

Planning Report

Amendments to - Reconfiguring a Lot - Wilkinson Road Tuan

M and J Grunske

Date: August 2024
Reference: 21153A

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Signed on behalf of Urban Planet Town Planning Consultants.

Ward Veitch
Partner

Date August 2024

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1.0 PROPOSED DEVELOPMENT APPLICATION AMENDMENT

On instruction from my client, I now seek to amend that development application (DA) Lodged on 6 December 2021

The proposed amendments are:

Form 1	Part 3[6.1 (d)]	Change "One (1) lot into seventeen (17) lots"
		To "One (1) lot into five (5) lots"
	Part 3[10.1)	Change The numeral "17"
		To The numeral "5"
	Part 3[10.2)	Change "Yes"
		To "No"
	Part 5	Change Selection From "Tidal works or works in a coastal management district"
		To "Reconfiguring a lot in a coastal management district or for a canal" and "Erosion prone area in a coastal management district"
	Part 7 (23.16)	Change "Yes"
		To "No"

I refer to my earlier Report of November 2021 in support of Development Application RAL21-0138.

1. Please find attached [Attachment 1] The revised **Site Layout** plan that depicted the proposed changes.
2. Please find amendment to the **Original Report**

1.0 Proposal	Change "One (1) lot into seventeen (17) lots"
	To "One (1) lot into five (5) lots"

2.0 Assessment

New - Insert after 1.0

The site is located within the *Low Density Residential* (LDR) zone

The development remains *Code Assessable*.

The following assessment benchmarks are now triggered:

LDR Zone Code

Reconfiguring a Lot code

Transport & Parking Code

Works, Services and Infrastructure Code

1.3

Amend to

This development application advocates the reconfiguring of the subject site into five (5) lots for LDR purposes.

This proposal is consistent with the expected future development of the site provided for the zoning under the *2014 Fraser Coast Planning Scheme*.

2014 Fraser Coast Planning Scheme

Delete

Paragraphs 1-3

Insert

Addressing the higher-level planning issues, the site provides for a minimum lot size of 2000 m² and dimensions requirements as required by the LDR zone and acceptable solutions for the relevant *assessment benchmarks* in the Scheme for this DA.

Walkable Neighbourhoods Assessment Benchmarks

Delete

Whole section

Commentary

The development no longer is caught by the provisions of Schedule 12A of the *Planning Regulations 2017* as it does not constitute a ‘...*reconfiguration associated with the construction or extension of a road*’

Access and Traffic

Delete

Whole section

Replace with

The proposed development advocates access from Wilkinson Road which is constructed to bitumen seal standards with swale drainage provisions.

The road hierarchy will not be impacted by the proposed development.

The number of trips, subsequently generated as a consequence of the development of only 4 additional lots will not adversely impact the function of the local road network.

Drainage and Wetlands

Delete

Whole section

Replace with

The development can comply with the ***Flood Hazard*** criteria set out in Council's *Flood Search Report* of 25 January 2022; and

The requirements of PO14 of 9.4.3 Reconfiguring a lot code.

Coastal Management

Delete

Whole section

Replace with

The site is effected by EPA mapping, including storm tide inundation. The development will require the erection of a suitable engineered revetment wall along this northern boundary of the site to preclude anticipates 2100 sea level rise and entry to the site. - [See *Information Request* -Response].

The erection of the revetment wall will remove the land from the "*erosion prone*" overlay area.

The construction of revetment wall will be undertaken under a separate DA for *Operational Works*.

The proposed development will not impact on coastal processes or ecology.

Biodiversity Areas, Waterways and Wetlands

Delete

"The proposed development does not in our view have an adverse impact on the existing stormwater catchment and stormwater flows in the locality of the site. The application is supported by a SWMP (generally as approved previously) that provides for suitable connectivity of the proposed new development to the local drainage network. Stormwater flows towards the site from the west are to be suitably managed as previously approved and advocated in the SWMP.

Given the direction of flows within the catchment as mapped, the proposed SWMP should have no adverse impacts on the wetland area that is located upstream of the development site."

Replace with

Given the direction of flows within the catchment as demonstrated and mapped in the SWMP submitted in the *Information Request* - Response, there can be no adverse impacts on the wetland area - located upstream of the development site."

3.0

CONCLUSION

No change

**Attachment 1
Development Site Layout Plan**