



Deputy Premier
Minister for Infrastructure, Local Government and Planning
and Minister for Trade and Investment

Our ref: MC16/3846

Your ref: 10.4 Petitions

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11 OCT 2016

ABN 90 856 020 239

Mr Neil Laurie
The Clerk of the Parliament
Parliament House
George Street
BRISBANE QLD 4000

Dear Mr Laurie

Neil,

Thank you for your letter of 14 September 2016 regarding Petition No. 2623-16 lodged with the Legislative Assembly on 13 September 2016 about the developments proposed at 2204, 2222 and 2236 Beaudesert Road, Calamvale.

I appreciate the concerns of the petitioners about these development applications.

The applications have been lodged with the Brisbane City Council (the council) as the assessment manager. The council is the responsible entity for assessing and deciding applications in their local government area.

I am advised the development applications are impact assessable and are currently in the decision stage, following public notification. The council as the assessment manager for these applications has the ability to assess the proposed developments against the entire planning scheme during the decision stage.

I have been informed that the codes against which the council is likely to assess the proposed development include the emerging community zone code, flood overlay code, biodiversity areas overlay code, multiple dwelling code, stormwater code and transport, access, parking and servicing code. These codes include provisions relating to the scale and density of development, vegetation, overland flow paths, water quality and hydrology, traffic and parking – matters that are raised in the petition.

As the applications were impact assessable and required a period of public notification, the council in accordance with the *Sustainable Planning Act 2009* (SPA), is required to consider the submissions received during the public notification period in arriving at its determination of the applications. In accordance with SPA, a person who has made a submission about the applications and is unhappy with the aspects of the decision may appeal that decision to the Planning and Environment Court, within 20 business days, after they receive a copy of the decision notice or negotiated decision notice from the council.

I am advised that the applications were referred to the Department of Infrastructure, Local Government and Planning (the department) (through the State Assessment and Referral Agency (SARA)) as a concurrence agency for assessment of potential impacts to defined matters of state interest – in this case – state transport infrastructure, namely Beaudesert Road.

I am further advised that SARA provided its concurrence agency response to the council, and directed that conditions be attached to any approval that the council may choose to issue.

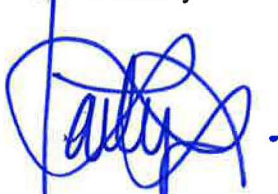
The conditions imposed by SARA required that development generally be carried out in accordance with approved plans and reports (including noise impact treatments); that direct access to Beaudesert Road only be permitted from approved road access locations; that there be no worsening or actionable nuisance of stormwater to Beaudesert Road and that a temporary access for bulk earthworks vehicles be provided in accordance with approved plans and be removed at the end of use. A copy of the conditions imposed by SARA can be viewed on the council's online planning and development system.

I am advised that the property at 2204 Beaudesert Road, Calamvale is owned by the Department of Transport and Main Roads (DTMR). Beaudesert Road is part of a corridor reserved for the Mount Lindesay Arterial Road project. DTMR can provide further information about this project and the intended plans for 2204 Beaudesert Road, and can be contacted on 137 468 or via its website at www.tmr.qld.gov.au.

Given that the council is the assessment manager for the development applications for 2222 and 2236 Beaudesert Road, Calamvale, I suggest that the petitioners should raise their concerns with the local ward Councillor, Councillor Angela Owen on 3131 7022, or by email at calamvale.ward@bcc.qld.gov.au. I also encourage petitioners to liaise directly with the council about the applications. The council can be contacted on 3403 8888 or by writing to GPO Box 1434, Brisbane Qld 4001 or via its website at www.brisbane.qld.gov.au.

If you require further information, I encourage you to contact Mr Mark Saunders, Director, Scheme Support in the department on 3452 7871 or by email at mark.saunders@dilgp.qld.gov.au.

Yours sincerely



**JACKIE TRAD MP
DEPUTY PREMIER**

**Minister for Infrastructure, Local Government and Planning
and Minister for Trade and Investment**