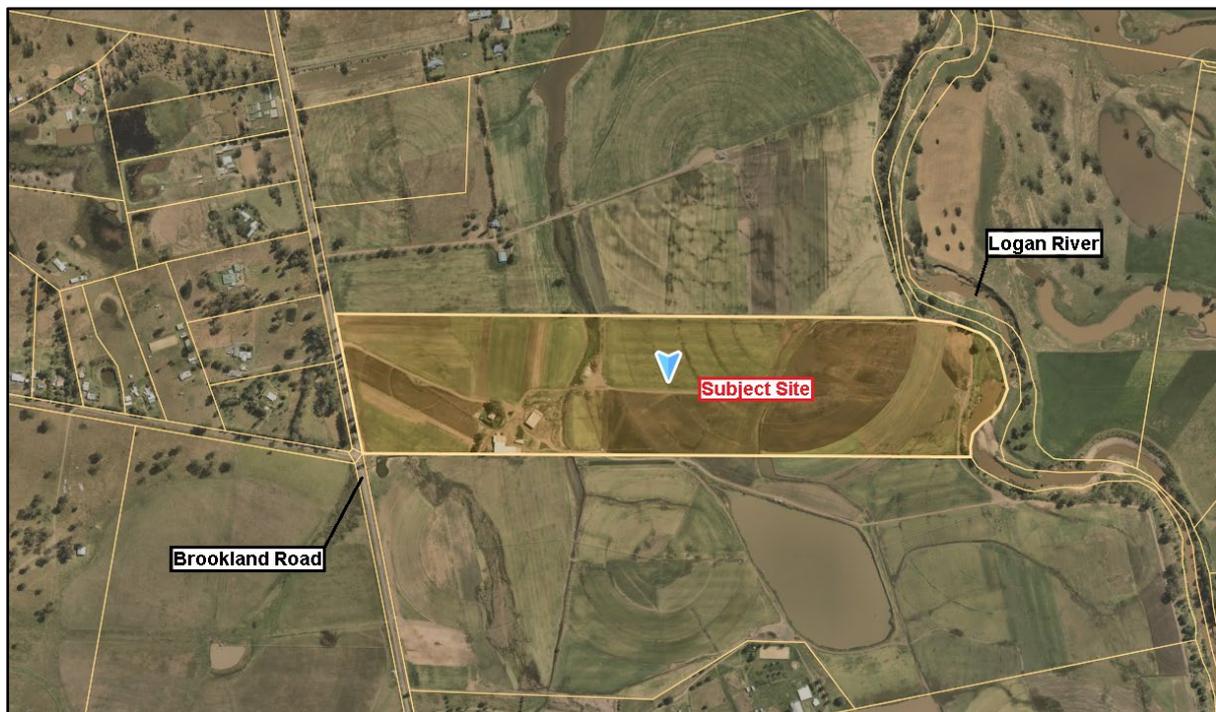


Figure 9: Aerial view of the subject site bounded by Brookland Road and the Logan River, Nearmap 2022

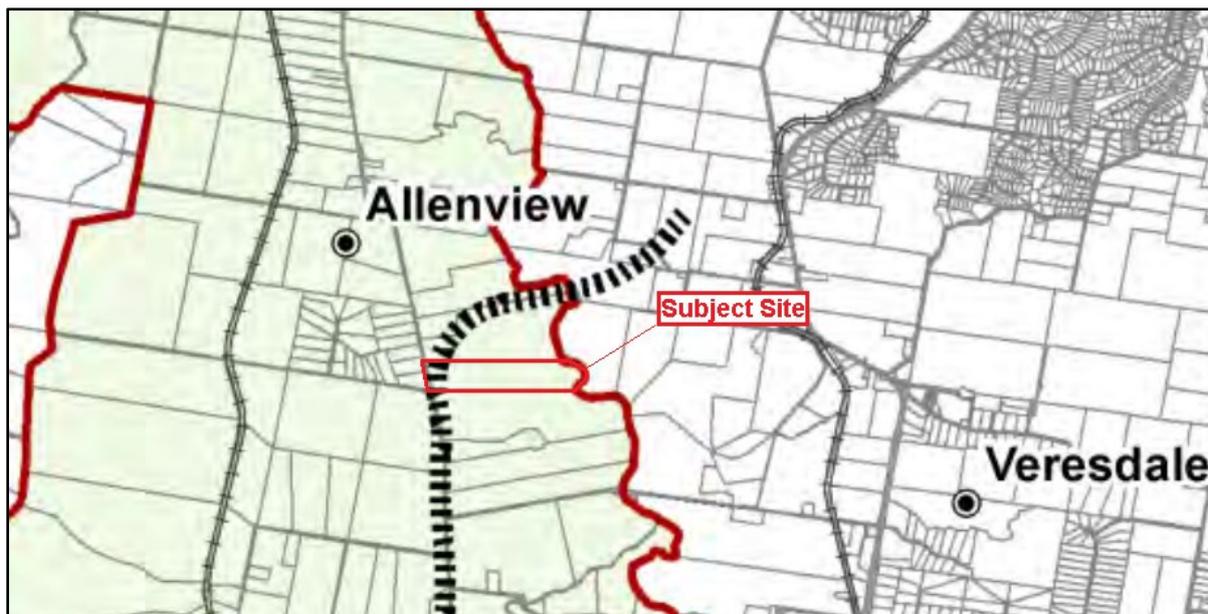


Figure 10: Subject site location within the Rural Precinct of the Bromelton State Development Area

2.3 Servicing and Infrastructure

There are no changes proposed to the existing infrastructure connections to the site. The property is connected to the electricity and telecommunications and is not serviced by reticulated sewer or water supply.

2.4 Easements

There are no easements burdening or benefitting the subject site.

2.5 On-Site Vegetation

The proposed administration building is proposed within a cleared location, devoid of any significant vegetation. The proposed development will not impact upon any ecologically significant matters.

2.6 Site and Approval History

The site has been utilised as a turf farm historically. The applications over the property are generally prior to 2000, with limited information listed on Scenic Rim Council's DAP Online. Table 2 below identifies the key approvals of relevance to the subject site.

Reference	Address	Application Description
MC.bd1 TP/843	Lot 1 and Lot 2 on RP809134	Change from Special Facilities to Rural (rezoning) (submitted: 02/06/2006)
RL.bd1 501042	Lot 1 on RP809134	Subdivision (submitted: 11/02/2005)

Table 2: Key relevant Development Applications

Source: DAP Online

3 Proposed Development

3.1 Application Details

This application seeks an SDA Development Permit for a Material Change of Use for Office (Administration Building) on land at 228 Brookland Road, Allenvue QLD 4285, also known as Lot 12 on SP186526 (“the subject site”).

Page | 8

3.2 Pre-lodgement Meeting

Due to the favourable zoning and limited alteration to the existing land use and on-site operations, a pre-lodgement meeting was not held to discuss this development.

3.3 Fee Waiver

Due to the small scale of the proposal and small scale of the use, a partial fee waiver was requested from the Office of the Coordinator-General. The Office of the Coordinator-General provided a formal response on 13 September 2022 stating that in accordance with the Guideline to State Development Area Fees July 2022, the Coordinator-General approved the request for a partial fee waiver of the relevant fee.

Per the correspondence the fee payable for the subject application is **\$7,592 (GST Exempt)**. Correspondence is provided at Appendix B.

3.4 Proposal Overview

The proposal is for the development of an ancillary Office (Administration Building) on the subject site. The Office will be comprised of a single storey building, with a total building footprint of 420m².

The development proposal seeks to establish an office building to facilitate the administrative operations of Jimboomba Turf Farm, a long existing Cropping land use. The proposed office building is necessarily associated with and will be operated only in conjunction with the existing turf farm and is therefore an ancillary use. The existing administrative operations of Jimboomba Turf are currently run from an ageing shed situated on the site. The proposal seeks to establish a new, purpose-built office to facilitate operations.

The proposed office has an overall footprint of approximately 420m². The proposed building comprises the following components:

- Office space
- Foyer
- Kitchen and staff lunchroom
- Male and female amenities
- Verandas

The proposed development does not involve any changes to the operational characteristics of the farm; farming and distribution operations including cutting, irrigating, fertilizing, soil aeration, disposal, warehousing, vehicle/ machinery maintenance and storage, packing and distribution are all to remain unchanged. Similarly, the proposal does not seek to expand the operation of the existing Cropping land use or place additional land under cultivation. Further, the proposed development does not introduce or intensify amenity impacts upon the surrounding area. Further, the proposed development does not result in additional traffic generation or road network impacts. The existing access arrangement is to be retained. The proposal relates only to the establishment of the proposed office building to facilitate ongoing administrative needs associated with the business.

The proposed land use is appropriate for the site being situated within the Rural Precinct of the Bromelton SDA and further supports the existing land use on site which services the local and broader surrounding area. Further, as the proposal does not alter existing operations, it is well within the reasonable expectations of the local community.

A full set of Architectural Plans displaying the proposed Office (Administration Building) have been prepared by *Cyber Drafting* and are provided at Appendix A.

3.5 Extent of Works

Total Site Area	404,686m ²	
Development Considerations	Requirement	Provision
Building footprint	No requirements specified	420m ² (additional)
Building height	2 storeys	1 storey
Site Cover	No requirements specified	Negligible alteration
Car parking	Sufficient car parking is provided	Extensive area is available for car parking within the site
Access	Lawful road access provided	No change proposed to the existing access arrangement

Table 3: Key Development Parameters

3.6 Key Development Considerations

The site is not subject to any environmental constraints and the proposed land use is consistent with the intent of the zone. The proposal does not seek to significantly alter the land use or on-site operations and consequently does not present any significant land use planning issues for assessment. The following sections provide further detail regarding planning matters:

- Land use
- Design and Siting
- Access
- Car parking, loading and manoeuvring
- Servicing
- Refuse storage and collection
- Landscaping
- Civil works

3.6.1 Land use

The existing land use on the site is defined under the Bromelton SDA Development Scheme as 'Cropping', the definition under Schedule 1 of the scheme reads as follows:

Cropping means the use of premises for:

- a) *growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes*
- b) *harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a) or*
- c) *repairing and servicing machinery used on the premises if the use is ancillary to the use in paragraph (a).*

The existing land use is a turf farm for growing and harvesting plants (turf grass) that is cultivated in soil for commercial purposes, harvesting (cutting) and packing the turf grass, and, repairing and servicing machinery used on the premises ancillary to the use. The existing land use meets the definition of cropping.

Although not explicitly stated in the definition above, agricultural uses also require an administrative component for (by example) organising sale of product, invoicing, record keeping, labour, maintenance, ordering mechanical parts, purchasing fertilizers, bulk diesel/ petrol, herbicides/ insecticides, employing specialists and tradespeople etc. As such a space to perform administrative operations is necessitated by the use. However, as 'ancillary office' is not directly defined in the definition of Cropping, and per correspondence with the Office of the Coordinator-General, the administrative office component is seen to constitute an additional land use and is defined as Office (Administration Building). As such this development application has been lodged accordingly. Schedule 1 of the Development Scheme defines 'Office' as follows:

Office

- a) *means the use of premises for:*
 - i. *providing an administrative, financial, management or secretarial service or function*
 - ii. *the practice of a profession or*
 - iii. *providing business or professional advice or services but*
- b) *does not include the use of premises for making, selling or hiring goods. Note: examples of an office include a bank, real estate agency.*

It should be noted that the proposed office building is only to provide ancillary administrative support to the primary use of the land which remains 'Cropping'.

3.6.2 Design and Siting

Section 2.5.3 of the Bromelton State Development Area Development Scheme requires the following in relation to character and amenity:

Visual impacts of development are minimised through building design, materials and landscaping when viewed from a significant publicly accessible viewpoint such as major roads.

Page | 11

Section 2.5.12 of the Development Scheme requires the following in relation to built form:

- a) *The scale and character of built form is consistent with surrounding areas and the preferred land use intent of the precinct.*
- b) *Development incorporates high quality urban design treatments to help integrate the building into the surrounding environment.*
- c) *Development contributes to a high standard of amenity.*
- d) *Development must be designed and built in accordance with current best practice.*

The proposed development is to be sited well within the property, between two existing buildings. The proposed building is setback from the Brookland Road frontage by approximately 330m and will not impact streetscape character. Further, the proposed building will be setback over 900m from the Logan River to the east, over 250m from the northern side boundary and over 25m from the southern side boundary and will not impact on the visual amenity of neighboring properties. The proposed building is of timber and tin and is designed to generally maintain the appearance of a Rural Dwelling house, commensurate with buildings in the surrounding area.

3.6.3 Access

Section 2.5.15 of the Development Scheme, site access is to comply with the relevant local government design and construction standards. The existing access was historically constructed in accordance with relevant local government requirements of the time. There are no changes proposed to the existing access as part of the proposed development.

3.6.4 Car Parking, loading and maneuvering

Section 2.5.2 of the Development code requires sufficient car parking, vehicular manoeuvring, and off-street loading/unloading facilities, which are adaptable to a variety of uses, are provided within the development site. The proposed development will not compromise or interfere with the existing vehicle manoeuvring, off street loading/unloading facilities already established within the site. There is ample area for vehicle parking within the site to meet the needs of the use. Due to the large area available for car parking it is not considered necessary to provide further information or plans to demonstrate car parking demand is met. If deemed necessary by the Office of the Coordinator-General, an indication of car parking on the site can be provided.

As the proposed development does not seek to modify existing cropping operations, there is no increase in heavy vehicles to the site.

3.6.5 Servicing

The subject site is connected to available services. And is currently adequately serviced by telecommunications, transport, water, wastewater, recycled water and energy networks as relevant in accordance with s2.5.1 of the Development Scheme.

3.6.6 Refuse Storage and Collection

There are no changes proposed to the existing refuse storage and collection

3.6.7 Landscaping

Section 2.5.14 of the Development Scheme requires the following with regard to landscaping:

(1) *Development provides landscaping that:*

- a) *minimises the visual impacts of the development*
- b) *incorporates at least 50% local species and*
- c) *is low maintenance.*

The proposal does not involve the removal of landscaping or any vegetation on the site. As the proposed building is setback from the street by over 300m and further screened from the street by an existing building, additional screening planting is not considered necessary.

Page | 12

3.6.8 Civil works

There are no substantial civil works required to establish the proposed building. The location of the proposed building is relatively level.

4 Legislative Framework

4.1 Introduction

The subject site is located within the Bromelton State Development Area (SDA). The *Bromelton State Development Area Development Scheme* (Development Scheme) is the relevant planning instrument for assessing development applications within the Bromelton SDA.

4.2 Assessment Requirements

As identified above, the site is situated within the Bromelton SDA and as such, requires assessment against the relevant provisions of the Development Scheme. The development has been assessed against the relevant provisions of the Development Scheme and complies. Details are provided in the section below.

4.3 Bromelton SDA and the Development Scheme

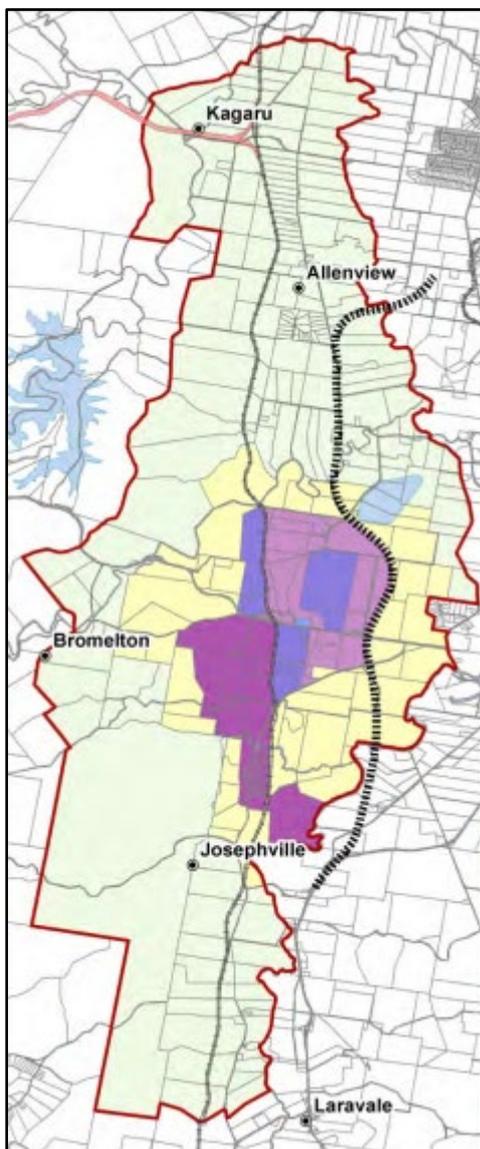


Figure 11: SDA Area

Bromelton SDA was declared in 2008 by Regulation under the State Development and Public Works Organisation Act 1971 (SDPWO Act). Development applications in an SDA area are assessed by the Office of the Coordinator-General under the Act, and are not subject to assessment by local Governments under the *Planning Act 2016*. The Bromelton SDA incorporates land west of Beaudesert to Bromelton in the west and from Kagaru in the north to Laravale in the south.

The Development scheme states matters an SDA application for the development is to be assessed against, as well as a development assessment framework and processes for making, assessing and deciding SDA Applications and other associated applications.

Pursuant to Section 2.1 of the Development Scheme, the following comprise the components for assessment under the Development Scheme to the extent determined necessary by the Coordinator-General:

- a) The Strategic Vision for the Bromelton SDA
- b) The Overall Objectives for development in the Bromelton SDA
- c) The preferred development intent for each development precinct
- d) SDA Wide assessment criteria

These are addressed to the extent relevant in the preceding section of this report.

4.4 Development Scheme Precinct

Pursuant to the Bromelton SDA Precinct Map, the subject site is located within the Rural Precinct. Refer to the figure below.



Page | 14

Figure 12: Subject site within the Rural Precinct of the Bromelton SDA

4.5 Land Use Definition

Schedule 1 of the Development Scheme defines 'Office' as follows:

Office

- a) means the use of premises for:
 - i. providing an administrative, financial, management or secretarial service or function
 - ii. the practice of a profession or
 - iii. providing business or professional advice or services but
- b) does not include the use of premises for making, selling or hiring goods.

The proposed development is to establish an Office for providing an administrative, financial, management or secretarial function and as such meets the definition above. The proposed Office is proposed to be only operated in association with and subordinate to the existing Cropping land use on the site.

4.6 Level of Assessment

The proposed development is identified in Table 6 of the SDA Development Scheme as SDA Assessable Development within the precinct. Pursuant to Section 1.3.1 of the Development Scheme the proposed development requires an SDA application to be made to the Coordinator-General in the way prescribed under Schedule 2 of the scheme in order to provide SDA Approval.

4.7 Public Notification Stage

Under Schedule 2 (s2.3) of the Development Scheme, (1) states:

This stage applies unless the Coordinator-General gave notice to the proponent during the application stage that the public consultation stage does not apply to the application.

It is requested that the Public Consultation Stage should not apply to the assessment of this application. As discussed in the Fee Waiver Request submitted to the Office of the Coordinator-General on 30 August 2022, as amended on 1 September 2022. In HPC Planning's opinion, public notification is not considered necessary for this application for the following reasons:

Page | 15

1. The proposed Office is only to support the operations of the Cropping land use already established on the site and is not to be utilised as a 'stand-alone office'. The primary use of the land remains 'Cropping'. It is common for agricultural land uses to have ancillary administrative functions albeit not directly referred to in the definition of 'Cropping' under the Scenic Rim Planning Scheme/ Bromelton SDA Development Scheme;
2. The proposed ancillary Office is to be operated by Jimboomba Turf Group. This is a well-known business in the local area, operating in the local area historically. The addition of an office that only used to support the operations of Jimboomba Turf Group, is considered to be within the reasonable expectations of the local community.

4.8 Development Scheme Requirements

The Development Scheme applies development requirements as follows:

- the strategic vision for the Bromelton SDA
- the overall objectives for development in the Bromelton SDA
- the preferred development intent for each development precinct and
- SDA wide assessment criteria

The proposal is for an ancillary administrative 'Office' within the Rural Precinct and as such is assessed against the relevant provisions below.

4.8.1 Bromelton SDA Strategic Vision

Per Section 2.2 of the Development Scheme, the vision for the Bromelton SDA is to:

- a) *establish Bromelton as a major industrial area for industrial development of regional, State and national significance*
- b) *encourage industrial development and support services to take advantage of the access to key rail and road networks*
- c) *maximise opportunities for the clustering and co-location of synergistic developments, including supporting infrastructure*
- d) *maximise the utilisation of the rail network by establishing multi modal freight and logistics operations, manufacturing and warehousing facilities, and industries that are reliant on rail access*
- e) *encourage activities that require large lots, separation distances or other specialist needs*
- f) *protect the continued operation and future development of existing industrial activities, appropriately located rural activities and the regionally significant extractive resources within the Bromelton SDA from incompatible development and encroachment and*
- g) *leverage the opportunities created by the proximity of the Bromelton SDA to the Beaudesert centre, by fostering synergies between industry and business activity clusters.*

The proposed development is situated within the Rural Precinct of the Bromelton SDA and as such, of relevance to the proposed development is (f).

The proposed development seeks to establish an administrative office building to support the ongoing operation of the Jimboomba Turf Farm, a Cropping land use anticipated within the Rural precinct. As such the proposal protects and supports the continued operation and future development of an appropriately located rural activity and serves to support the strategic vision of the Bromelton SDA.

4.8.2 Overall Objectives for development in the Bromelton SDA

The Strategic Vision discussed in section 4.3.1 above is supported by the Overall Objectives for development under s 2.2(3) of the scheme.

The proposed development is consistent with the Overall Objectives for development in the Bromelton SDA. Detailed discussion is provided as follows:

- a) *be consistent with the strategic vision for the Bromelton SDA and the development precinct*

As described in Section 4.3.1 of this report above, the proposed development is consistent with the Strategic Vision for the Bromelton SDA. The proposal is also demonstrated to be consistent with development within the Rural precinct as discussed in Section 4.3.3 below.

- b) *ensure the integrity and long-term functionality of the Bromelton SDA is maintained and protected from land uses and activities that may be incompatible with, or adversely affect, the continued use of the Bromelton SDA for industrial development of regional, State and national significance*

The proposed development is for an ancillary administrative office to support the ongoing operations of a rural use in the Rural Precinct and does not compromise or adversely affect the integrity and long-term functionality of the Bromelton SDA for industrial development.

- c) *avoid new sensitive land uses and other incompatible land uses which could restrict the ability to establish and operate industrial development within the Bromelton SDA*

The proposed development is for an ancillary administrative office to support the ongoing operations of a rural use in the Rural Precinct and does not restrict the ability to establish and operate industrial development within the SDA.

- d) *maximise the efficient use of land, and existing and planned infrastructure*

The proposed development results in the efficient use of rural land and does not impact on existing and planned infrastructure.

- e) *minimise adverse impacts on infrastructure and infrastructure corridors*

The development does not introduce any adverse impacts upon infrastructure and infrastructure corridors.

- f) *support the safe and efficient function and operation of existing and planned transport infrastructure*

The proposed development does not impact upon the efficient function and operation of existing and planned transport infrastructure.

- g) include site specific stormwater and waste water controls to avoid potential adverse impacts on the water quality of receiving waters and water assets*

The proposed development is for a small-scale office on a large rural property of 404,868m² which is under cultivation and heavily irrigated. The proposed development will not conceivably cause adverse impacts on water quality.

Page | 17

- h) protect, and where possible, enhance the values of water supply catchments and key water supply infrastructure to ensure a safe and secure water supply*

Due to the nature and scale of the proposal, development does not impact on the values of water supply catchments and key water supply infrastructure.

- i) manage the risks associated with natural hazards, to protect people and property*

The proposed development does not worsen or increase risk to people and property from natural hazards.

- j) avoid adverse impacts on environmental, cultural heritage and community values, or minimise and mitigate impacts where they can't be reasonably avoided*

The proposal does not involve interference with any environmental matters and does not impact upon environmental, cultural heritage and community values.

- k) be located, designed and constructed in accordance with best practice principles and*

The proposed development is sited and designed in accordance with best practice principles and is required to obtain building approval in accordance with the *Building Act 1975*.

- l) be located and designed to avoid impacts on the ongoing operation of quarries within key resource areas and their haulage routes*

The proposed development does not impact upon the operation of quarries or haulage routes.

As demonstrated, the development appropriately meets the Overall Objectives of the Bromelton SDA Development Scheme.

4.8.3 Rural Precinct – Preferred Development Intent

The Strategic Vision discussed in section 4.3.1 above is supported by the Preferred Development Intent of the relevant Development Precinct under s 2.2(3) of the scheme.

The proposed development is consistent with the Preferred Development Intent for the Rural Precinct. Detailed discussion is provided as follows:

- a) This precinct will provide for low impact rural and agricultural activities which:*
- i. are compatible with, and able to safely operate near, more intensive industrial development which is anticipated to occur elsewhere in the Bromelton SDA*
 - ii. does not cause adverse amenity impacts on sensitive land uses outside of the Bromelton SDA.*

The proposal is for an ancillary office building to support a long-established rural land use in the Rural precinct of the Bromelton SDA. The existing land use is demonstrated to be compatible with, surrounding development and safely able to operate on the site. The site is well separated from more

intensive industrial zones and is not anticipated by the Development Scheme to become incompatible with surrounding development. The addition of an ancillary office component will not compromise this. The proposed development will not cause any amenity impacts to surrounding sensitive land uses within or outside of the SDA.

- b) *Development, including for sensitive land uses, that limits the ability to establish and operate industry elsewhere in the Bromelton SDA is unlikely to be supported.*

Page | 18

The proposed development will not conceivably compromise the ability to establish and operate industry elsewhere in the Bromelton SDA.

- c) *Development does not compromise the future development of the Southern Freight Rail Corridor.*

The proposed development does not compromise the future development of the Southern Freight Rail Corridor.

- d) *Development recognises and protects the future development of the Indicative Bromelton North South Arterial Road.*

The proposed development does not interfere with the future development of the Indicative Bromelton North South Arterial Road.

- e) *Defined uses which are generally considered to meet the precinct intent include animal husbandry, animal keeping, cropping, rural industry and wholesale nursery.*

The proposed development is only to be used in conjunction with and ancillary to the existing Cropping land use on the site, anticipated within the Rural Precinct.

- f) *Development for high impact and special industry is unlikely to be supported.*

The proposed development is not for High Impact or Special Industry.

4.8.4 SDA Wide Assessment Criteria

The proposed development has been assessed against the relevant SDA-Wide Criteria and is found to generally comply. Detailed assessment against each provision is not provided, rather Section 3 of this report provides assessment against the SDA-Wide Criteria to the extent considered relevant. If required, additional assessment or information may be requested by the Office of the Coordinator-General, during the Application Stage of the development (SC2, 2., (4) SDA Development Scheme).

4.9 State Referral Triggers (Referral not required)

Under the Bromelton SDA Development Scheme (Schedule 2) an SDA Development Application is required to identify any relevant State Referral Triggers under the *Planning Act 2016*. Under the *Planning Act 2016* and *Planning Regulation 2017* various components of development applications trigger referral of the application to external Referral Agencies. Section 56 of the Act prescribes the powers granted to referral agencies, which include the ability to request additional information and to direct the assessment manager to approve development, impose conditions, or refuse the application. The Regulation identifies where a referral agencies assessment powers are limited to the provision of advice only.

The State Assessment and Referral Agency is the single lodgement and assessment point for all applications where the state has jurisdiction under the Act and the Regulation.

Potential referral triggers have been mapped using the Development Assessment Mapping System (DAMS), which includes SARA mapping, as depicted in Figure 13 below.

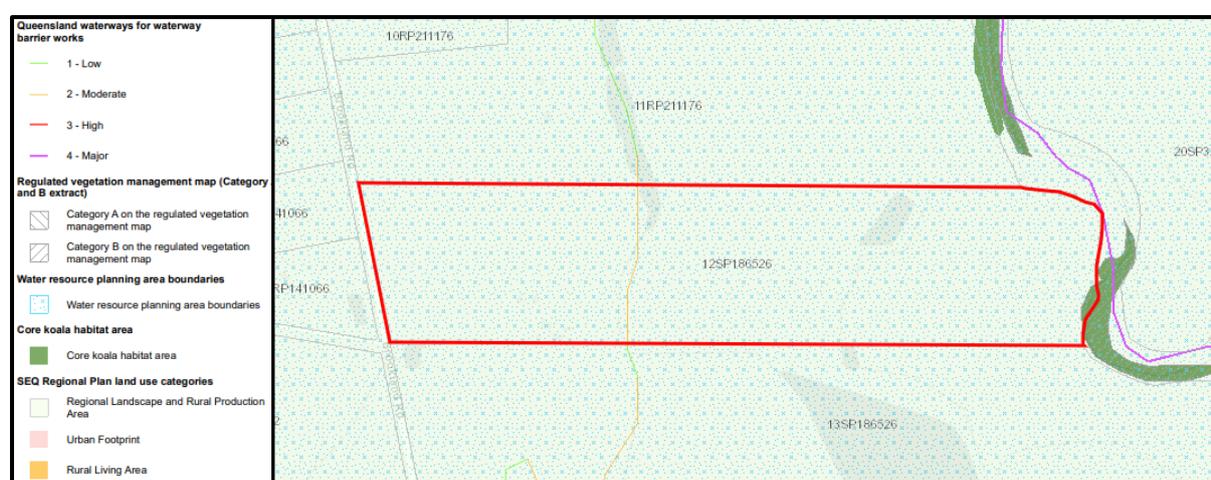


Figure 13: SARA Mapping, DA Mapping System

Per the DA mapping system, the site is subject to the following matters of interest:

- **SEQ Regional Plan:** Regional Landscape and Rural Production Areas
- **Water Resources:** Water Resource Planning Area
- **Koala Habitat Area:** Core Koala Habitat Area
- **Native Vegetation Clearing:** Category A and B on the Regulated Vegetation Management Map
- **Fish Habitat Areas:** Queensland Waterways for Waterway Barrier Works

Schedule 10 of the Regulation identifies where development requires referral agency assessment under the Act. Assessment against Schedule 10 confirms that the following referral triggers apply to this development application:

Referral trigger	Referral?	Comment
Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1: Interfering with koala habitat in koala habitat areas outside of koala priority areas.	No	The proposal does not involve tree removal and does not interfere with koala priority areas.
Schedule 10, Part 3, Division 4, Table 2, Item 1: Reconfiguring a lot involving the clearing of native vegetation.	No	The proposal does not involve tree removal and does not interfere with regulated vegetated.

Table 7: Schedule 10 Referral triggers

Source: *Planning Regulation 2017*

Based on the information provided, the application does not require referral.

5 Conclusion

This town planning report has been prepared on behalf of Jimboomba Turf Group, in support of an SDA Development Application seeking approval for a Development Permit for a Material Change of Use for an Office (Administration Building) on land at 228 Brookland Road, Allenvue QLD 4285, also known as Lot 12 on SP186526.

Page | 21

The application is demonstrated to comply with the Development Scheme, including the Strategic Vision for the Bromelton SDA and objectives for the Rural Precinct.

HPC hereby recommends the development be approved based on the following key planning grounds:

- The proposed Office is only proposed to provide an administrative support function to the existing Cropping land use on the site and is well within the reasonable expectations of the community;
- The proposed Office is provided at a scale and intensity which is demonstrated to be appropriate for the site;
- The proposed development demonstrates provides a design consistent with buildings in the surrounding area;
- The proposed building is well set back from the road frontage, the Logan River and side property boundaries and will not introduce visual amenity impacts;
- The proposed development does not impact upon the existing operation of the Cropping land use; and
- The development does not compromise the ability for Industrial activities to be carried out within the SDA area.

In conclusion, it is considered that having regard to the context of the locality and adjoining uses there is no substantive planning argument against the proposal. The application satisfies the requirements of the *Bromelton State Development Area Development Scheme* and therefore warrants approval subject to reasonable and relevant conditions.

Yours sincerely,

HPC Planning

A.B.N. 48 107 272 757

Prepared by:



Todd Grubb

Graduate Town Planner

Todd.G@hpcplanning.com.au

Reviewed by:



Murray Wright

Associate Planner

Murray.W@hpcplanning.com.au