

Walton Hotel

6202 Mount Lindesay Highway, Veresdale

Shop (Bottle shop) and Drive-through facility



Contents

1.0 APPLICATION DETAILS	4
1.1 Site Details	4
1.2 Planning Context	6
1.3 Site Characteristics	9
1.4 Surrounding Land Uses	12
2.1 Social and Health Impact Assessment	14
2.2 Amenity	15
2.3 Land Use	15
2.4 Access, Parking and Servicing	15
2.5 Site Servicing	16
2.6 Stormwater Management	16
2.7 Infrastructure Charges	16
3.0 LEGISLATIVE REQUIREMENTS	17
3.1 Assessment Manager	17
3.2 Categories of Development and Assessment	17
3.3 Referrals	17
3.4 Public Notification	18
4.0 PLANNING ASSESSMENT	19
4.1 State and Regional Assessment Benchmarks	19
4.1.1 State Planning Policy	19
4.1.2 Temporary State Planning Policy	19
4.1.3 Shaping SEQ	19
4.1.4 State Development Assessment Provisions	20
4.2 Planning Scheme Assessment Benchmarks	20
4.2.1 Strategic Framework	20
4.2.2 Zoning	21
4.2.2 Overlays	23
4.2 Local Government Infrastructure Plan	23
4.3 Applicable Development Codes	23
5.0 CONCLUSION	25

Appendices

Appendix A: DA Form 1, Land Owners Consent, Certificates of Title

Appendix B: Proposal Plans, prepared by **Mark Howlett Design**

Appendix C: Engineering Plans, prepared by **ACS Engineers**

Appendix D: State Mapping

Appendix E: Code Assessment – Planning Scheme, prepared by **Plannery co**

Appendix F: Code Assessment – SDAP, prepared by **Plannery co**

Figures

Figure 1: Locality Plan

Figure 2: Aerial Photograph

Figure 3: Cadastral Plan

Figure 4: Zone Plan

Figure 5: Contour Plan

Tables

Table 1: Proposal overview

Table 2: 2.1.2.1 – Triggers for requiring a social and health impact assessment

Table 3: Categories of assessment

Table 4: Specific outcomes – Regional landscape and rural production area – Provision 3.3.5.1

Table 5: Rural zone code – Provision 6.2.12.2

Table 6: Applicable codes – Planning Scheme

Table 7: Applicable codes – SDAP

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QUALITY DOCUMENT RECORD

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DRAFT	19 May 2026	EM	
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1.0 Application Details

Aspects of Development Sought	Development Permit for a Material Change of Use for Shop (bottleshop and drive-through facility). Refer to Appendix A for DA Form 1. Refer to Appendix B for the proposal plans prepared by Mark Howlett Design .	
Applicant	V Hotel Properties Pty Ltd	
Contact Person	Beth Winkle M 0408 995 633	Emma McGeown M 0431 461 796 connect@plannery.co

1.1 Site Details

Key details of the Subject site include:

Address	6202 Mount Lindesay Highway, Veresdale (Subject site) Refer to Figure 1: Locality Plan and Figure 2: Aerial Photograph
Real property description	Lot 1 on RP25747 Refer to Figure 3: Cadastral Plan
Easement	NA
Div and Local Councillor	Div 9, Councillor Scott Bannan
Site Area	10,120m ²
Land owner	V Hotel Properties Pty Ltd Refer to Appendix A for the land owners consent.
Approval History	- BW/2823/2011 Building works approval – alterations and additions to hotel (decks and gazebo) Approved 3 October 2011 - BW/3156/2011 Building works approval – alterations and additions to hotel (new kitchen and toilet facilities) Approved 20 October 2011 - BW/1529/2011 Building works approval – alterations and additions to hotel Approved 21 February 2012 - BW/1786/2012 Building works approval – compartmentation and fire safety installation in hotel premises Approved 5 June 2012
Prelodgement Meeting	Not applicable

Figure 1: Locality Plan



(Source: Google Maps, May 2026)

Figure 2: Aerial Photograph



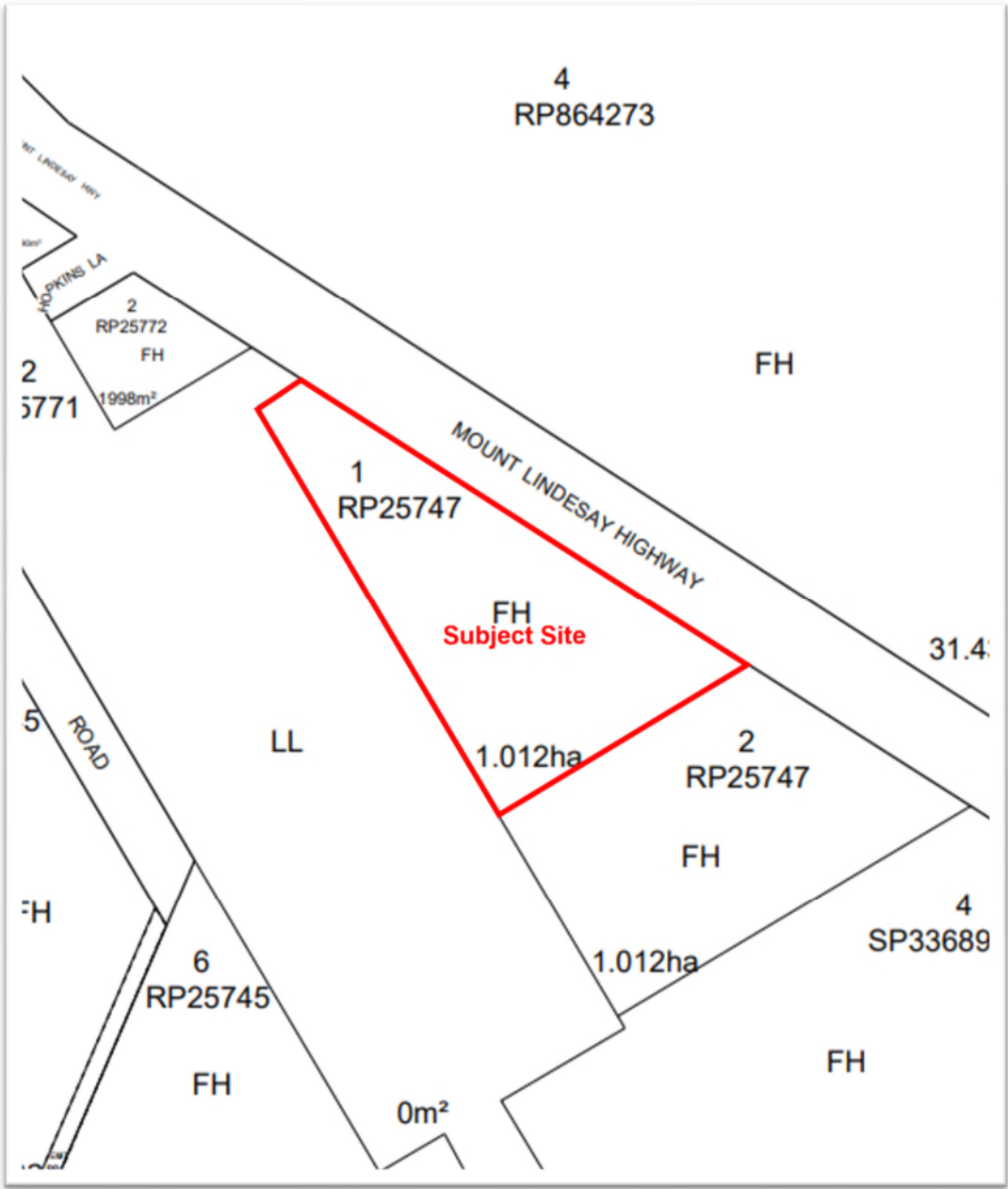
(Source: Qld Globe, May 2026)

1.2 Planning Context

The planning context of the site includes:

SEQ Regional Plan designation	Regional Landscape and Rural Production Area
Planning Scheme	<i>Logan Planning Scheme 2015 V9.2 (Planning Scheme)</i>
Zone	Rural zone - Farming precinct Refer to Figure 4: Zone Plan
Neighbourhood Plan	Not applicable
Overlays	• Biodiversity areas overlay - o Biodiversity areas trigger - o Vegetation management area - o Matters of state and local significance – polygons • Residential overlay • Transport noise corridor overlay – State road - o Category 0: Noise Level < 58 dB(A) - o Category 1: 58 dB(A) =< Noise Level < 63 dB(A) - o Category 2: 63 dB(A) =< Noise Level =< 68 dB(A) - o Category 3: 68 dB(A) =< Noise Level < 73 dB(A) - o Category 4: Noise Level >= 73 dB(A) • Water resource catchments overlay - o Water resource catchment area - o Cedar Grove water storage catchment
State Assessment Referral Agency Mapping	• SEQ Regional Plan land use categories - o Regional Landscape and Rural Production Area • Water resources - o Water resource planning area boundaries • Fish habitat areas - o Queensland waterways for waterway barrier works • Areas within 25m of a State transport corridor - o Area within 25m of a State-controlled road
State Planning Policy Mapping	• Agriculture - o Agricultural land classification – class A and B - o Important agricultural areas • Biodiversity - o MSES – Regulated vegetation (intersecting a watercourse) • Water quality - o Water supply buffer area - o Water resource catchments • Natural hazards risk and resilience - o Flood hazard area – Local Government flood mapping area

Figure 3: Cadastral Plan



(Source: Smart map, issued by the Department of Natural Resources)

Figure 4: Zone Plan



(Source: City Plan, May 2026)

1.3 Site Characteristics

The Subject site is located at 6202 Mount Lindesay Highway, Veresdale within a rural setting on the outskirts of the small township of Veresdale, approximately half way between the larger towns of Jimboomba and Beaudesert.

The land has a frontage and access to / from Mount Lindesay Highway, being a two lane state-controlled trunk road.

The Subject site is currently occupied by an existing hotel, being the Walton Hotel, which includes a restaurant, kitchen, bar, outdoor dining and recreation areas, and car parking.

Refer to the following site photographs.



Site Photo 1: View of the existing hotel building from within the Subject site (source: RP Data)



Site Photo 2: View of the existing hotel building from within the Subject site (source: RP Data)



Site Photo 3: View towards the rear outdoor dining and recreation area within the existing hotel (source: RP Data)



Site Photo 4: View towards the existing building proposed to be converted to a shop (source: RP Data)

Key site characteristics are summarised within the following table:

Topography	The site falls from the street frontage at approximately 50m AHD towards the rear boundary at approximately 46m AHD. Please refer to Figure 5 below for details.
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Figure 5: Contour Plan



(source Qld Globe, May 2026)

Access	Vehicle access is via the existing accessway from Mount Lindesay Highway. This will be unaltered as a result of the proposal.
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Vegetation	The Subject site is affected by the following Local Government environmental overlays: • Biodiversity areas overlay - o Biodiversity areas trigger - o Vegetation management areas - o Matters of state and local significance - polygons The Subject site is affected by the following State authority environmental overlays: • Biodiversity - o MSES – Regulated vegetation (intersecting a watercourse) It is noted that the location of the proposed Shop is not within the mapped SPP biodiversity overlay. The proposed Shop is located within an existing building that will require a small extension to the east and an internal fit out. The drive through facility is proposed along the northern frontage, within the existing carparking area. The proposed works will not require the removal of any existing significant vegetation.
Services	The Subject site is serviced by on-site water and on-site wastewater. Electricity and telecommunications are provided to the Subject site.
Waterways	There are no mapped waterways within the Subject site.
Road frontages and length	The Subject site has a frontage to Mount Lindesay Highway of approximately 185m.
Stormwater management	Stormwater will be discharged in accordance with the current arrangement.
Existing use of site	The Subject site is currently occupied by an existing hotel which includes a restaurant, bar, outdoor dining and recreation areas and gaming machines.

1.4 Surrounding Land Uses

The Subject site is located within the Rural zone and is surrounded by a mix of uses. Details are as follows:

North	Mount Lindesay Highway is located to the immediate north of the Subject site. Land on the opposite side of Mount Lindesay Highway is similarly within the Rural zone and Farming precinct and primarily consists of large vegetated land parcels occupied by dwelling houses with some farming uses.
South	Land immediately adjoining the Subject site to the south is within the Special purpose zone and is owned by Transport and Main Roads (Queensland State Government). Part of this land is leased by the hotel for the purposes of a children's play area. Land further south is within the Rural zone and Farming precinct and consists of large land parcels occupied by dwelling houses with some farming uses.
East	Land to the east of the site is within the Rural zone and Farming precinct and consists of a combination of rural residential properties and larger allotments with some farming uses.
West	Land to the west is also within the Rural zone and Farming precinct and consists of dwelling houses and farming land.

2.0 Proposal

The Subject site is currently occupied by the Walton Hotel (formerly known as Veresdale Hotel) within the western portion of the site. The hotel building includes kitchens, restaurants, bars, gaming and outdoor dining and recreation areas including children's play areas. There is hardstand carparking provided throughout the site. Access is via Mount Lindesay Highway. No changes to the existing hotel, car parking or site access are proposed as part of this development.

There is an existing shed located in the central southern section of the site. The proposed bottleshop is proposed to be located within this shed with alterations proposed. The proposed external changes to the shed include:

- A small extension of 2.7m x 12m proposed along the eastern side of the shed which includes the cool room. To accommodate this extension, the existing wall and roller door along the eastern elevation will be removed.
- Roller doors along the northern and southern elevations will be removed and infilled with steel stud and trimdek sheeting.
- New entry doors along the northern elevation.
- New awning extending from the northern side of the shed to allow for drive-through facility.

An internal fit out is proposed to accommodate the proposed Shop. The proposed Shop layout is as follows:

- Counter and shop area upon entering the building;
- Control room in the north western corner;
- Store room in the south western corner; and
- Cool room along the eastern side.

The proposed changes to the building are sympathetic with the existing built form of the shed. The proposed bottle-shop and drive through facility have a direct nexus to the operations of the existing hotel use and are suitable within the site context.

The existing access and carparking will service the proposed Shop. The proposed Shop is substantially setback from the road frontage ensuring there are no impacts to the function and operations of the state-controlled road. Given the rural location of the Subject site, it is expected that customers to the Shop will primarily be existing patrons of the hotel operations. As such, the proposed Shop is not expected to generate significant additional activity at the site.

No significant vegetation will be cleared. Existing landscaping throughout the development will be maintained.

Table 1: Proposal overview

Site Area	10,120m ²
Site Frontage	The site has a frontage to Mount Lindesay Highway of approximately 185m.
Building Height	Single storey – Unchanged.
Setbacks	As the proposed Shop is within an existing building, all setbacks are existing and unchanged.
Site Coverage	16.02%
Car Parking	Existing

Access Arrangements	The existing access arrangements will be retained and unaltered. No additional or new access points are proposed to Mount Lindesay Highway.
Removal of Street Trees	N/A – Any existing street trees will be retained.

2.1 Social and Health Impact Assessment

Planning scheme policy 7 – Social and health impact assessment outlines the circumstances in which a social and health impact assessment is to be provided for a development. The criteria is addressed as follows:

Table 2: 2.1.2.1 -Triggers for requiring a social and health impact assessment report

Use	Criteria	Response
All uses involving the sale or consumption of liquor.	If a use: a. does not comply with the relevant ordinary trading hours prescribed by the <i>Liquor Act 1992</i>; b. is outside of the Centre zone and within 800 metres of any use involving the sale and/or consumption of liquor outside the Centre zone. <i>Editor's note - Ordinary trading hours under Part 1 section 9 of the Liquor Act 1992.</i>	Proposal does not meet criteria The proposal is for a bottleshop and will involve the sale of liquor. The proposed bottleshop will comply with the relevant trading hours prescribed by the <i>Liquor Act 1992</i>. The site is outside of the Centre zone and is not within 800m of any use outside of the Subject site, involving the sale and / or consumption of liquor outside the centre zone.
All uses involving gambling and/or gaming.	All	Not Applicable The proposed bottleshop does not involve gambling or gaming.
Brothel; or Detention facility; or Motor sport facility; or Party house; or Rooming accommodation	All	Not Applicable The proposal is for a shop.
Indoor sport and recreation; or Major sport, recreation and entertainment facility; or Outdoor sport and recreation	If: a. for a metropolitan recreation or metropolitan sport facility; or b. an extension to an existing metropolitan recreation or metropolitan sport facility that is greater than 50 percent of its current size in gross floor area, site area or seating capacity (whichever is the greatest). <i>Editor's note - The hierarchy of sport and recreation facilities is identified in Part 4 - Local government infrastructure plan.</i>	Not Applicable The proposal is for a shop.
Short-term accommodation	If in the:	Not Applicable

	a. Low density residential zone; or b. Rural residential zone or Rural zone and not a cabin or farm stay or bed and breakfast.	The proposal is for a shop.
Any use	If the material change of use results in a reduction of ten or more: a. beds in an existing Residential care facility; or b. dwellings/units in an existing Retirement facility; or c. sites within an existing Relocatable home park or Tourist park.	Not Applicable The proposal is for shop.

Therefore, the proposed development does not meet the criteria in Table 2.1.2.1 of Planning Scheme Policy 7 – Social and health impact assessment and a Social and health impact assessment is not required for the proposed development.

2.2 Amenity

The Subject site has been occupied by a hotel since 1875. This application seeks approval for a bottle shop within an existing building on the Subject site. The proposed bottle shop will have an area of 260m² and will be a subordinate use to the existing hotel use. The proposed conversion of the shed to a bottleshop is a compatible addition to the existing and established use of the land and will not impact on the visual or residential amenity of the area or surrounding land uses.

2.3 Land Use

The land is within the Rural zone and Farming precinct. The Hotel has been in operation at the Subject site since 1875. The proposed bottle shop is subordinate to the existing hotel use and is proposed within an existing building on site. The existing access and carparking will accommodate the proposed Shop. The proposed development will not impact any existing rural or farming land uses.

The proposed bottleshop provides an additional service to that of the Hotel.

2.4 Access, Parking and Servicing

Access to the development will be via the existing accessway along Mount Lindesay Highway. No additional access points are proposed as part of this development.

The Subject site currently includes 176 parking spaces including 2 PWD spaces, a loading zone, and a drop off / pick up zone.

Under Table 9.4.7.3.2 of the Planning Scheme, the car parking requirements for a shop are as follows:

- 1 space per 17m² of GFA.

The proposed shop has a gross floor area of 260m² and therefore, 15 car parking spaces are required.

The existing hotel has a total area of approximately 1205m², including the outdoor deck and entertainment area. The existing car parking arrangement of 176 parking spaces equates to 1 space per 6.8m² of gross floor area for the hotel. As such, the existing carparking spaces exceed the (current) minimum requirements for a hotel under Table 9.4.7.3.2. Therefore, the required 15 car spaces for the bottle shop can be accommodated within the existing car parking area. It is noted that customers to the bottle shop are likely to be existing patrons to the hotel, given the rural location.

The carparking and manoeuvring areas have been designed by ACS Engineers in accordance with the relevant standards. The access to the site is existing. Please refer to the engineering plans within **Appendix C** for details.

2.5 Site Servicing

The Subject site is serviced by all necessary infrastructure either on-site or within the surrounds. This will be retained as is and unaltered.

2.6 Stormwater Management

The proposed Shop is within an existing building with a small extension of 2.7m x 12m proposed. The existing access and carparking will accommodate the proposed Shop. As such, the existing impervious area will only be marginally increased by 32.4m². Given this, stormwater management will be unchanged and will be discharged in accordance with the current arrangements.

2.7 Infrastructure Charges

Infrastructure charges relating to any development permit issued will be in accordance with *Logan Charges Resolution (No. 12) 2025* which commenced 1 September 2025.

Under *Schedule 3, Table 2: Material change of use and building work*, the charges are as follows:

- Shop:
 - \$235.75 for each square metre of gross floor area; and
 - \$13.10 for each square metre impervious to stormwater.

The proposed development has a gross floor area of 260m² and the increase in impervious area as a result of the development will be 32.4m². As such, the infrastructure charges applicable are \$61,719.44.

3.0 Legislative Requirements

3.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017* (**Planning Regulation**) the assessment manager for this application is Logan City Council.

3.2 Categories of Development and Assessment

The table below summaries the categorising instrument and categories of assessment applicable to this application.

Table 3: Categories of Assessment

Aspect of Development	Categorising Instrument	Category of Assessment
Development Permit for a Material Change of Use for a Shop (bottle shop and drive-through facility)	Planning Scheme – Rural zone – Farming precinct	Impact assessable
	Planning Scheme – Biodiversity areas overlay	No change
	Planning Scheme – Water resource catchments overlay	No change

The application is subject to Impact assessment.

The relevant provisions of the strategic framework are included within [section 4.2.1](#) below.

3.3 Referrals

The Subject site is affected by the following overlays under the State Assessment Referral Agency (SARA) mapping:

- SEQ Regional Plan land use categories
 - Regional Landscape and Rural Production Area
- Fish habitat areas
 - Queensland waterways for waterway barrier works
- Water resources
 - Water resource planning area boundaries
- Areas within 25m of a State transport corridor
 - Area within 25m of a State-controlled road

Please refer to **Appendix D** for a copy of the State Mapping.

The proposal requires referral to the SARA for assessment. This has been established with reference to Schedule 10 of the Planning Regulation. The following trigger applies to the proposed development:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material change of use of premises near a State transport corridor or that is a future State transport corridor.

The referral agency's assessment must be against the State Development Assessment Provisions (SDAP). Accordingly, State Code 1: Development in a State-Controlled Road Environment has been addressed and is attached within **Appendix F**.

The proposal complies with all relevant Performance outcomes and Acceptable solutions of the SDAP code.

3.4 Public Notification

The application is subject to Impact assessment under the provisions of the Planning Scheme. Public notification pursuant to section 53 of the *Planning Act 2016* (**the Act**) and Part 4 of the Development Assessment Rules is required.

4.0 Planning Assessment

This section assesses the application against relevant assessment benchmarks.

As the application is subject to Impact assessment, the assessment benchmarks and the matters the assessment manager must have regard to are those identified in section 45(5) of the Act and section 30 and 31 of the Planning Regulation.

The Planning Scheme commenced 23 June 2017. Compliance with the provisions of the Planning Scheme is outlined in the sub-sections below.

4.1 State and Regional Assessment Benchmarks

4.1.1 State Planning Policy

We have reviewed the *State Planning Policy 2017 (SPP 2017)*. The Subject site is affected by the following mapped areas:

- Agriculture
 - Agriculture land classification – class A and B
 - Important agricultural areas
- Biodiversity
 - MSES – Regulated vegetation (intersecting a watercourse)
- Water quality
 - Water supply buffer area
 - Water resource catchments
- Natural hazards risk and resilience
 - Flood hazard area – Local Government flood mapping area

There are no provisions which are applicable to the Subject site and the development proposal which have not been appropriately integrated within the Planning Scheme.

4.1.2 Temporary State Planning Policy

There are no temporary state planning policies applicable to the Subject site and the development proposal.

4.1.3 Shaping SEQ

The Subject site is located within the Regional landscape and rural production land use classification of the *South East Queensland (SEQ) Regional Plan 2023 (ShapingSEQ)*.

The intent of the Regional landscape and rural production area is to “*protect the values of this land from encroachment by urban and rural residential development; protect natural and cultural assets and regional landscapes, and ensure their sustainable use and management; and support development and economic growth of rural communities and industries*”.

The proposal is seeking approval for a shop, being a small-scale bottle shop, over a site occupied by an established hotel. The hotel has been in operation over the site for decades. The proposed bottle shop will be subordinate to the hotel use and the existing operations of the site and is therefore suitable.

4.1.4 State Development Assessment Provisions

The State Development Assessment Provisions (version 3.6, commenced 1 May 2026) set out matters of interest to the State for development assessment where the State, namely the chief executive, is responsible for either assessing or deciding an application. As outlined within section 3.3 above, the proposal requires referral to SARA under Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 of the Planning Regulation.

As such, State Code 1: Development in a State-Controlled Road Environment of the State Development Provisions apply to this development and have been addressed within **Appendix F**.

Please also refer to **Appendix D** for the current state mapping relevant to the site.

4.2 Planning Scheme Assessment Benchmarks

4.2.1 Strategic Framework

As the proposed development is subject to Impact assessment, the proposal must be assessed against the Planning Scheme. The strategic framework sets the policy direction and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

The strategic framework is structured in the following way:

- a) *The strategic intent;*
- b) *The following eleven themes that collectively represent the policy intent of the scheme:*
 - i. *Settlement pattern;*
 - ii. *Residential;*
 - iii. *Centres;*
 - iv. *Employment;*
 - v. *Community;*
 - vi. *Rural;*
 - vii. *Natural environment;*
 - viii. *Natural hazards;*
 - ix. *Design, place making and amenity;*
 - x. *Transport;*
 - xi. *Infrastructure;*
- c) *The strategic outcome(s) proposed for development in the City Plan area for each theme.*
- d) *The elements that refine and further describe the strategic outcomes.*
- e) *The specific outcomes sought for each of the elements.*

Under the *Strategic Framework Map 1 – Settlement Pattern* the Subject site is identified within the Regional landscape and rural production area. The specific outcomes for the Regional landscape and rural production area are addressed as follows:

Table 4: Specific outcomes – Regional landscape and rural production area – Provision 3.3.5.1

Specific Outcomes	Response
1. The Regional landscape and rural production area has non-urban character defined by: a. rural, rural residential, tourism, environmental and outdoor recreation uses; b. the predominance of natural landscape over buildings and structures; c. limited, dispersed buildings and structures that are integrated with the natural landscape.	Complies The proposed bottleshop is within an existing building on the established hotel site. A small extension to the existing building is proposed however, no additional buildings are required as part of this development. The existing lawful use of the site is Hotel and whilst the proposed land use is Shop the use will be subordinate to the existing Hotel.

2. The Regional landscape and rural production area accesses community infrastructure and services from the urban footprint.	Complies The Subject site is currently serviced. The proposed bottleshop is within an existing building and will be serviced by the existing infrastructure.
3. Rural communities are to access urban services such as retail, commercial and community uses from the rural towns in the urban footprint such as Jimboomba and Logan Village and these services are not to be provided in the Regional landscape and rural production area.	Not Applicable The existing lawful use of the Subject site is Hotel. The proposal includes a bottleshop which will be subordinate to the existing use and operations of the site. The proposed bottleshop will have a direct nexus to the existing operations of the site. The proposal will not impact the surrounding amenity of the area and will not detract from the Logan City Centres hierarchy due to its small-scale and connection to the hotel operations.
4. The Regional landscape and rural production area has a minimum lot size of 100 hectares.	Not Applicable The proposal is not for a reconfiguration of a lot.

The proposal is consistent with the strategic intent of the Planning Scheme.

4.2.2 Zoning

The Subject site is located with the Rural zone and Farming precinct. Refer to **Figure 4: Zone Plan**.

The purpose of the Rural zone is to:

- a) *Provide for rural uses and activities; and*
- b) *Provide for other uses and activities that are compatible with:*
 - i. *Existing and future rural uses and activities; and*
 - ii. *The character and environmental features of the zone; and*
- c) *Maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.*

The overall outcomes sought for the Rural zone and specifically the Farming precinct are addressed as follows:

Table 5: Rural zone code – Provision 6.2.12.2

Overall Outcome	Proposal
2. The purpose of the Rural zone code will be achieved through the following overall outcomes:	
a) land uses comprise: i. Rural activities and uses that do not result in the alienation or fragmentation of rural land and the loss of productive capacity of rural land and are compatible with Rural activities; ii. an Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191);	Complies The Subject site is occupied by an established hotel and has not been used for rural purposes historically. The proposed bottleshop is subordinate with the existing lawful use on the Subject site and provides an additional service to that of the Hotel.

b) the design of the built form: i. produces a built form that is compatible with a rural landscape; ii. is set within a landscape setting, where the landscape character predominates over the built form;	Complies The proposed bottle shop is within an existing building on the site. A small extension of 2.7m x 12m to the eastern side of the building is proposed as well as an open awning structure along the front elevation to accommodate the proposed drive-through facility. The built form is compatible with the existing use of the site and the rural landscape. The existing landscape setting will be maintained. No clearing of significant vegetation is required as part of this development.
c) development protects amenity consistent with its location in the Rural zone or precinct and the surrounding area;	Complies The existing lawful use of the Subject site is Hotel. The proposed bottleshop is within an existing building and the existing access and carparking will be utilised. The proposed bottle shop is subordinate to the existing established operations. For these reasons, the proposal will not impact the amenity of the surrounding area.
d) development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;	Complies The proposed bottle shop will be subordinate to the existing established hotel use. It is likely that the customers to the bottle shop will be the existing customers to the hotel, given the rural location. The proposal will provide an additional service to the community, albeit at a small-scale. There will not be negative impacts as a result of the development. A Social and health impact assessment is not required for this development.
e) the rural character and landscape values are protected;	Complies The existing character and landscape values of the site and surrounding area will be maintained. The proposed shop is within an existing building with only a small extension and open drive-through facility proposed.
f) In the Farming precinct:	
i. land uses comprise Rural activities (excluding Aquaculture), Bulk landscape supplies, Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Environment facility, Home-based business, Market, Nature-based tourism, Sales office or Transport depot being Heavy vehicle parking;	Not Applicable The Subject Site is occupied by an established hotel and therefore, is not an existing rural use. The proposed bottle shop will be subordinate to the hotel and will have a direct relationship to the operations of the site.
ii. a Transport depot being Heavy vehicle parking is consistent with the intended amenity of the zone and precinct;	Not Applicable The proposal is not for a transport depot.
iii. Agricultural Land Classification (ALC) Class A or Class B is protected from development that would result in its	Complies The Subject site is occupied by an established hotel and is not used for agricultural purposes.

fragmentation, alienation or loss of productive capacity;	
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The application is consistent with the intent of the zoning designation.

A full assessment of the Rural zone code has been included within **Appendix E**.

4.2.2 Overlays

In accordance with the provisions of the Planning Scheme, the following overlays apply to the Subject site:

- Biodiversity areas overlay:
 - Biodiversity areas trigger
 - Vegetation management areas
 - Matters of state and local significance – polygons
- Residential overlay
- Transport noise corridors – State road
 - Category 0: Noise Level < 58 dB(A)
 - Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
 - Category 2: 63 dB(A) =< Noise Level < 68 dB(A)
 - Category 3: 68 dB(A) =< Noise Level < 73 dB(A)
 - Category 4: Noise Level >= 73 dB(A)
- Water resource catchments
 - Water resource catchment area
 - Cedar Grove water storage catchment

The application is consistent with the intent of the above Planning Scheme overlays.

4.2 Local Government Infrastructure Plan

The *Local Government Infrastructure Plan (LGIP)* comes into effect during the development assessment process when trunk infrastructure is required or when development generates additional demand on trunk infrastructure networks.

Infrastructure charges apply to the proposed development and an assessment against the LGIP is required. Please refer to section 2.7 above for details. The Subject site is not within the priority infrastructure area. Mount Lindesay Highway is an existing trunk road. No future trunk infrastructure is required at the site.

4.3 Applicable Development Codes

The table below identifies the Planning Scheme codes applicable to the proposal and the response.

Table 6: Applicable Codes – Planning Scheme

Applicable Code	Response
Rural zone code	Refer to Appendix E
Filling and excavation code	Not Applicable The proposed shop is within an existing building with only a small extension proposed. The existing on-site carparking and access will service the proposed shop. No filling or excavation is proposed as part of this development.

Infrastructure code	Refer to Appendix E
Landscaping code	Not Applicable As the proposed shop is within an existing building with a small extension, and the existing on-site carparking and access will service the proposed shop, the existing landscaping will be maintained. No additional landscaping is required.
Servicing, access & parking code	Refer to Appendix E
Biodiversity areas overlay code	Refer to Appendix E
Water resource catchment overlay code	Refer to Appendix E

The table below identifies the applicable code within the SDAP and the response.

Table 7: Applicable Codes – SDAP

Applicable Code	Response
State Code 1: Development in a State-Controlled Road Environment	Refer to Appendix F

5.0 Conclusion

This Development Application demonstrates that the proposed shop is commensurate with the existing lawful use, context, scale and character of the Subject site. The existing lawful use has a direct nexus to a small-scale bottleshop which will service the local communities needs.

The proposed shop is within an existing building located towards the rear section of the Subject site. A small extension to the eastern side of the building, new awning to accommodate the proposed drive-through facility, and an internal fitout is proposed to convert the building to shop. As excess car parking is provided on site for the existing hotel, the existing on-site car parking can be utilised for the shop. No changes to the existing access arrangement are proposed. Given the rural location of the Subject site, it is likely that customers to the bottle shop will be existing customers of the hotel. As such, the proposed development will not likely generate significant activity at the site.

All existing significant vegetation will be retained. The nearby dwelling houses are substantially setback from the proposed shop. The proposed development will not increase existing noise impacts from the site and localised amenity to the adjoining neighbours will be maintained.

We recommend approval of the Development Application subject to reasonable and relevant conditions for the following reasons:

- The existing lawful use will be maintained. The proposed bottleshop will be subordinate to the existing Hotel use and operations of the site;
- The proposal meets the relevant code provisions; and
- The proposal meets the requirements of the assessment benchmarks.

The proposal contributes to the local region by providing economic stimulus for new local jobs during the construction phase and ongoing operations. This is important during this time to acknowledge the investment and economic catalyst the project will deliver for the local community.

Appendix A

DA form 1, Owners Consent, and Current Titles

Appendix B

Proposal Plans
prepared by Mark Howlett Design

Appendix C

Engineering Plans
Prepared by ACS Engineers

Appendix D

State Mapping

Appendix E

Code Assessment – Planning Scheme
prepared by Plannery co

Appendix F

Code Assessment - SDAP
prepared by Plannery co