



MILP JOURNEY so far ... from 24th March 2022 23rd January 2025

Our goal is to raise funds to establish a **cluster of units** suitable for adults with disabilities, who require **low to medium level care**, offering them the opportunity to live as independently as possible in their own home in a safe and secure environment. The vision is to also provide a community lifestyle with on-site 24-hour supervision and assistance for those that require it.

- Looking at constructing **12 x 2 bedroom units in total**...may need to be built in 2 stages. A home for a supervisor, a hall/common room with BBQ area, gardens, roadways, secure fence will also need to be constructed.
- First meeting **24th March 2022** – applied for Incorporation and opened memberships for \$5 each – 14 joined at this meeting.
- Became **incorporated in May 2022** then applied for ABN, TFN, opened Bank Account.
- Meeting with Nina Temperton CEO South Burnett CTC - It **took 5 years** to establish Heritage Lodge in Nanango.
- Held meetings with the SBRC Mayor, Councillors, Deb Frecklington & others.
- Held fundraisers to raise funds for Public Liability Insurance and for a **Feasibility Study** to be carried out...quote was \$5000
- We looked at various blocks of land with Council, RSL land, Railway land, ...nothing suitable seemed to be available.

- Applied for Australian Charities and Not-for-profits Commission for ACNC registration – successful.
- Received some **grant funding from SBRC** to go towards the Feasibility Study.
- **MAY 2023** – held a workshop with the **CPR Group to commence work on a Strategy/Feasibility Plan**
- **JULY 2023** – draft plan received. New *Land Investigation Officer* – Paul Turner, commencing with SBRC soon.
- We met with Paul who was so keen to find us some suitable land. After looking at several blocks, Paul also agreed that they were not suitable, but he then suggested another block of land that hadn't previously been looked at. This land would be very suitable. On his return to Kingaroy, Paul mailed through maps and plans for this block which was a section of land on the **southern end of McMahon Park**. (between Perkins Street & Goodchild Drive). His report with our **proposal for this land** will go before the **Council Standing Committee on Dec. 6th**. It was received very well by that Committee. Will now be presented to the next Council meeting for approval in December 2023.
- **SEPTEMBER 2023: Received final copy of the Strategic Plan** – to be used for Grant Applications etc. New logo included in cost.
- To meet with Paul Turner again as there are a few hurdles to work through in regard to the block.
- **NOVEMBER 2023: A Public Consultation Day** with Council was held on site at the proposed block of land at McMahon Park. All went well...some questions on 'the kangaroos' – need to leave a wildlife corridor.
- Fundraising continues – Golf Day fundraiser with major raffle prizes. 2 night-stay donated to us from **Kelly's Beach Resort at Bargara**. Local prizes also purchased...thanks to Shane from **Murgon Betta** for his discounted items and to our **local community** whose support has been amazing.
- **DECEMBER 2023:** Our proposal for the land at McMahon Park was presented to the Council meeting (just before the Christmas break) with **all councillors voting unanimously** to approve a 3-year lease – being a **Deed of License to occupy for 3 years** in the hope that we can get the project underway within this time frame. Once underway, the lease will be extended to a long-term lease of 30 years or more which will allow for security in the development. *Four Letters of Support received - Graham House Community Centre; Llew O'Brien MP; MBDA; Rockin' Our Abilities.*
- Next step was to hold a meeting with the **Planning & Infrastructure Dept** in Council. **It was 23rd April 2024 before we could get an appointment.**

- They would require construction of an access to service the site (6m wide concrete), in lieu of requiring full road construction on Herterick Street...a gazetted road from the Old Murgon Shire Council...currently not used as a road.

Property described as 70 Perkins Street MURGON is located the Recreation and Open Space Zone.

The Overlays Triggered:

- Agricultural Lan Classification Overlay
- Biodiversity Overlay.

State Overlays Triggered.

- Regulated Vegetation (category R)
- Waterways for waterway barrier works (Classification Low).

It is recommended that you proceed with a Material Change of Use (MCU) application in which can be accompanied with a Reconfiguration of a Lot (RAL) application due to the possible length of the lease.

Below are the requirements for a MCU application, Variation Request and RAL application.

MCU Application

Within the Recreation and Open Space Zone all Residential Care applications are considered to be Impact Assessable. An Impact assessable development application are assessed against the entire planning scheme and must undergo public notification.

The minimum criteria required for an impact application is as follows:-

- The application fee must be paid (\$3,317.00)
- Application material to include:
 - Statutory Forms (DA Form 1).
 - Provision of a Proposal Plan as prepared by a suitably qualified person.
 - Civil engineering drawings showing services, earthworks, stormwater management (as needed).
 - Town Planning Report addressing the 'planning scheme assessment benchmarks including but not limited to':
 - Recreation and Open Space Zone Code (Purpose, Overall Outcomes, PO's & AO's).
 - Services and Works Code (Purpose, Overall Outcomes, PO's & AO's).
 - Strategic Framework.
 - Design and Construction Standards for Onsite Vehicle Access, Parking and Standing Areas.
 - Any applicable State Assessment Benchmarks to be incorporated into the application (i.e. [WBBRP 2023](#) & [SPP 2017](#))
 - Overlays

RAL Application

Subdivision (Reconfiguring a lot) that meets the minimum lot area and road frontages shown in Figure 1 will trigger a Code Assessable application.

The minimum criteria required for a code application is as follows:-

- The application fee must be paid.
 - This is dependent on the number of lots that the lot will be subdivided into see [Council's Fees and Charges](#) for full details

- Application material to include:
 - Statutory Forms (DA Form 1).
 - Provision of a Plan of subdivision as prepared by a surveyor including topography and existing buildings.
 - Civil engineering drawings showing services, earthworks, stormwater management (as needed).
 - Town Planning Report addressing the 'planning scheme assessment benchmarks including but not limited to':
 - Low density residential zone Code (Purpose, Overall Outcomes, PO's & AO's).
 - Reconfiguration of a Lot Code.
 - Services and Works Code.
 - Design and Construction Standards.
 - Any applicable State Assessment Benchmarks to be incorporated into the application (i.e. [WBBRP 2023 & SPP 2017](#))
 - Overlays.

Table 8.4.2 — Minimum Lot Dimensions

Zone	Minimum Area ^(a)	Minimum road frontage	Minimum rectangle contained within a lot ^(b)
Low density residential zone	600m ²	Standard lot – 17m Corner lot – 25m Rear lot – 6m	10m x 20m
Medium density residential zone	400m ²	Standard lot – 14m Corner lot – 20m	10m x 20m
Principal centre zone	400m ²	Not specified	Not specified
Local centre zone	400m ²	Not specified	Not specified
Low impact industry zone	1,000m ²	20m	20m x 25m
Medium impact industry zone	1,500m ²	20m	20m x 25m
Emerging community zone	600m ²	Standard lot – 17m Corner lot – 25m Rear lot – 6m	10m x 15m
Rural zone	100ha	100m	Not specified.
Rural residential zone other than in a precinct	2ha	Standard lot – 80m Rear lot – 10m	60m x 90m
Rural residential zone (4,000m ² RR1 precinct)	4,000m ²	Standard lot – 30m Rear lot – 10m	25 x 40m
Township zone	1,000m ²	20m	15m x 20m
All other circumstances (including community titles scheme in any zone)	Not specified	Not specified	Not specified

^(a) For rear allotments, the minimum area excludes the area of the proposed access way.

^(b) A minimum street frontage setback of 6m applies to this rectangle.

Figure 1 - South Burnett Regional Council Planning Scheme (Page 233)

I have also included for your information the [Infrastructure Charges Resolution](#), Development Incentive [Factsheet](#) and Application [Form](#). Infrastructure charges may be applicable dependant on the location of the property and services available. Should you have questions relating to charges please contact Council's Development Engineer through Council's general phone number on 4189 9100 or email info@sbrc.qld.gov.au and attention to Development Engineer.

Included to this email is Council's interactive zoning mapping ([SBRC Public Interactive Mapping](#)) which may be helpful however, we would encourage you to seek the services of a suitably qualified planning consultant and undertake your own due diligence to help you write your development application, help you finalise your propose lot, and site layout.

It is recommended when the application is nearing completion that you seek Council for another Pre-lodgment meeting to help you finalise this application.

With the provision of the information above this request is considered complete and is now closed. If you have any queries regarding this matter please contact Council's Planning Team on 4189 9100 or by return email (info@sbrc.qld.gov.au).



Zack Soper - Planning Officer

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- **DECEMBER 2023:** We had great support from our community with our fundraiser at the Bush Christmas event.... funds were received from the 'decorated trees auction' and a stall.
- **MARCH 2024:** Submitted a Grant Application for a Tractor Mower.
- Advertised for **Expressions of Interest for potential residents** – have received approx. **16 names** from across a lot of the South Burnett region.
- Since our meeting with the Planning Dept. in Council, in **May 2024 we met with Asset Cabins and Homes at Gympie** to work on designs for 2-bedroom units. 3 meetings have been held. Still currently waiting on final designs.
- **MAY 2024:** Meeting with Jason Erbacher from South Burnett CTC.
- An audit of accounts has been carried out up to the current financial year.
- Application was also made for DGR status (Deductible Gift Recipient). This required working with the ATO and an amendment to our Model Rules through the Office of Fair Trading. After much work and waiting, we were successful in gaining **DGR Status at the beginning of August 2024.**
- Next fundraiser is a Golf Day fundraiser on 7th September 2024 with visitors coming from Bargara to play off against the locals. BBQ and multi-draw raffle with 3 major prizes plus smaller prizes.
- Continuing to search for suitable grants.
- Designs have now been received from Asset Cabins and Homes (Gympie).
- We have now requested a meeting with the Planning Dept. at South Burnett Regional Council. Meeting date has been set for January 22nd 2025.
- Contacted Olivia Everitt in Nov. 2024... a grant writer located in Gympie. Olivia has informed us of the [Regional Precincts and Partnerships Program](#) (housing is eligible and applicants can apply for up to 100% of project costs). She would like to meet with us in the new year following our meeting with Council.

- Not much was gained from the meeting with the council. They said we need to find a Planning Consultant. We did however, gain an extension to the size of the block due to the fact that we have to leave a section of land for a wildlife corridor.
- Rang Asset Cabins and Homes...spoke with Jess Steinhardt again and she suggested Marcus Brennan (Brennan Consultants) to see if they would be interested in being our Planning Consultant.

Lorraine Goodchild (Sec. MILP)

23rd Jan. 2025