



DETAILED ASSESSMENT REPORT

APPLICATION FOR DEVELOPMENT APPROVAL

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SUMMARY SHEET	
APPLICATION DETAILS	
Applicant:	IB Town Planning
Owner:	Doonan Property Pty Ltd J Jones Investments Pty Ltd NLA Hotel Investments Pty Ltd
Consultant:	IB Town Planning
Proposal	Development Permit for Material Change of Use of Premises to Establish a Hotel
Properly Made Date:	5 September 2018
Information Request Date:	3 October 2018
Information Response Received Date:	15 November 2018
Decision Due Date	6 February 2019
Number of Submissions	148 (142 Properly Made Submissions of which 137 in support and 5 objections)
PROPERTY DETAILS	
Division:	9
Property Address:	6 Beddington Rd DOONAN
RP Description:	Lot 48 RP137354
Land Area:	2.06ha
Existing Use of Land:	Restaurant for 40 persons (not currently open)
STATUTORY DETAILS	
Planning Scheme:	Sunshine Coast Planning Scheme 2014 (29 June 2018)
SEQRP Designation:	Rural Living Area
Strategic Plan Designation:	Rural Residential
Local Plan Area	No Local Plan Area applicable.
Planning Zone:	Rural Residential
Assessment Type:	Impact

PROPOSAL:

The application seeks approval for a development permit for a material change of use of premises to establish a hotel at 6 Beddington Road, Doonan. The subject site is in the Rural residential zone, and on the corner of Eumundi-Noosa Road. The proposal is to convert an existing building formerly approved and used as a restaurant into a hotel, with an expanded outdoor area and bottle shop.

The existing building has a gross floor area of 595m² comprising a licensed restaurant and caretaker’s residence.

The total floor area of the proposal is 2,180m² as detailed below:

Ground floor – Hotel including restaurant	250m ²
First floor – Hotel including functions and storage area	225m ²
Second floor – Ancillary office area for Hotel	120m ²
Outdoor area associated with use	1465m ²
Bottle shop	120m ²

The outdoor area includes pergolas with vines over, BBQ service point, outdoor dining, kids play area and vegetable/herb garden. Figure 1 shows the layout:

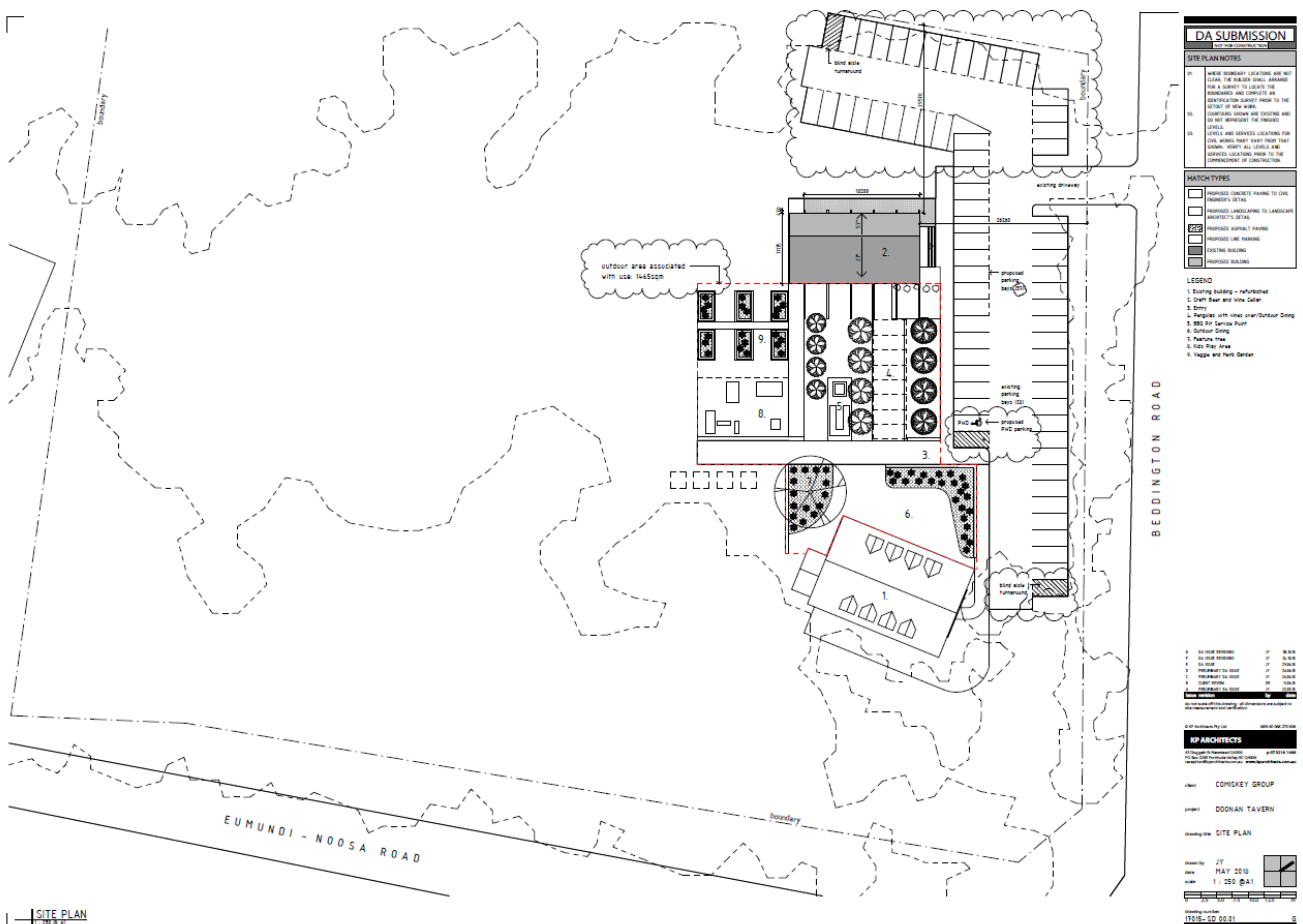


Figure 1 – proposed layout

A total of 65 car parking spaces are proposed with 28 of these already existing on the premises.

Item 8.1 Development Application for a Material Change of Use to establish a Hotel -
6 Beddington Road, Doonan
Attachment 1 Detailed Assessment Report

The hotel is to be contained predominantly within an existing building. Figure 2 shows the elevations and floor plans for the main building. The existing building can be described as a 'European' style building with large pitched roof with dormer windows. The proposed bottle shop is a similar design, and has the appearance of a small 'cabin'.

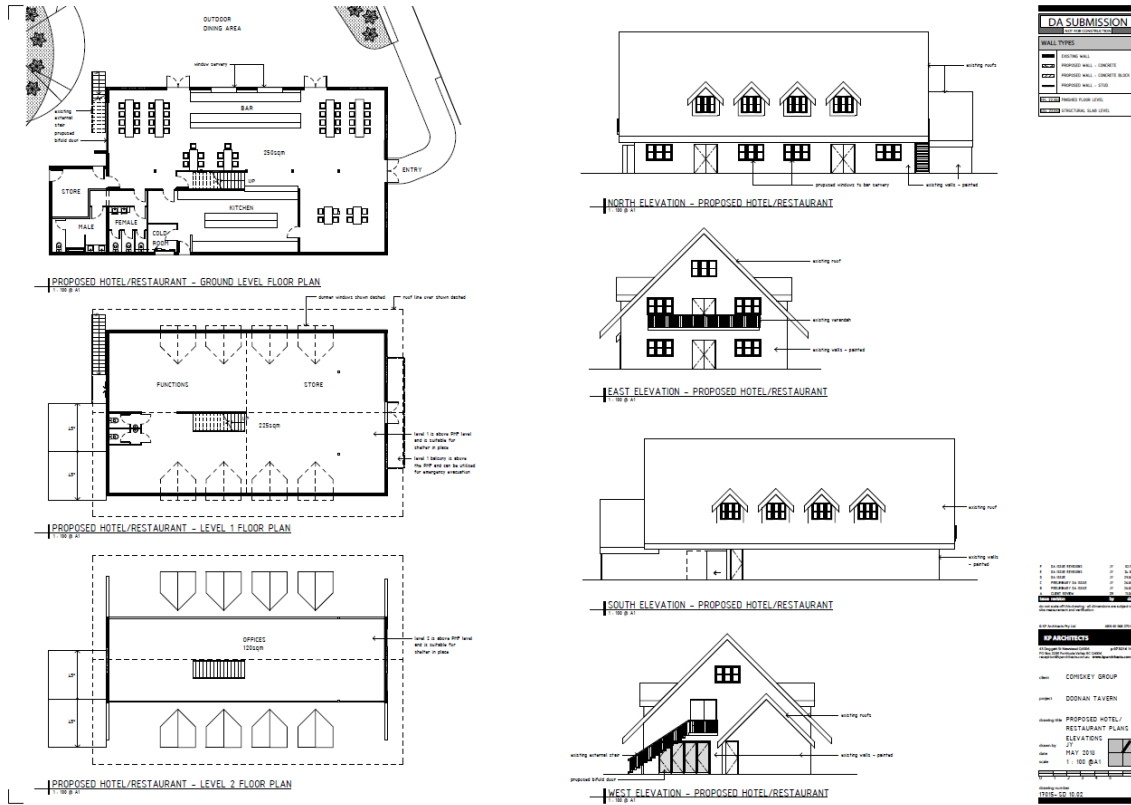


Figure 2 – Floor plan and elevation of main hotel building (existing)

There is a new building proposed for the site, being a small bottle shop comprising 120m². Elevations and floor plans are shown in Figure 3.

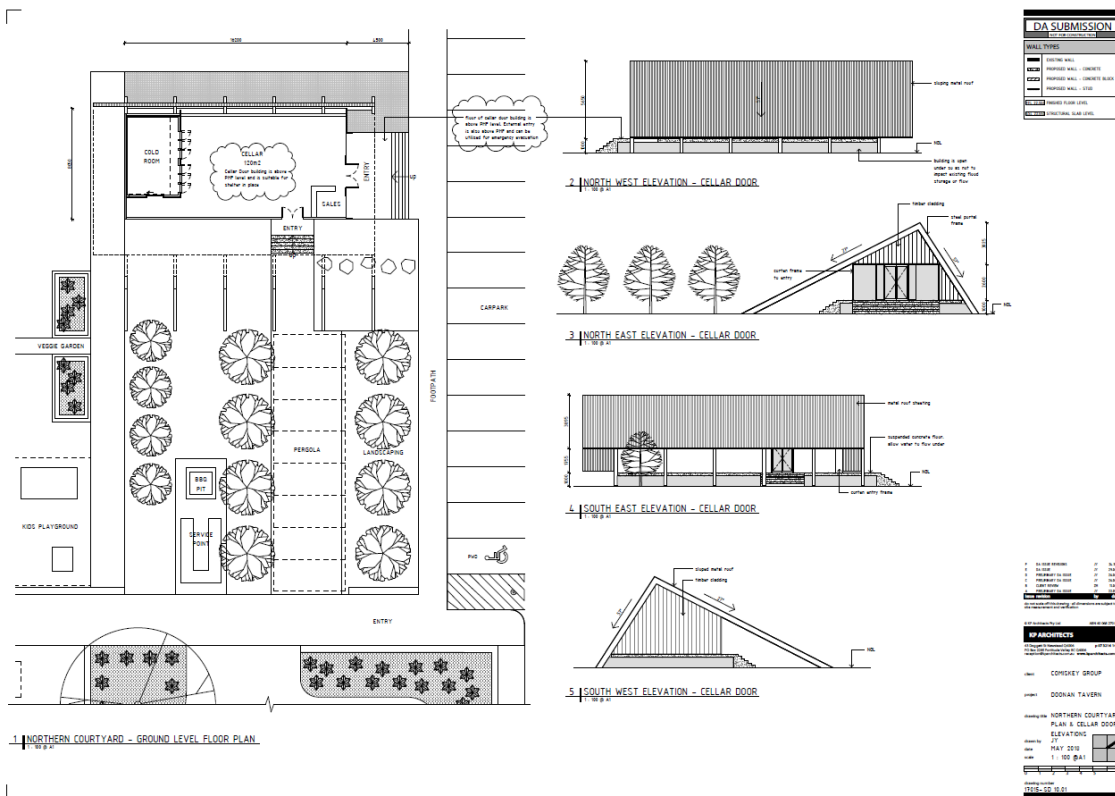


Figure 3 – Proposed bottle shop (new)

The application material does not provide specific details of how many patrons are expected to be on site. However, the proposal plans indicate ample room for the provision of chairs, tables and standing room opportunities. The applicant has described the development as a boutique product, designed and intended for local families. The proposed ‘cellar door’ will provide retail sales of alcohol (potentially local craft beer) and other locally sourced gourmet products. Landscaping is proposed along the Eumundi-Noosa Road frontage.

SITE DETAILS:

Site Features and Location

SITE AND LOCALITY DESCRIPTION	
Land Area:	2.06ha
Existing Use of Land:	Restaurant (not currently open)
Road Frontage:	Beddington Road – 127m Eumundi-Noosa Road – 167m
Significant Site Features:	Site is mostly cleared, with native vegetation on the southern and northern boundaries.
Topography:	Flat
Surrounding Land Uses:	North – rural residential (dwelling) South – rural residential (dwelling) East – turf farm West – rural residential (dwelling)

There are a range of commercial uses within proximity to the subject site along Eumundi-Noosa Road, including a garden centre, fruit shop, café and real estate office in a small ‘hub’

on the southern side of Eumundi–Noosa Road north east of the subject site. Figure 4 provides a street view of this area.



Figure 4 – Street view of surrounding area

The location of the subject site in relation to its surrounds is shown in Figures 5 & 6 below:



Figure 5 – Aerial of site

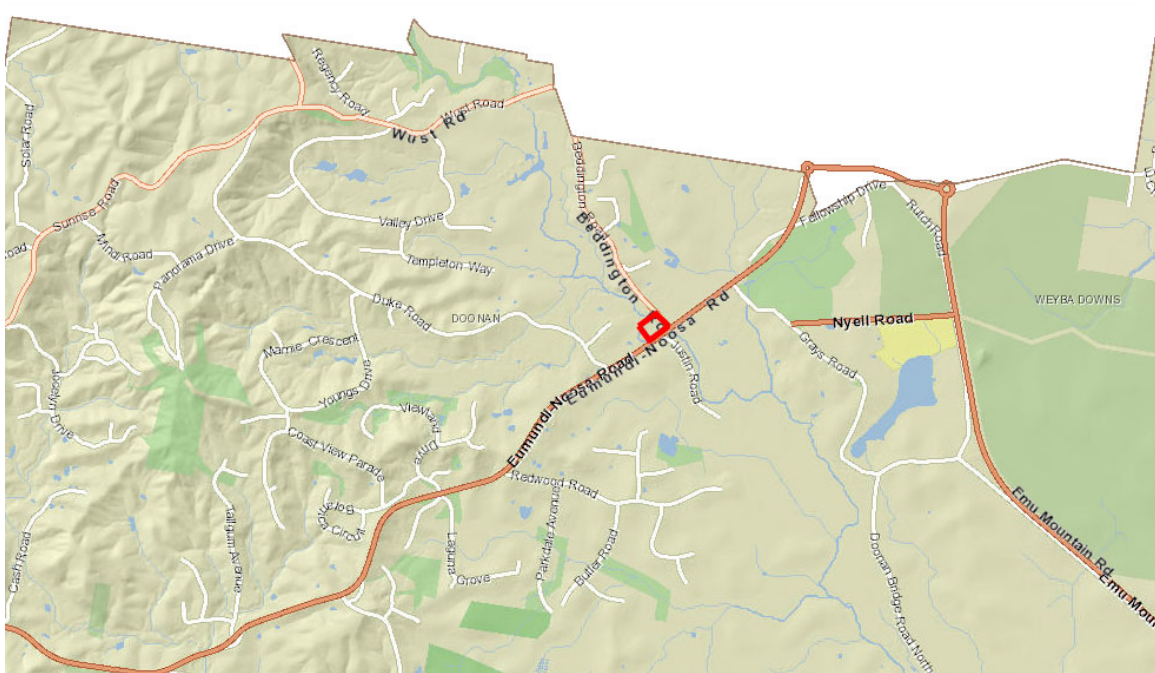


Figure 6 – locational context of site

Development History of Site

In 1985, approval was given for a restaurant and a general store on the subject site. The building was subsequently constructed. However, the use never proceeded and the approval lapsed.

In 1998, a Town Planning Consent Permit (permit number C977070) was issued for a Catering Shop (Restaurant) and a Caretakers Residence within the existing two storey building located on the site. This application was decided by the full Council at a General Meeting on 18 December 1997. The application was lodged as a result of enforcement action taken by Council in respect of the premises being used for ‘functions’ without approval. The original application proposed to have a capacity of 80 people, but was later amended by the applicant to limit the capacity to 40 persons (due to limitations of the existing on-site sewerage treatment facilities) with the provision of 23 car parking spaces. The restaurant operations were approved for the ground floor with the caretaker’s residence being located on the mezzanine (first) floor.

In 2007 (under MCU07/0195), a development application for a material change of use for a hotel was lodged over the site. The proposal was for the redevelopment of the existing restaurant, which at the time was commonly known as ‘the German restaurant’. The proposed Hotel (tavern) comprised approximately 1,091m² floor area. The proposed redevelopment comprised internal dining and bar areas, terrace dining areas, a gaming lounge for 40 machines, TAB services and bottle shop. The proposed dining area (seating) was for 140 people. An outdoor children’s play area was provided from the dining areas, with a cleared grassed area behind the tavern.

The application was refused at an Ordinary Council meeting on 12 March 2009 for the following reasons:

- 1 The proposal (Hotel) is for an urban commercial land use that is not of a scale or nature supported by the Planning Area or Precinct Intents, the DEOs or the relevant Strategic

- Objectives, particularly DEO 3 & 6, Strategic Objectives 3.5.5 and 3.5.6 of the Urban Strategy, Objective 4.4.1 of the Retail and Commercial Strategy (local centres), and Objective 7.4.4 of the Visual Amenity Strategy
- 2 The proposed scale of the Hotel prevents the achievement of key environmental performance requirements relating to the width of riparian buffers to Doonan Creek. The proposal particularly has not demonstrated compliance with the Code for Waterways and Wetlands, and conflicts with Objectives 10.5.2, 10.5.3 and 10.5.4 of the Natural Resources Strategy
 - 3 The proposed filling requirements for the site impact upon the flood plain storage capacity requirements for the site and do not adequately demonstrate that non-worsening can be achieved downstream. The proposal particularly has not demonstrated compliance with the Code for Integrated Water Management in respect of flooding and water quality management
 - 4 The proposal does not achieve the required car parking provisions for a use of that scale and has not provided sufficient justification for the reduced rate. The proposal therefore conflicts with the Code for Transport, Traffic and Parking. Increased parking requirements will further adversely impact upon buffers and filling requirements, therefore also conflicting with the Code for Waterways and Wetlands, the Code for Integrated Water Management and the related Strategic Objectives under the Natural Resources Strategy
 - 5 The proposal has not demonstrated planning grounds supporting the proposal, or that benefits would arise from the development, that could be considered sufficient to override the significant conflicts with the Planning Scheme as identified above.

An application for operational works (OPW07/0436) for car parking, stormwater management and earthworks was lodged in November 2007, but this application lapsed due to the Request for Further Information (RFI) not being responded to.

Current use

The site has been used as a restaurant/café in recent years, with a number of different operators. A site inspection in September 2018, shortly after the current application was lodged, revealed that the building is currently empty and not in use as a restaurant.

Planning Scheme History of Site

Since the time of the first application to intensify the use (MCU07/0195), a new planning scheme has come into effect. The subject land was included in the Sustainable Rural Residential Precinct Class in the former planning scheme (Maroochy Plan 2000). This zoning was carried forward into the new planning scheme via the Rural residential zoning.

Council's Strategic Planning Team (Planning Scheme & Projects) was consulted during the assessment of the current application and advised that at the time the planning scheme was drafted, there was no serious consideration given to introduce a centre zoning in this location. This was largely due to the fact the area is in the Rural Living Area designation under the South East Queensland Regional Plan (SEQRP).

Two submissions were received in relation to the subject site during public notification of the draft planning scheme in 2012. Following a review of the submissions, it was determined a Local centre zoning would allow for a range of business uses that would potentially have an impact on the existing businesses located within the nearby towns of Eumundi and Noosa, as well impact on the character of the rural residential area. The Rural residential zone was therefore retained. In addition, there were no specific provisions included in the draft planning scheme that acknowledged the established retail, commercial and service uses within the rural

residential community, and there were no provisions included to encourage the improvement or expansion of these uses.

ASSESSMENT:

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following categorising instruments may contain assessment benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any temporary local planning instrument
- any variation approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Related to the *Planning Regulation 2017*

The *Planning Regulation 2017* (the Regulation) prescribes assessment benchmarks that the application must be carried out against, which are additional or alternative to the assessment benchmarks contained in Council's Planning Scheme. These assessment benchmarks may be contained within:

- the SEQ Regional Plan and Part E of the State Planning Policy, to the extent they are not appropriately integrated into the Planning Scheme; and
- Schedule 10 of the Regulation.

PLANNING REGULATION 2017 DETAILS	
Applicable Assessment Benchmarks:	<u>State Planning Policy</u> <ul style="list-style-type: none"> • Part E

State Planning Policy (SPP), Part E

The assessment benchmarks of the SPP Part E that are relevant to the development proposal do not vary the current provisions of the Planning Scheme.

Assessment Benchmarks Related to the Planning Scheme

The following sections relate to the provisions of the Planning Scheme.

PLANNING SCHEME DETAILS	
Planning Scheme:	Sunshine Coast Planning Scheme (29 June 2018)
Strategic Framework Land Use Category:	Rural residential
Local Plan Area:	N/A
Zone:	Rural residential zone
Consistent/Inconsistent Use:	Inconsistent use

Applicable Assessment Benchmarks:	<ul style="list-style-type: none"> • Strategic framework • Rural residential zone code • Acid sulfate soils overlay code • Biodiversity, waterways and wetlands overlay code • Flood hazard overlay code • Height of buildings and structures overlay code • Regional infrastructure overlay code • Scenic amenity overlay code • Business uses and centre design code • Landscape code • Nuisance code • Safety and security code • Stormwater management code • Sustainable design code • Transport and parking code • Waste management code • Works, services and infrastructure code
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Strategic Framework

The Strategic Framework is an Assessment Benchmark for Impact Assessable applications and considers the following matters:

- Settlement Pattern
- Economic Development
- Transport
- Infrastructure and Services
- Natural Environment
- Community Identity, Character and Social Inclusion
- Natural Resources
- Natural Hazards

The application has been assessed against each of the matters above. The pertinent issues arising out of assessment against the Strategic Framework are discussed below.

Economic Development

The proposal for a hotel in the Doonan rural residential zone compromises achievement of Specific outcome 3.4.3.1 (c) of Element 2 – Sunshine Coast Activity Centre Activity Network as follows:

- (c) *Development does not undermine or compromise the activity centre network either by inappropriately establishing centre activities outside of an activity centre or proposing a higher order or larger scale of uses than intended for a particular activity centre*

The development is likely to compromise the defined activity centre network by locating a commercial 'urban' type use in a rural residential area. It is acknowledged that there is already a commercial presence on the site, but this should not be expanded upon nor should the potential for conflict with the surrounding rural residential community be exacerbated by an expanded commercial use.

Natural Hazards

The development does not comply with Strategic outcome 3.10.5.1 (d) of Element 4 – Flooding as follows:

- (d) *Development ensures that:*
- (i) *The flood storage and conveyance capacity of floodplains and waterways is maintained or enhanced*
 - (ii) *Natural hydrological systems, landforms and drainage lines are protected*
 - (iii) *There is no worsening in flood conditions*
 - (iv) *Areas of community isolation are not created*
 - (v) *Floor levels for habitable rooms are located above the defined flood event and defined storm tide event*

The development worsens an existing situation whereby patrons (of the restaurant) may become trapped during periods of flash flooding. Likewise, the development could potentially result in significant community isolation of a large number of locals (including children) who may be at the hotel during a flood event. This potentially creates a situation that puts more people at risk of being trapped and isolated at a commercial premises during a flood event.

Planning Scheme Codes

The application has been found to conflict with one or more elements of the applicable codes of the planning scheme and cannot be conditioned to comply. The pertinent issues arising out of the assessment are discussed below.

Overlay Codes

Flood hazard overlay code

The entire site is affected by the Flood hazard overlay mapping as Figure 7 indicates:

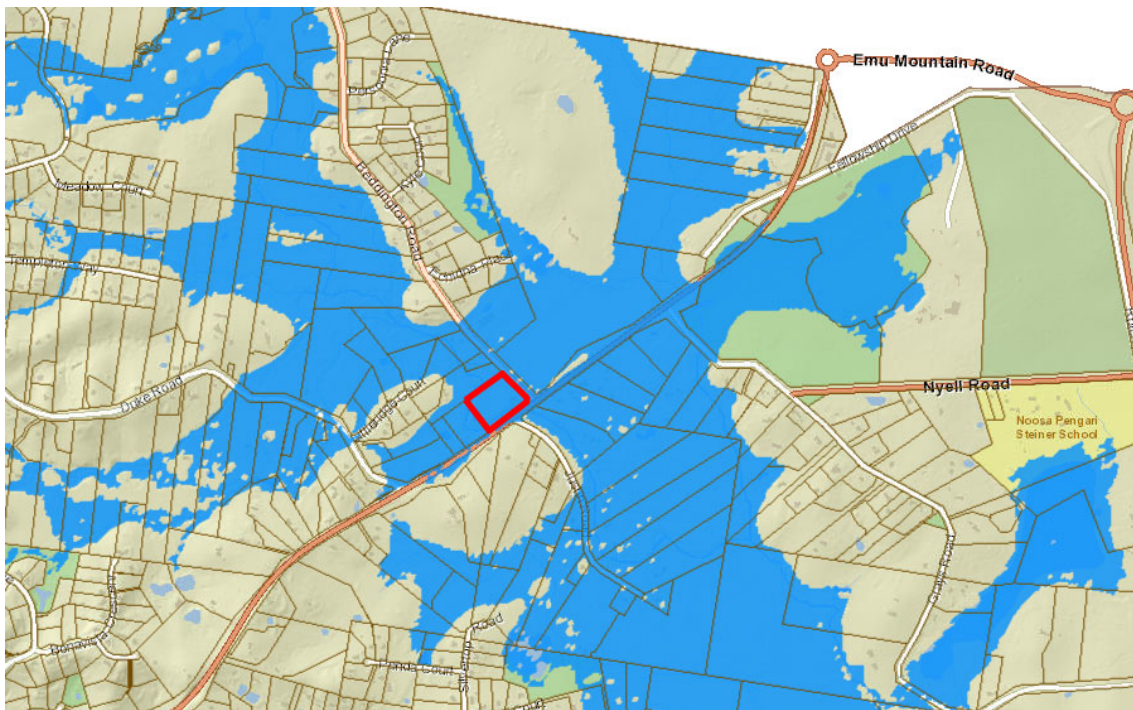


Figure 7 – Flood hazard overlay mapping

The acceptable outcome from the Flood hazard overlay code is as follows:

Development provides an effective evacuation route that remains passable, with sufficient flood warning time, to enable people to progressively evacuate to areas above the PMF or PMST in the face of advancing flood or storm tide waters for events exceeding the DFE or DSTE.

OR

Development incorporates building floor levels or surface levels within each lot, as adequate safe refuges, that are above the PMF or PMST.

The historical approval on the site for a restaurant limits the use to 40 patrons. Councils Hydraulics Specialist assessed the application and advised that it is critical that any re-development does not increase the number of people exposed to the natural hazard. Further, any re-development must manage the safety of all people on the site not just the proposed addition.

The applicant did not quantify the number of patrons expected to be accommodated on the premises. However, the proposal plans indicate that approximately 126 table spaces could be provided, with further space for standing space such as the fire-pit area, children's playground, cellar door area etc. In this regard, it is clear that there would be more than 40 patrons currently approved for the site.

The material submitted with the application notes that the site would need to be evacuated for events greater than the 1 in 5 Annual Exceed Probability (AEP) or less. For events greater than the 1 in 5 AEP, a small passenger car or sedan in the car-parking area is likely to potentially be affected by flood water. Reporting indicates that flood free access to and from the site would typically only be possible in events less than a 1 in 2 AEP.

In addition, the State Planning Policy requires (among other things) that the development mitigates the risks to people and property to an acceptable or tolerable level. A Flood Emergency Management Plan was submitted detailing how the flood risk is proposed to be managed. The key elements to the plan include implementing a flood warning system, early evacuation and if evacuation is not possible then 'shelter in place'.

The associated performance outcome of the *Flood hazard overlay code* requires:

Development does not compromise the safety of people resulting from the residual flood or storm tide inundation risk associated with events exceeding the DFE or DTSE up to and including the probable maximum flood (PMF) or probable maximum storm tide (PMST)

The nature of flooding in the area is flash flooding with floodwaters rising quickly providing very limited time for people to evacuate prior to flooding. As floodwaters rise the entire site becomes inundated during major flood events. The site becoming isolated with little warning time, and then becoming completely inundated is considered to be a dangerous situation.

The applicant did not provide sufficient information to demonstrate that all expected patrons could be adequately accommodated in safe refuge. The reporting indicated that approximately 150 people (based on a gross floor area of 465m²) could 'shelter in place'. However, the site could potentially accommodate more than 150 people in areas that are not defined as 'gross floor area' such as the extensive outdoor areas that are to be used for outdoor dining etc.

In summary, the proposed development puts additional people at risk of a flood hazard and is not able to be supported.

Zone Code

Rural residential zone code

The proposed development conflicts with the purpose and overall outcomes of the Rural residential zone code. In particular, Purpose and overall outcome (2)

- (2) *The purpose of the Rural residential zone code will be achieved through the following overall outcomes:*
- (c) *Non-residential uses are limited to small scale and low density rural activities that are compatible with the rural residential character and amenity of the prevailing rural residential character of the surrounding locality*
 - (f) *Development incorporates a high level of residential amenity, personal health and safety and protection for property*
 - (i) *Development is designed and sited to sensitively respond to the physical characteristics and constraints of land including flooding, steep land landside hazard and bushfire hazard, where applicable*
 - (j) *Development is provided with an appropriate level of services and infrastructure that maintains public health, ensures the safety of buildings and works and avoids negative impacts on the natural environment.*

It is noted that a hotel is not a use listed in Table 6.2.20.2.1 of the Rural residential zone code and is therefore an inconsistent use and not intended to occur in the rural residential zone.

The development is likely to negatively impact on the character and amenity of the surrounding rural residential area for the following reasons:

1. The use is changing from an approved small scale restaurant (capped at 40 patrons) contained within an existing building, to a hotel that is to cater for an un-quantified number of people.
2. The expanded use includes a large outdoor area which will locate patrons outside the building and create the potential for noise nuisance.
3. The development includes a bottle-shop which adds to the commercial presence on the site and also has the potential to be a 'traffic generator' in its own right.
4. The change in use will result in higher levels of activity on the site, increasing the number of people to the area, resulting in increased cars on the roads and more noise 'spilling out' from the site generally.

The development does not provide sufficient personal safety for a number of reasons:

1. The hotel is not in a centre zone and is somewhat isolated from built up urban areas.
2. There is potential for pedestrian/vehicle conflict on Eumundi-Noosa Road of patrons leaving the venue.

The development is not responsive to the flood hazard that exists locally in Doonan which has previously been addressed in the '*Flood hazard overlay code*' part of this report.

In addition, the applicant has not demonstrated that the development is provided with a satisfactory level of services and infrastructure (on-site effluent treatment and disposal) as the following section of the report details.

Other matters

Onsite effluent disposal

The site is in the Rural residential zone and is not connected to a reticulated sewerage supply. As such, the proposed development must rely on treatment and disposal of effluent 'on site'. The site is already provided with an on-site effluent disposal system which is proposed to be upgraded to cope with the expansion of the commercial use. The application material submitted stated that the on-site effluent calculations were for a 'peak daily hydraulic flow' of 3,660litres, which is 18 Equivalent Persons (EP).

The proposed sewerage treatment plant must be sized and managed effectively to cater to 'peak flows' to ensure that the effluent is of a suitable quality, so as to avoid causing environmental harm when disposed of. The factors to consider in the determination of a suitable sewerage treatment plant for the development include the following:

1. Change of use from an existing restaurant (capped at 40 patrons) to a Hotel (unquantified number of patrons);
2. Additional gross floor area (function room – 225m²) on first floor of building to potentially cater for extra patrons;
3. The provision of a 'cellar door' with potentially different waste product;
4. Reporting by applicant that projected 'daily flow' is estimated at 3,660L on peak days and 3,060L when first floor function space is not in use; and
5. The calculation method for the irrigation area was taken from AS1547:1994.

At this time, the following issues remain outstanding and unresolved:

1. The equation to calculate the land application area has not been provided in full. The calculation requires a peak load of Equivalent Persons at one time, not an assumption of litres/day.
2. The applicant used '*Planning Guidelines for Water Supply and Sewerage*' by Queensland Government, which is only a guideline. The relevant document (legislation) that calls into effect AS/NZS1547:2000 is the *National Construction Code Volume III – Plumbing Code of Australia* (PCA)

Officers have considered the calculations for the peak hydraulic load which revealed that an application for Environmentally Relevant Activity (ERA) No. 63(1)(a)(i) – Sewerage treatment works may be required in support of the development proposal.

In conclusion, there is insufficient information provided to demonstrate that the proposed effluent treatment and disposal strategy will adequately cater for the development.

Noise amenity

The applicant submitted an acoustic assessment with the application material to address the potential impact of noise from the proposed hotel including amplified music, additional people to the site, extra noise associated with arrival and departure from the site and the introduction of a large outdoor use area.

The revised proposal has substantially reduced live and amplified music levels to achieve the relevant noise criteria. Whilst this may impact upon the ability of the venue (if approved) to provide substantial entertainment, the operators would be able to provide low-key outdoor entertainment along with slightly louder music levels inside the building.

It is noted that the assessment demonstrates that the noise limits specified within the *Environmental Protection (Noise) Policy 2008* can be achieved particularly in regard to 'background creep'. This means that the noise levels from the proposed use are not likely to be generally distinguishable above the background noise levels in the area. Whilst noise may be heard from time to time, it should generally blend with existing background noise levels currently dominated by road traffic noise and normal ambient noises within a rural residential setting.

In this regard, subject to implementation of conditions, it is likely that the proposed development could operate without compromising the rural residential amenity of the local area.

Assessment Benchmarks Related to a Variation Approval

Not applicable.

Assessment Benchmarks Related to a Temporary Local Planning Instrument

Not applicable.

Other Assessment Matters

In addition to the assessment benchmarks referred to above, the *Planning Regulation 2017* requires that impact assessment must be carried out having regard to:

- the regional plan for a region; and
- the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme.

South East Queensland Regional Plan (SEQRP)

The development is located within the Rural living area of the SEQRP. Under Section 27F of the *Planning Regulation 2017*, a material change of use of premises for an urban activity in the Rural living area where the total area of all outdoor areas on the premises associated with the use is more than 1500m², is assessable development requiring referral to the Chief Executive.

The proposal plans indicated a large outdoor area associated with the hotel and the applicant was asked to quantify how much outdoor use area was proposed. Updated plans were included that showed that the proposed outdoor area associated with the use comprised 1,465m². This measurement only marginally achieves compliance with the State Governments threshold of 1,500m².

Were the outdoor areas to exceed 1,500m², the application would need to be referred to the Chief Executive as the urban activity would be of a size and scale not typically anticipated for the Rural living area.

The applicant has demonstrated that the outdoor area does not exceed 1,500m² and any approval issued could be conditioned to comply with this limitation. In addition, the proposed total gross floor area for the use is 715m² which meets compliance with the maximum of 800m² for an urban activity in the Rural living area (under s. 27F of *Planning Regulation 2017*).

State Planning Policy (SPP)

Since the time the *Sunshine Coast Planning Scheme* commenced on 21 May 2014, a new SPP came into effect on 3 July 2017 and must be considered for development assessment to the extent the SPP is inconsistent with the planning scheme. The SPP is not inconsistent with the planning scheme and therefore does not warrant separate assessment in this instance.

CONSULTATION:

Referral Agencies

The application was referred to the following referral agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*:

Department of Infrastructure, Local Government and Planning (SARA)

The department is a concurrence agency for development occurring on a State Controlled Road. The department responded by letter dated 16 October 2018 stating that they had no requirements for the application.

Internal Consultation

The application was referred to the following Council specialists:

- Development Engineer, Engineering and Environment Assessment Team, Development Services
- Principal Hydraulic Development Engineer, Engineering and Environment Assessment Team, Development Services
- Landscape Officer, Engineering and Environment Assessment Team, Development Services
- Environmental Health Officer, Engineering and Environment Assessment Team, Development Services
- Urban Design Officer, Planning Assessment Team, Development Services
- Plumbing Officer, Building and Plumbing Services, Development Services
- Coordinator, Planning Scheme and Projects, Strategic Planning

Their assessment forms part of this report.

Other External Referrals

The application did not require any other external referrals.

Public Notification

The application was publicly notified for 15 days between 19 November 2018 and 7 December 2018 in accordance with the requirements of the *Planning Act 2016*. A total of 148 submissions were received, of which 142 were determined to be 'properly made' in accordance with the *Planning Act 2016*.

Of the 142 properly made submissions, 137 were in support of the development and 5 were against.

The following tables provide a description of the matters raised in submissions received about the application, together with a statement of how those matters were dealt with in reaching a decision:

FOR

Issues	Comments
Doonan needs a community meeting place, and the proposal will be a nice place for locals and families to gather socially	The community support for the proposal is noted.
The proposal will attract tourists to the area	The community support for the proposal is noted.
The proposal will generate employment for the area	The community support for the proposal is noted.
It's good to see the existing building re-used as a hotel	The community support for the proposal is noted.
The hotel is suited to the area as it is around other non-residential uses	The community support for the proposal is noted.
It will provide much needed facilities (hotel and bottle shop) to the area, rather than have to go to Noosa/Eumundi	The community support for the proposal is noted.
It's good to have another business in Doonan	The community support for the proposal is noted.

AGAINST

Issues	Comments
The use will cause amenity impacts on neighbouring area	Conditions could be applied in the event of approval to mitigate noise associated with use on the premises. However, there is potential for the development to cause amenity impacts in the surrounding area due to increased levels of activity, noise and traffic.
Traffic impacts will occur, especially on back streets	The State Government are satisfied that the development will not cause traffic impacts on the local area and Eumundi-Noosa Road. In addition, Councils traffic engineer has determined that the development can be reasonably conditioned to comply with the planning scheme in respect to traffic and parking.
The proposal will detract from the rural amenity and character of the area	The use is proposed to change from an approved small scale restaurant (capped at 40 patrons) contained within an existing building, to a hotel that expands the possible numbers of persons at the site at any one time. The development includes a bottle-shop which adds to the commercial presence on the site.
The use is not consistent with the current town plan, which should be upheld	A Hotel is an inconsistent use within the Rural residential zone and is not a use intended to occur in that zone.
There are sufficient venues already in Eumundi	Uses such as hotels are generally located in centre zones.
Alcohol fuelled anti-social behaviour will occur, and there will be impacts on family values	This is not a planning consideration, but the submitters concerns are noted.
The area is subject to flooding	The development increases the number of people exposed to a flood hazard risk.

CONCLUSION:

The proposed development does not comply with, nor can it be conditioned to comply with the requirements of the Planning Scheme. There are no other relevant matters applicable to the application that justify approving the proposed development despite the non-compliances described in this report. As such, the application is recommended for refusal.