



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0117-036364
Council reference: MCUI/50/2016

20 March 2017

Glenlogan Park Ltd
c/- TJ Kelly Surveys
PO Box 221
BEAUDESERT QLD 4285

Via email: admin@kellynet.com.au

Dear Sir/Madam

Further issues letter – Concurrence agency

Mount Lindesay Highway, Woodhill QLD 4285 – Lot 1 on RP202928

The referral agency material for the development application was received by the Department of Infrastructure, Local Government and Planning (the department) under section 272 of the *Sustainable Planning Act 2009* (the Act) on 13 January 2017. On 13 February 2017, the department issued an information request under section 276 of the Act.

This further issues letter outlines issues with the development application and requests information in addition to the department's information request dated 13 February 2017.

During assessment of the submitted application material, the department has identified the following issue:

- The development application material indicates that there are inconsistencies between the town planning report, specialist reports and the proposal plans. Based on the town planning report and specialist reports provided, the Gross Floor Area (GFA) for stage one of the development totals 305m². A review of the proposal plans indicates the GFA to be greater than 305m². Furthermore, the area of the associated outdoor areas is not clearly delineated on the proposal plans.

Item	Further information requested
South East Queensland Regional Plan 2009–2031 State planning regulatory provisions	
1.	<p>The applicant is requested to provide further information which clearly indicates the GFA of stage 1 and the area of the outdoor areas associated with each proposed use. This information is required to ensure the proposed development does not require referral agency assessment under the <i>South East Queensland Regional Plan 2009–2031</i> (SEQ Regional Plan) State Planning Regulatory Provisions (SPRP) and in accordance with Schedule 7, Table 3, Item 12 of the Sustainable Planning Regulation 2009. In particular, please provide:</p> <ul style="list-style-type: none"> • Amended plans which indicate the dimensions of each of the buildings and the total GFA of stage 1; and • Amended plans which indicate the size area of the ‘associated outdoor areas’. <p>Note: ‘associated outdoor area’ is defined in subsection 2.2 of the SEQ Regional Plan SPRP as: <i>the total outdoor area of the site used for or in association with an urban activity, tourist activity or sport and recreation. It includes an unenclosed covered area, parking area and a manoeuvring, loading and outdoor storage area. It does not include a landscaped area and driveway.</i></p>

In addition to the above, the department wishes to provide the following further advice:

Item	Further advice
SEQ Regional Plan SPRP	
1.	<p>The SEQ Regional Plan SPRP stipulates requirements for ‘other urban activities’ which includes commercial and service station development when the development occurs in the Rural Living Area of the SEQ Regional Plan. A development application will require referral when the proposed development does not meet the following requirements under Column 1 of Table 2F of the SPRP:</p> <p style="padding-left: 40px;"><i>2. A material change of use for a service station having a GFA of no more than 1000 square metres on the premises where any—</i></p> <ul style="list-style-type: none"> <i>a) incidental retail activity on the premises is no more than 250 square metres; and</i> <i>b) associated outdoor area on the premises is no more than 2000 square metres.</i> <p>Please note, in accordance with column 2 of Table 2F of the SPRP, if the proposal does not meet the above requirements the development application will require referral agency assessment. As part of this assessment, the applicant will need to justify that the locational requirements or environmental impacts of the development</p>

to necessitate its location and there is an overriding need for the development in the public interest.

Alternatively, the development application may be amended to satisfy the requirements of Table 2F of the SPRP.
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If you require any further information, please contact Trent Stanton, Planning Officer on (07) 5644 3230, or email GCSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Kim Kirstein
Manager – Planning and Development Services – SEQ South