



Contact Officer: Nick Whittle  
Our Ref: DA/21/2019

11 December 2019

Edamgrove Pty Ltd  
C/- Randall Barrington  
Insite SJC  
PO Box 1688  
BUNDABERG QLD 4670

Dear Sir

**NEGOTIATED - REFUSAL  
PLANNING ACT 2016 S76**

**DA/21/2019 - MATERIAL CHANGE OF USE - CODE  
ROOMING ACCOMMODATION (28 UNITS) AND MANAGER'S RESIDENCE  
24 WILLIAM STREET, GLADSTONE QLD 4680  
LOT 20 SP152415**

Reference is made to the above Development Application and to your request to make representations in relation to certain matters within Council's Notice of Decision dated 19 September 2019.

I wish to advise that your request was assessed under Delegated Authority on 10 December 2019 where it was decided to refuse in full your Negotiated request due to the following reasons.

The purpose of the Principal Centre Zone is to provide for an urban form characterised by high quality urban design and streetscape outcomes. Streetscape amenity is a key outcome of the Principal Centre Zone. Condition 2 was imposed to achieve compliance with Performance Outcome's 8, 12 and 13 of the Principal Centre Zone.

As your request for a Negotiated Decision has been refused in full, the Notice of Decision dated 19 September 2019 remains current.

Should you have any questions or require further clarification in relation to any matters raised in the Notice of Decision, please do not hesitate to contact Council's Planning Officer Nick Whittle on (07) 4970 0700.

Yours faithfully

**H A ROBERTSON  
MANAGER DEVELOPMENT SERVICES**